

**BISHOPSTOKE, FAIR OAK & HORTON HEATH (BIFOHH) LOCAL  
AREA COMMITTEE (LAC)**

**Wednesday 10 March 2021**

**FINANCE MONITORING REPORT**

**Report of the Local Area Manager**

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**Recommendations**

It is recommended that

- (1) £529,747.73 is allocated to the Memorial Hall and Glebe Meadow project, to take project to the next stage, from developer contributions.**
- (2) £244,388.93 is allocated for a Community Integration Officer(s) to lead on integrating new residents, starting with the Pembers Farm development and surrounding area, with the wider BIFOHH community, from developer contributions.**
- (3) £243,186.36 is allocated for the development at Itchen Valley Country Park to enhance and expand the number and types of services offered at the Park (pending developer approval) from developer contributions.**
- (4) £157,943.43 is allocated to the former Scout Hut site at New Century Park for enhancement of its landscaping and surrounds and to support the establishment of a not-for-profit community café and social enterprise scheme from developer contributions.**
- (5) £125,710.86 is allocated to the delivery of various public art projects, as defined within their section 106 schedules, through a joined up BIFOHH public Art Strategy, from developer contributions.**
- (6) £100,095.97 is allocated to the St Pauls Church community extension project, to enable construction over the summer months, from developer contributions.**
- (7) £65,297.39 is allocated to the Stokewood Surgery Development from developer contributions.**
- (8) £55,928.62 is allocated to the Fair Oak Community Hub & Library project, from developer contributions.**
- (9) £52,849.60 is allocated to the improvement and provision of upgraded play area facilities at Blackberry Drive and Templecombe Way, Bishopstoke from**

developer contributions.

- (10) £35,569.33 is allocated to the provision of a new pedestrian crossing on Botley Road, Horton Heath (pending Highways approval), from developer contributions.
- (11) £30,449.98 is allocated for building improvements to the Y Zone building, from developer contributions.
- (12) £28,622.81 is allocated to the improvement and provision of upgraded play area facilities at the top of Church Road, Bishopstoke, Bishopstoke from developer contributions.
- (13) £13,558.13 is allocated to extending and improving the Tree Corridor project from developer contributions.
- (14) Councillors note the allocation of developer contributions to Fair Oak & Horton Heath Parish Council for for the provision of play area's at Pembers Hill, Fair Oak of £69,795.89 and £69,716.06 for Crowdhill as set out in the respective section 106 schedules.

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## Summary

This report contains recommendations for expenditure from the Committee's developer contributions and New Homes Bonus.

## 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 Borough:** Excellent Environment for all: creating a sense of place through improved community facilities, developing green infrastructure
  - **Prosperous Place:** Ensuring appropriate infrastructure

## Memorial Hall & Glebe Meadow Project

2. The refurbishment of the Memorial Hall is a key BIFOHH LAC priority; listed on the Local Area Action Plan. Approval for funding to undertake a feasibility study for the Memorial Hall in Bishopstoke was given at the March 2018 BiFOHH LAC. In December 2018, Kendall Kingscott Associates were appointed to undertake the feasibility study. Following early engagement with stakeholders, it became apparent the scope of the feasibility should include the wider Glebe Meadow and saw a further approval for funding in March 2019 to incorporate the surrounding area.
3. The feasibility project was completed in late 2020, and the decision has now been taken to move to the next phase of the design development. It is therefore recommended that the committee approves the below contributions to push forward with the development this much needed community facility.
4. In February 2018 at Full Council, an allocation of £1,000,000 of New Homes Bonus funding was made for the development of community facilities in Bishopstoke. The committee is asked to note the allocation of £720,000 of this funding, for this project, in addition to the below developer contributions.

O/15/77190 Drew Smith Pembers Hill Farm, Mortimers Lane, Fair Oak	£132,469.64
O/13/72471 Linden Homes, St Swithun Wells Church & Adj Land, Allington Lane, Fair Oak	£111,217.82
O/13/73660 Bellway Homes, Wessex, Stoke Park Farm, Stoke Common Road, Bishopstoke	£67,770.48
O/16/79469 Bargate Homes, Land to the North of Church Road, Bishopstoke	£106,294.91
O/13/72490 Drew Smith, Land at Corner of Knowle Land & Mortimers Lane, Fair Oak	£89,087.36
F/15/77500 Foreman Homes re land to West of Hammerley Farm, Horton Heath	£ 17,960.08
F/11/68419 Ross Emery, Glen Farm, Stroudwood Lane	£ 2,442.80
F/13/72880 Angus Rooms, 141 Sandy Lane, Fair Oak	£2,413.44
F/14/74957 Angus Rooms, 141 Sandy Lane, Fair Oak	£28.56
F/15/76730 Regal Homes, 345 Fair Oak Road, Fair Oak	£17.66
<b>TOTAL</b>	<b>£529,747.73</b>

