

BISHOPSTOKE, FAIR OAK & HORTON HEATH LOCAL AREA COMMITTEE

Wednesday 25 Nov 2020

FINANCE MONITORING REPORT

Report of the Local Area Manager

Recommendations

It is recommended that

- (1)** £1,890 is allocated for a contribution for a new Speed Indicator Device (SID) to enable the allocation of one SID per local area from developer contributions.
 - (2)** £7,920 is allocated for internal building works at Stokewood Surgery to create more flexible working space for GP's to free up consulting rooms from developer contributions.
 - (3)** £10,000 is allocated for further improvement works to the Planney woodland in Bishopstoke, from developer contributions
 - (4)** Councillors note the allocation of developer contributions for the provision of a play area at Bow Lake Gardens, Bishopstoke of £67,230, as set out in the section 106 schedule.
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Summary

This report contains recommendations for expenditure from the Committee's developer contributions.

Statutory Powers

Section 1 of the Localism Act 2011 i.e. the Local Authority's general power of competence, including power to act for the benefit of its area or persons resident or present in its area.
S.106 Town and Country Planning Act 1990

Strategic Implications

1. The works outlined below contribute to the following strategic priorities:
 - Local First: where possible taking decisions at a local level about things which affect people's lives, and using contributions from local developments for local projects
 - Health & Wellbeing: to enable healthier lifestyles and wellbeing
 - Green Infrastructure / Excellent Environment for All: improvements of neighbourhoods and green spaces.

Speed Indicator Devices (SID)

2. The Local Area Committee has an ongoing programme for deploying a SID to monitor speeding in the local area. The SID programme is rolled out across each of the 5 Local Areas, with a set number of deployments for each area, agreed by the local area committee annually. The number of deployments is limited, as there are only 2 devices owned by the Council across the 5 areas. The Local Area Committees have shown an interest in purchasing their own SID so each have a unit exclusively for their area to increase the number of deployments annually. The units are currently £3150 each. As the Council already own 2 devices, only another 3 more would be required to cover all areas. Each local area is proposing contributing towards 3 new units, meaning the shared cost would be £1890 per LAC, leaving each area having one exclusively for their use. It is therefore recommended that a contribution of £1,890 is approved to contribute towards the purchase of 3 new devices.

TRF/12/71389 Valerie Newham, Land adj 15 Denham Fields, Fair Oak, receipt 9/11/2012	£114.28
TRF/13/72844 Mr S Philips, 117 Sandy Lane, Fair Oak, receipt 15/08/2013	£146.46
TRF/14/74955 Muddiman Building Services, 5 Jockey Lane, Bishopstoke, receipt 28/10/2014	£382.29
TRF/14/74957 Angus Rooms, 141 Sandy Lane, Fair Oak, receipt 14/08/2014	£80.22
TRF/13/72880 Angus Rooms, 141 Sandy Lane, Fair Oak (Appeal dismissed - transfer to F/14/74957), receipt 25/02/2014	£1166.75
TOTAL	£1,890

Stokewood Surgery Extension

3. The increase in development in the local area has led to additional pressure on the existing Stokewood Surgery. To help cope with this demand, it is proposed that contributions are used to fund the extension and reconfiguration of Stokewood Surgery to increase capacity. The contributions will be used for internal building works at the surgery to create more flexible working space for GPs to free up consulting rooms. It is therefore recommended that the below contributions are allocated for this much needed reconfiguration.

F/17/82099 Land to North of Mortimers Ln, Horton Heath receipt 31/07/19	£4,740.81
F/16/79704 Phase 2 Land at Hammerley Farm, Horton Heath receipt 20/09/19	£2,591.55
O/16/79469 Land to the North of Church Rd, Bishopstoke receipt 19/08/19	£587.64
TOTAL	£7,920

Planney Woodland Improvement Works

4. This committee has previously approved funding for the Planney twice in the last few years. Unfortunately, investigative work, paid for by this committee, has discovered further urgent maintenance work that needs to be undertaken. This was essential to prioritise the maintenance work in this much used woodland in Bishopstoke. This has however, used up the majority of the budget previously approved for the more obvious additions to this area. These include benches, notice boards and support for a 'Friends of The Planney' group. It is therefore recommended that £10,000 is approved to enable these additions, as well as providing a budget for any further emergency work that may be discovered in the near future.

OSO/13/73660 Bellway Homes, Wessex, Stoke Park Farm, Stoke Common Road, Bishopstoke Receipt Date:09/06/2016	£10,622.81
TOTAL	£10,622.81

Bow Lake Gardens Play Area

5. Following a successful public consultation earlier this year in regard to the design of the new play area at the Bow Lake Gardens development in Bishopstoke, Councillors are asked to note the allocation of £67,230 of

developer contributions as specified in the section 106 for the delivery of this new community facility.

Financial Implications

6. The recommendation in this report can be contained within existing allocated and unallocated developer's contributions.

Risk Assessment

7. These recommendations carry a moderate risk to the Council if not approved. Whilst speeding is a Police enforcement matter and roads maintained at public expense are the responsibility of the highway authority (Hampshire County Council), the SID is the one community device the Council has in its armoury and it is essential it is utilised to the maximum to give confidence to the public their concerns are taken seriously. If this is not approved, there is a moderate risk that residents would lose confidence in the Council's willingness to take their concerns about speeding seriously.
8. With the increase in development over recent years, the pressure on existing GP Surgeries has increased significantly. The approval of the developer contributions for the Stokewood Surgery is essential in proving to residents that with development, comes improved community facilities to meet the demand of the increase in housing. Should these not be approved, then this would increase pressure on the already very busy Surgery and risk the Council's reputation in delivering sustainable development.

Equality and Diversity Implications

9. The Equality Act is relevant to the decision in this report as the decision relates to eliminating discrimination, advancing equality of opportunity, or fostering good relations between different people in the following ways: by delivering the play area, we can ensure that the equipment is up to date and it is equipped with the very latest equipment that will be Equality Act compliant and be more flexible to use by all members of the community, no matter their impairment. A full Equality Impact Assessment (EIA) has not been carried out, because while there are some equalities impacts, it is not proportionate to carry out a full EIA.

Climate Change and Environmental Implications

10. The recommendations within this report will have a minimal impact in regard to climate change. If approved, the increase in the number of SID deployments will hopefully reduce speeds, therefore it could be said that lower speeds would mean less carbon emissions, though admittedly this will be a very small impact.
11. The provision of a localised play area at Bow Lake Gardens will reduce the need of parents to travel to neighbouring play areas, therefore reducing the

number of car journeys, again though admittedly small in carbon reduction, still a reduction in emissions.

12. The internal reconfiguration of the surgery will be relatively insignificant in terms of climate change, though the surgery is encouraged to use where possible, the most environmentally sustainable products.

Conclusion

13. Councillors are requested to agree expenditure from this Committee's available developer contributions.

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Appendices Attached: 0

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.