

Monday, 17 June 2019

FINANCIAL MANAGEMENT

Report of the Local Area Manager

Recommendations

It is recommended that this Committee approves:

- (1) the allocation of the developer's contribution of £1,500 for the Hilldene car park project;
- (2) the allocation of the developer's contribution of £32,282.09 for the Peewit Hill reptile receptor site;
- (3) the allocation of the developer's contribution of £29,701.01 for the upgrades at High Hill Field, Itchen Valley Country Park;
- (4) the allocation of the developer's contribution of £20,418.04 for the flood resilience project in Hedge End;
- (5) the allocation of the developer's contribution of £104,522.46 for the play trail, related public art and maintenance of the open space for the first phase of the St. John's development, Hedge End;
- (6) the allocation of the developer's contribution of £33,087.03 for the provision of maintenance and supervision of the balancing pond and surrounds at Cheltenham Gardens; and
- (7) the allocation of reserves subject to the Chair's approval, in lieu of the receipt of the developer's contribution for the Cheltenham Gardens' project as detailed in recommendation (6).

Summary

Councillors are requested to approve the identified projects which are based on local need. They also contribute to the achievement of the Council's corporate priorities.

Statutory Powers

Section 1 Localism Act 2011 and Section 151 of the Local Government Act

Strategic Implications

1. The Local First strategic project seeks to identify local needs and to allocate resources to meet these needs. All of the recommended projects are priorities for the local area and for local partners. In addition the projects at Itchen Valley and the St. John's development will enable healthier lifestyles and wellbeing and developing green infrastructure through upgrades to the open space and play provision. The Peewit Hill and the Cheltenham Gardens projects and the flood resilience scheme will assist with the corporate priority of an excellent environment for all.

Hilldene Community Centre

2. This Committee has provided funding of £34,000 for the upgrade of the car park at Hilldene Community Centre. The developer's contributions from the nearby former Moorgreen Hospital site paid for the large majority of this project.
3. The project has been overseen by the Committee of the Hilldene Community Association. The Committee members were keen to line the car park and in particular, to create parking spaces so that more cars could be parked in the available area. However this also meant that the total cost of the project including feasibility was £35,500 and the Association has now requested the additional £1,500.
4. This can be afforded from the following developer's contribution:-

DC F/14/74943 MSP Capital, Dog Kennel Farm & Land adj Telegraph Hill, West End £1,500 (PART) Receipt 15/01/19

Peewit Hill

5. Peewit Hill at Bursledon Common is a reptile receptor site for the development at St. John's Road.
6. This Committee approved the first phase of habitat restoration work in January 2017 by way of a £10,000 bond which has now been spent.
7. The relevant developer's contribution for maintenance and monitoring of the site is now required. This obligation was allocated in the Section 106 agreement.
8. The Countryside Manager will oversee the expenditure for the site and is developing a maintenance plan. The Committee is advised that in the next year, further restoration of the heathland and mire will be required along with the removal of invasive scrub in line with the planning application and maintenance of the boundaries.
9. It is recommended that the following developer's contribution is formally allocated:-

OSO/13/73700 Foreman Homes, land off St Johns Road & Foord Road, Dodwell Lane, Hedge End £32,282.09 Receipt 11/01/16 Itchen Valley Country Park

High Hill Fields, Itchen Valley Country Park

10. The open space and play area at High Hill Fields within Itchen Valley Country Park requires an upgrade. The play equipment, specifically the Crow's Nest play structure, needs to be removed and replaced with a new attraction.
11. The majority of the project involves resurfacing and upgrading the open space and this will also enhance the safety of the area.
12. A proposal has been discussed with Direct Services and the Country Parks Visitor Services Manager. The cost of the proposal is £29,000 but more quotes are required to finalise this figure. It is hoped that the signage can also be upgraded.
13. It is proposed that the following contribution is allocated:-

OS F/17/80382 Imperial Homes South, Braxells Farm, Winchester Road, Botley. £29,701.01 Receipt 19/08/18