## Community Integration Officer(s)

5. The BIFOHH local area has seen much development over recent years. The community has expanded significantly in all areas, most notably along Mortimers Lane, Fair Oak. To help integrate the new developments with the established areas, it has been set out in the section 106 for the Pembers Farm development that a Community Integration Officer(s) will be funded to work with the new residents from these developments, commencing with Pembers Farm. The aim will be to enhance the sense of community that exists within BIFOHH and strengthen community identity between existing and new residents. This will establish a robust mechanism for integration of new communities. Working closely with both the Borough and Parish Council, an agreed programme of community integration and development will be agreed for this fixed term post(s). The exact start of the contract and who they directly report to will be agreed between the Parish and Borough Council if approved. It is therefore recommended that committee approves the below contribution.

O/15/77190 Drew Smith Pembers Hill Farm, Mortimers Lane, Fair Oak	£244,388.93
<b>TOTAL</b>	<b>£244,388.93</b>

### **Itchen Valley Country Park**

6. Itchen Valley Country Park is a major attraction not only realising visitors from the Borough, but even further afield across the region. Bordering the BIFOHH local area, it is on the doorstep of local residents to enjoy.
7. The masterplan for Itchen Valley Country Park is progressing well with proposals to enhance and expand the number and types of services offered at the Park. The aim is to increase visitors and broaden the Park's appeal as a place to play, learn and relax. These include improved trails and developing the Park Run on site.
8. In order to progress to the next stages of the masterplan, funding must be identified for this facility, which is devolved to the HEWEB Committee. Given the facility is heavily used by residents from the BIFOHH area too, it is therefore recommended that committee approves the below contribution totalling £243,186.36. The allocation is dependent, however, on approval of the developer agreeing to the use of this contribution, for this purpose.

O/15/77190 Drew Smith Pembers Hill Farm, Mortimers Lane, Fair Oak	£243,186.36
<b>TOTAL</b>	<b>£243,186.36</b>

### **New Century Park Development (former Scout Hut site)**

9. In March 2018, approval was given for funding to demolish the former scout hut and for the creation of a new play area at New Century Park. Phase 1 of the project, installing the play area, is now complete. Phase 2, including integrating the play area with new community facilities on the former scout hut site, can now commence following demolition of the old building. Funding is therefore required to improve the area and create new landscaping and facilities to enhance the play area and park and provide additional community facilities. It is proposed that a not-for-profit community café and social enterprise hub also be situated on the site further enhancing the existing facilities. It is therefore recommended that £157,943.44 is approved. The developer contributions proposed are:

O/17/81864 Bargate, Fair Oak Lodge, Allington Lane, Fair Oak	£ 72,890.97
F/17/82099 Persimmon Homes (South Coast), Land to North of Mortimers Lane, Fair Oak	£85,052.46
<b>TOTAL</b>	<b>£157,943.43</b>

### **BIFOHH Public Art Strategy**

10. Public Art has been delivered in many various ways across the BIFOHH area over many years. BIFOHH boasts some fantastic pieces of art delivered from both the Parish and Borough Councils. Moving forward, it has been agreed with both the Local Area Committee and both Parish Councils, that a local Public Art strategy would be beneficial, enabling each new piece of art to sit alongside the others in a joined-up approach. This will still allow for individualism, but also allow for the work to 'talk to each other'. Working with the Councils public art specialists, a strategy working group and agreed document will be produced. The strategy working group will then seek to deliver the public art across the BIFOHH over the coming years, seeking to achieve economies of scale through project management and design processes. Members are asked therefore to approve the below developer contributions for the strategy working group, with the caveat that where specified, certain contributions will only be permitted to be spent in a specific area. The developer contributions proposed are:

