

# **HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE**

**Monday 30 September 2019**

## **FINANCIAL MANAGEMENT**

### **Report of the Local Area Manager**

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#### **Recommendations**

It is recommended that this Committee approves:

- (1) the new bridleway policy and associated charges;**
- (2) the allocation of the developer's contribution of £70,320 for the community facilities at Boorley Park;**
- (3) the allocation of the developers' contributions of £35,000 for the Wildern Swimming Pool Roof project; and**
- (4) the allocation of the developer's contribution of £12,000 for the upgrade of the porch and roof at the Fire Station, West End.**

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#### **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 terms of the Council's corporate priorities, all of the projects contribute to creating an excellent environment for all. The change to the bridleway policy enables the green infrastructure to be developed by joining up open spaces and also enables healthier lifestyles/wellbeing for a greater number of people. The projects at Boorley Park, Wildern and the Old Fire Station, West End are also important for this

strategic priority through the introduction of new assets and upgrades to existing facilities.

### **Bridleway at Itchen Valley Country Park**

2. Public bridleways in the countryside are typically used by horse riders, cyclists, walkers and runners with and without dogs. At Itchen Valley Country Park, the current policy is that horse riders have exclusive use of the bridleway.
3. At the request of the Committee, a review of the use of the bridleway has been undertaken. In 2018/19, 20 licences were sold to private horse riders along with a licence for a local riding school which permitted up to 10 horses on the track. The total income was £1,600.
4. Itchen Valley Country Park attracted 218,000 visitors last year. This year's target is 230,000 visitors and this will be exceeded based on attendances to-date. The increase in attendances has been largely as a result of the new Woodland Café and interactive play equipment. Pressure on the usable areas of the country park continues to grow and the exclusive use of the bridleway can no longer be justified.
5. One option would be to close the bridleway completely. However this would be unpopular and unnecessary as it would be possible for the bridleway to be used by a number of different users as stated in paragraph two. The area occupied by the bridleway is a flat, pleasant walk close to the Woodland Café.
6. Enabling access to this area will appeal to a large number of visitors who are currently excluded. Horse riders would still be welcomed and their loss of exclusive use would be compensated by a reduction in fees charged. They would be charged £26 per year which is approximately half price from October 2019. The reduction in bridleway income will be recouped from increased car park income.
7. In terms of health and safety, the Country Parks Visitor Services Manager advises that the risk will be lowered by not allowing cyclists onto this area. Obviously there will be some initial adjustment to the changes but the new risk assessment will be kept under review. Also all riders will still be required to provide an insurance certificate. It is therefore recommended that Councillors approve the use of the bridleway land by pedestrians, including dog walkers and runners along with horse riders with a reduction in bridleway charges as stated due to this loss of exclusivity.

### **Boorley Park**

8. The construction of the community centre, sports pavilion and Multi Use Games Area (MUGA) at Boorley Park is virtually complete. In the next few months, there will be a requirement to install fixtures and fittings.

9. Representatives from the Borough Council and Parish Council have been meeting to discuss the capital and revenue funding requirements for the community assets.
10. The Parish Council has produced a business plan at the time of writing. The details need to be agreed but the priority is to provide the capital funding to furnish the facilities.
11. The intention is that the community assets are transferred to the Parish Council. Consequently an in-principle agreement has been reached to match fund capital expenditure with the Parish Council.
12. It is therefore recommended that the following developer's contribution from the Crow's Nest application is allocated to support the initial capital expenditure with further contributions required once costs have been fully quantified. Councillors are advised that this developer's contribution has yet to be received and that expenditure will be required in the interim prior to its receipt.

**O/16/78389 Crow's Nest Lane, Botley £70,320 (without indexation)**

### **Wildern Swimming Pool Roof**

13. The replacement of the swimming pool roof at Wildern Leisure Centre has been a high priority for this Committee for many years. The swimming pool is a strategic facility as it serves the "middle" part of the Borough with other swimming facilities at Places Leisure Eastleigh in the North and The Hamble School in the South.
14. In line with this Committee's Area Action Plan, a feasibility study for this project including spectator seating has been completed.
15. The Council's Corporate Project Manager has been negotiating a final cost sum for the construction element of the project. This has exceeded original estimates due to, for example, a large number of underground services, the addition of an external door and ramp, the extension of the programme to 30 weeks to ensure that disruption to exams is minimised and higher than expected consultants' fees and preliminaries.
16. Funding of £971,000 has already been allocated to the project. In consultation with the Corporate Director (Support Services and Chief Financial Officer) and the Chair of this Committee, it has been agreed that the following developers' contributions totalling £35,000 are allocated and the remaining funding is sought from the Council's Cabinet.

The following developers' contributions are proposed:-

DCV/11/68617 £6,901.78

DCF/12/71727 £1,187.00

DCF/13/72564 £1,835.98

DCZ/40065/000 £0.44  
DCF/09/64658 £3,366.11  
DCF/09/65808 £44.22  
DCF/08/63110 £2,027.87  
DCF/10/67127 £51.63  
DCF/10/68327 £6,726.15  
DCV/11/68914 £2,944.66  
DCF/10/67975 £1,812.50  
DCV/11/68617 £539.88  
DCV/11/68617 Part Receipt £7,561.76

(Note: guidance on use of section 106 funds changed on 1<sup>st</sup> September 2019 such that contributions from more than 5 developments can be used for single projects).

### **Old Fire Station, West End**

17. The Old Fire Station on the corner of the High Street and Orchards Way houses the West End Museum which is run by volunteers from the West End Local History Society. It is also used for craft and reading groups, residents' associations, health groups and meetings of local Social Services/Youth Offending Teams.
18. West End Parish Council has identified the upgrade of the porch and roof as a priority. Based on estimates received by the Parish Council, the works will cost approximately £12,000 and the following developer's contribution is proposed:

**DCC/11/69687 Linden Homes, Land to the west of Romill Close, West End, Receipt date 28/11/2012 - £12,000 PART**

### **Financial Implications**

19. There are no financial implications with the majority of the projects as all of the developers' contributions have been collected by the Council. The application at Crows' Nest Lane has received outline planning and the approval of reserved matters is imminent. The developers have indicated that they are keen to start on site as soon as possible but as with any development, there is a chance that this may not happen or the start is delayed. The developer's contribution has to be paid before commencement.

### **Risk Assessment**

20. If the funding is not agreed for Wildern swimming pool then these works will be delayed and possibly postponed. The main risk is with the Boorley Park funding as highlighted in paragraph 19. However the larger risk is that if this funding is not approved the community facilities will not be opened as Botley Parish Council has indicated that it will not take ownership of the facilities unless match funding is secured.

## **Equality and Diversity Implications**

21. 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:-

- Non-exclusive use of bridleways

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.

22. The projects at Wildern, Boorley Park and Itchen Valley Country Park will benefit children and young people. These projects will have bespoke Equality Impact Assessments.

## **Conclusion**

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

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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.