Hedge End Property Flooding Resilience Scheme – Partnership Working

14. As previously reported to this Committee, the Council has been working with the Environment Agency, Southern Water and Hampshire County Council to develop a project to provide some flood resilience for properties mainly around the Hobb Lane area in Hedge End.
15. There has been extensive consultation with local residents and 12 properties have now been identified as the most at risk. Currently the Environment Agency is finalising the details of flood resilience measures so that they are customised for each property.
16. At the time of writing, therefore, it has not been possible to finalise the exact cost of the project. However the latest estimate is £109,000. The Environment Agency has secured £89,000 and has requested that the Council funds the estimated deficit.
17. The grill in Hobb Lane has also been cleared out and the Environment Agency held a river clean day on the Marls Road Tributary on 4 June. The Council supported this by providing litter picking equipment and a waste collection service. The aim was to raise awareness of the importance of keeping rivers clear.

18. In order to enable the capital project to go ahead, it is recommended that the following developer's contribution is allocated:-

**DC V/11/68617 Foreman Homes, Kings Copse School, Hedge End
Receipt Date: 18/03/2013 £20,418.04 Receipt 18/03/13**

Play trail, public art and maintenance of the open space at St. John's, Hedge End

19. This site has now progressed to the stage where the developer has to lay out the open space in line with the requirements of the Section 106 agreement.
20. Consultation must also commence on the play trail and the public art which will be combined into one project.
21. It is recommended that the following contribution is allocated:-

**OS/O/13/73700 Foreman Homes, land off St. Johns and Foord Road,
Dodwell Lane, Hedge End - £47,426.69 Receipt 11/01/16**

**OS F/15/76804 Foreman Homes, St. John's Road - £4,057.33 Receipt
7/10/16**

**F/15/76804 Foreman Homes, Land off St. John's Road, South of Foord
Road, Hedge End - £53,038.44 Receipt 29/06/18**

Cheltenham Gardens' Balancing Pond

22. A feasibility study into the condition of the balancing pond was approved by this Committee as a response to complaints from members of the public.
23. Following site visits between the Council's Ecologist and the Environment Agency, it has been confirmed that the pond contains floating pennywort.
24. Quotations for the removal of the pennywort are being sought at the time of writing. It is recommended that the work is carried out as soon as possible.
25. The pond is the responsibility of this Committee and it is recommended that all of the developer's contribution from phase 2 of the St. John's development is allocated:-

**F/17/80651 Waylands Place/Peewit Hill Close, Hedge End (St John's
Phase 2) - £33,087.03**

Financial Implications

26. There are no financial implications with the majority of the projects as all of the developer's contributions have been collected by the Council and their

allocation is in line with current requirements as the total per project does not exceed five. The exception is the allocation of the developer's contribution to the Cheltenham Gardens balancing pond project as this payment has not been made at the time of writing as it relates to phase 2 of the St. John's development. Given the urgency of these works, it is proposed that the Committee's reserves are used in the interim subject to the Chair's approval. There is a small chance that the development will not be built out and therefore the reserves will not be reimbursed.

Risk Assessment

27. The main risks relate to the Peewit Hill project as this is legally required and therefore the developer's contribution must be allocated. Also if the funding is not allocated for the flooding resilience scheme, this would not go ahead in its current format leaving properties more vulnerable in the Hobb Lane area. The Itchen Valley and Cheltenham Gardens projects are required on safety and reputational grounds.

Equality and Diversity Implications

28. The Equality Act is relevant to some of the decisions in this report as they relate to eliminating discrimination, advancing equality of opportunity or fostering good relations between different people in the following ways:-

- Disabled parking provision at Hilldene

This will result in an improvement for people with the "protected characteristic of disability". A full Equality Impact Assessment (EIA) has not been carried out because while there are some equality impacts, it is not proportionate to carry out a full EIA.

29. The projects at Itchen Valley and St. John's will benefit children and young people. These projects will have bespoke equality assessments.

Conclusion

30. Councillors are asked to review these proposals and agree the funding as recommended.

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.

None.