

Wilmott Meadow Public Open Space – Adoption

Issues identified that require the developer to address before any adoption can proceed.

	Issue identified	Action
Play area		
Large Ash Tree currently pollarded	Tree Survey required and any works identified must be completed prior to any handover – also clarification whether this tree is in phase 1 or phase 2 of the development	Tree surgery received awaiting clarification in relation to Ash tree.
Play Equipment	Taylor Wimpy to provide details of post installation inspection and inspection report carried out after accident.	Received from Taylor Wimpey
Seats	No major concerns, these will require a rub down and wood treatment in the summer	
Bins	1 bin inside play area and 1 dog bin located outside the play area fencing.	Clarification will be required as to who will be responsible for emptying the bins.
Manhole Covers Pumping Station (Green Box)	Existing covers will require resetting into the grass as they currently present a trip hazard.	Taylor Wimpey has agreed to re-set the manholes in the POS area so they are flush with the turf. No information on who will be adopting the drainage network and pumping station has been made available. The Town Council must insist that prior to any adoption they will require in writing that the Town Council will have no responsibility for the maintenance of the manhole covers, drainage network beneath the play equipment and pumping station.
Amenity planting	No concerns	
Salt Bin	Town Council does not have any salt to stock salt bins	Request that this is removed prior to adoption
Open Space on South Side of the entrance off the Whitchurch Road		
Sequoia Trees	Tree survey required and any works identified following the survey must be completed prior to any handover	The tree surveys have been completed the survey recommended removal of one pine tree and dead wooding

		remaining trees. Work must be completed before any adoption.
Flowerbed	A narrow planted bed created adjacent to garage of property.	Non urgent a letter can be sent to the householder to make them aware that the flowerbed belongs to whoever adopts the land and that the owner of the land will not be responsible for its upkeep. Any fence erected must be in line with existing garage and not flowerbed
Fencing	Clarification on which fencing forms part of the transfer – it was noted that one of the timber fencing panels showed significant movement	The fence behind the trees belongs to the neighbouring plots and is not part of the POS
Neighbour problems	Details to be provided of any current neighbour concerns especially relating to the trees	Taylor Wimpey has not reported any issues with neighbouring properties.
Amenity planting	No major concerns	
Open Space on North Side of the Whitchurch Road entrance		
Right of access	Clarification on whether the Town Council will be granted a right of access over the private access of households. It would be preferable for a new access to be created by the dropped kerb	Taylor Wimpey have confirmed that there is no right of access onto the POS over plot 2's driveway - therefore to avoid future issues a dropped kerb should be installed off the access road to enable mowers to access the open space off the access road.
Telegraph Pole	Clarification needed on any wayleaves relating to the telegraph pole.	Wayleave produced.
Trees	2 of the trees planted along the front of the development are very close to the telegraph pole and light and will need to be relocated / removed.	These can be dealt with post adoption
Legal Costs		All legal costs of adoption must be met by Taylor Wimpey