

# HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

11 June 2018

## FINANCIAL MANAGEMENT

### Report of the Local Area Manager

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#### Recommendations

It is recommended that this Committee:

- (1) approves the experimental traffic regulation order for The Pavilions development subject to consultation and approves the allocation of the developer's contribution of £6,775 for this traffic regulation order;
  - (2) approves the allocation of the developer's contribution of £15,714 for traffic management proposals for The Pavilions development on match days at the Ageas Bowl;
  - (3) approves the allocation of the developer's contribution of £15,800 towards the West End boundary signs public art project;
  - (4) approves the allocation of the developers' contributions of £183,000 for the Itchen Valley Country Park phase 1 capital project; and
  - (5) approves the allocation of the developer's contribution of £13,548 to the Mums and Tots Cycling project.
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#### Summary

The recommended funding will support projects which meet identified local needs. The projects will also contribute to the achievement of corporate priorities.

#### Statutory Powers

Section 1 Localism Act 2011

#### Strategic Implications

1. The proposed projects contribute to the Council's strategic priorities especially in relation to Enabling Healthier Lifestyles and Wellbeing by encouraging people to use country parks for informal physical activity and mental wellbeing. The majority of the projects have been identified in this Committee's Community Investment Programme as priorities. All of the

projects are based on local need and are therefore in accordance with the Local First project.

### **The Pavilions – new housing development on the old Moorgreen Hospital site**

2. Residents of The Pavilions development have contacted local councillors and the developers, Barratts to express their increasing concerns about inconsiderate parking by members of the public.
3. As a result, a site meeting was held between Eastleigh Borough Council and Barratts to discuss solutions to resolve these day to day issues which have happened during the year and not just within the cricket season.
4. It has therefore been agreed that an experimental traffic regulation order would be the best course of action to deal with these day to day issues. In particular this would involve ensuring the junctions are safe and that obstructive parking is eliminated. If councillors approve this approach, it is proposed that a plan produced by Eastleigh Borough Council is approved by Barratts and that each resident receives a letter which outlines the proposals and that each resident is invited to comment.
5. Councillors are therefore requested to approve this process and to approve the allocation of the following developer's contribution:-

**TR F/15/77247 BDW re Moorgreen hospital, Botley Rd, West End £6,774.84**

6. Due to the proximity of The Pavilions development to the Ageas Bowl, the developers, Barratts, have also agreed to contribute to funding for the traffic management arrangements for match days.
7. After discussions with the Operations Director at the Ageas Bowl, it has been agreed that coning of the roads in The Pavilions is to be trialled for this season after which a review will determine whether this has been successful or whether other measures need to be undertaken. As the roads are unadopted, Barratts have given formal permission to cone the roads subject to consultation with the residents
8. Councillors are therefore requested to approve the allocation of the following developer's contribution for traffic management on high attendance match days:

**DC F/15/77247 BDW re: Moorgreen Hospital, Botley Rd, West End £15,714**

### **Public Art**

9. A steering group has been established for the West End boundary signs project. The aim is to upgrade the signage in line with the vision for the West End Heritage Trail.

10. A public art statement and project outline have been agreed which means that public consultation can now commence.
11. The estimated cost is £33,000 and councillors are reminded that the following developer's contribution has already been allocated:-

**DCC/11/69687 Linden Homes, Land to the west of Romill Close, West End  
£17,355.26**

Formal allocation of the following developer's contribution is now required as follows:-

**DC F/16/78228 John Lewis re Hamilton House, Mansbridge Road, West End  
£15,800 – PART**

### **Itchen Valley Country Park Phase 1 Capital Project**

12. On 12 October 2017, the Council's Cabinet approved £285,000 to fund the first phase of the improvement project at Itchen Valley Country Park. Whilst scoping out the work, it became obvious that further improvements should be carried out in this phase by, for example, upgrading safety surfacing, enhancing the play offer and ensuring that the electricity supply is increased to provide capacity for the whole site rather than disrupt service again with additional building works at a later date. As a result, Cabinet approved a further £200,000 to complete all of the works.
13. It was resolved by Cabinet that additional phase 1 works of £200,000 would be funded from developers' contributions to be considered by this Committee in June 2018 with any shortfall being funded from the Council's property maintenance reserves.
14. Consequently councillors are asked to approve the allocation of the following anticipated developers' contributions:-

**DC F/17/80651 – Foreman Homes Ltd re Land west of Waylands Place and north of Peewit Hill Close, Hedge End £115,000 – includes allocations for café extension; outdoor play and indoor play area associated works**

**O/16/79600 – Land South of Maddoxford Lane, Boorley Green - £34,000**

**O/16/78389 – Crows Nest Lane, Boorley Green - £34,000**

### **Itchen Valley Country Park – Mums and Tots cycling project**

15. The Council has received funding for a Mums and Tots cycling project. The cycle rides will be led by an instructor and the aim is to encourage mums with babies to get back into exercise and thereby increase the number of women cycling in the borough. The plan is to link with British Cycling's Breeze programme.

16. However upon inspection of the Park, it was clear that a section of the current cycling trail needed to be upgraded and slightly extended. This improvement will also benefit other cyclists and walkers and help to increase attendances.
17. Councillors of this Committee are therefore asked to approve the allocation of the following developer's contribution for this upgrade.

**OS F/08/63467 Autovue, 86 Chalk Hill, West End £13,548**

### **Financial Implications**

18. All of the recommended funding streams can be afforded using this Committee's developers' contributions as stated.

### **Risk Assessment**

19. There is a risk that some of the developers' contributions may not be realised if the sites are not built out. This applies to the developers' contributions which have been agreed for the Itchen Valley Country Park Phase 1 capital project. Also if funding is not allocated, there is a risk that some of the Council's corporate and local priorities will not be met. All of the developers' contributions comply with the Community Infrastructure Levy regulations.

### **Equality and Diversity Implications**

20. The Equality Act is not relevant to the majority of the decisions within this report with the exception of the Mums and Tots cycling project as most of the decisions do not relate to eliminating discrimination, advancing equality of opportunity, or fostering good relations between different people. An Equality Impact Assessment has not been carried out at this stage but this will be undertaken as projects come to fruition. Many of the projects will benefit mums and young people by providing them with positive experiences.

### **Conclusion**

21. The Committee is asked to approve the recommendations as outlined.

JULIA BIRT  
LOCAL AREA MANAGER

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Appendices Attached: None

### **LOCAL GOVERNMENT ACT 1972 - SECTION 100D**

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.