O/15/77190 Drew Smith Pembers Hill Farm, Mortimers Lane, Fair Oak	£36,099
DCO/13/72471 Linden Homes, St Swithun Wells Church & Adj Land, Allington Lane, Fair Oak	£29,068.60
DCO/17/81864 Bargate, Fair Oak Lodge, Allington Lane, Fair Oak Receipt Date:31/12/2020	£21,899.71

DCF/15/77500 Foreman Homes re land to West of Hammerley Farm, Horton Heath	£12,071.04
DCF/13/73226 Anchor Trust, HCC Day Care Centre	£11,984.12
F/16/79704 Foreman Homes, Phase 2 Land at Hammerley Farm, Horton Heath	£7,959.04
DCO/14/75086 Radian, Land at Fair Oak Road, Bishopstoke	£4,855.76
DCO/14/75086 Land at Fair oak Road, Bishopstoke	£1,773.60
<b>TOTAL</b>	<b>£125,710.86</b>

### **St Pauls Community Building**

11. Similar to the Memorial Hall, St Pauls is a key BIFOHH LAC priority also listed on the Local Area Action Plan. Following an initial allocation of £172,206 in March 2018 by this committee to develop community space at St Pauls Church in Bishopstoke, the project has since achieved planning permission and is working up a tender to enable a summer construction. It is therefore recommended that a further contribution of £100,095.97, detailed below, is approved to enable the realisation of this much needed community space in the Whalesmead area.
12. In February 2018 at Full Council, an allocation of £1,000,000 of New Homes Bonus funding was made for the development of community facilities in Bishopstoke. The committee is asked to note the allocation of £250,000 of this funding, for this project, in addition to the below developer contribution.

O/17/81864 Bargate, Fair Oak Lodge, Allington Lane, Fair Oak Receipt Date:31/12/2020	£100,095.97
<b>TOTAL</b>	<b>£100,095.97</b>

### **Stokewood Surgery Development**

13. The increase in development in the local area has led to additional pressure on the existing Stokewood Surgery. To help cope with this demand, this committee approved funding for a minor extension of Stokewood Surgery to increase capacity in November 2020.

14. As development in the area continues, the surgery needs to continue to plan for increased provision. The contributions requested below will be used for detailed surveys and further feasibility work, as well as building works (once the findings are established). The way these contributions are used, is specified by West Hampshire Clinical Commissioning Group (CCG), who commission primary care provision in the area. It has therefore been requested by the CCG that the below contributions are allocated for this development.

O/15/77190 Drew Smith Pembers Hill Farm, Mortimers Lane, Fair Oak	£53,229.42
O/17/81864 Bargate, Land at Fair Oak Lodge, Allington Lane, Fair Oak	£8,112.38
DCO/16/79469 Bargate Homes, Land to the North of Church Road, Bishopstoke	£3,955.59
<b>TOTAL</b>	<b>£65,297.39</b>

### **Fair Oak Library**

15. Following the confirmation last year that Hampshire County Council would be closing the Fair Oak Library; supported by the Parish Council, a charitable incorporated organisation called the 'Fair Oak Community library' has been set up to run the library independently, on a voluntary basis. Once the library has established, the group will look to evolve the services as a community hub.
16. The building is in a poor condition and requires investment to bring it up to a good state of repair. It is therefore recommended that £55,928.62 is approved for this essential community facility. The developer contribution proposed is:

DCF/17/82099 Persimmon Homes (South Coast), Land to North of Mortimers Lane, Fair Oak	£ 55,928.62
<b>TOTAL</b>	<b>£ 55,928.62</b>

### **Blackberry Drive & Templecombe Way Play Area Improvements**

17. It is recommended that the Committee approves the allocation of £52,849.60 for new play equipment at Blackberry Drive and Templecombe Way, Bishopstoke. Some of the equipment at both sites is coming to the end of its shelf life. The developer contribution proposed is:

OSO/17/81864 Bargate, Fair Oak Lodge, Allington Lane, Fair Oak	£ 52,849.60
<b>TOTAL</b>	<b>£ 52,849.60</b>

### **Botley Road Crossing**

18. In the centre of Horton Heath on Botley Road, a formal pedestrian crossing is required close to the former garage/convenience store. The footpath from the west of Horton Heath also comes out at that point, coupled with the shop that is heavily used by residents throughout the day and evening.
19. The implementation of the crossing does depend on the Highways Authority agreeing, however, the recommendation for this committee is to allocate the below developer contribution, totally £35,569.33, for the above purpose to establish on record exactly the committee's request.

F/16/79704 Foreman Homes, Phase 2 Land at Hammerley Farm, Horton Heath	£ 35,569.33
<b>TOTAL</b>	<b>£ 35,569.33</b>

### **Building Improvements Y Zone**

20. The Y Zone building was opened in 2007 and has been the central hub for youth work in the BIFOHH area. The building and internal furnishings are starting to become tired and are in need of refreshing and repairs. It is therefore recommended that £30,449.98 is allocated to the Y Zone. The developer contribution proposed is:

DCO/14/75086 Radian, Land at Fair Oak Road, Bishopstoke	£30,449.98
<b>TOTAL</b>	<b>£30,449.98</b>

### **Church Road Play Area**

21. It is recommended that the Committee approves the allocation of £28,622.81 for new play equipment at the Church Road play area, Bishopstoke. Some of the equipment is coming to the end of its shelf life and would not meet current



safety requirements had it been put in today (though is checked daily and remains safe to use). The developer contribution proposed is:

OSO/13/73660 Bellway Homes, Wessex, Stoke Park Farm, Stoke Common Road, Bishopstoke	£ 28,622.81
<b>TOTAL</b>	<b>£ 28,622.81</b>

## Tree Corridor

22. The BIFOH local area committee is fully committed to the Council's Climate Emergency. As detailed in the finance report to this committee in January 2020; this project aims to assist in tackling the climate and environmental emergency by creating tree 'corridors' which will help sequester carbon, moderate local temperatures by creating shade and increasing ambient humidity while intercepting and slowing down excessive run off from heavy rain fall which can lead to flooding. In addition, the tree corridors will provide habitat niches for important pollinators and promote the migration of flora and micro fauna through the otherwise 'hard' landscape. This also has proven psychological benefits for those living within influencing distance of these greener landscapes and, where appropriate, local residents will be encouraged to become involved in the planting and maintenance of the corridor trees and associated wildlife gardens.

23. Following initial feasibility work, it was soon apparent that this initial approval of £10,622.81 would not be sufficient to deliver the initial set phase of this scheme required by the LAC, therefore an extra allocation is proposed. The developer contribution proposed is:

DCF/10/66975 WYG, Land East of Knowle Lane, Fair Oak	£13,558.13
<b>TOTAL</b>	<b>£13,558.13</b>

## Pembers Farm and Crowdhill Play Areas

24. Councillors are asked to note the developer contribution allocations of £69,795.89 and £69,716.06 for the Pembers Farm and Crowdhill Play Areas respectively. It is anticipated the play areas will be delivered by Fair Oak and Horton Heath Parish Council once the open space and land is at the agreed standard, as specified in the section 106 for the delivery of these new community facilities. The developer contributions will therefore be transferred to the Parish Council accordingly.

## Financial Implications

25. The recommendations in this report can be contained within existing allocated and unallocated developer's contribution, as well as the Council's New Homes Bonus funding. While some of the projects listed have yet to have any significant detail specified, it is expected that all project management and internal staffing costs (where over and above standard day to day tasks) for each project, where required, will be allocated within the funding approved in this report.

## **Risk Assessment**

26. The majority of the recommendations in this report carry a low or low to moderate risk to the Council, focusing on modernising play facilities and community infrastructure, that should they be left to deteriorate, they will become an increased risk and likely increased financial burden.
27. The recommendation for a pedestrian crossing in Horton Heath is a perceived risk by the Council. The Highways Authority collect the data on accident hotspots and are ultimately the deciding body if this crossing will be implemented or not. The Council believe the increased development in this area will only increase the number of crossings and therefore strongly recommend a pedestrian crossing.
28. 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 demonstrating that with development comes improved community facilities to compensate for the increase pressure on infrastructure. Should these improvements not be by the CCG, 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**

29. 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 new community buildings and play areas, the Council can ensure that the buildings and equipment are up to date and are equipped with the very latest facilities and equipment that will be accessible and be more flexible to use by all members of the community, no matter their impairment.
30. The funding of the Library project will enable this cherished, community learning facility to remain open, free to access by all members of the community.
31. The employment of Community Integration Officer(s) will enable development work for all members of the community, with a remit to focus on those underrepresented groups within the area, aiming to improve integration.

32. A full Equality Impact Assessment (EIA) has not been carried out, because each project individually will have due regard to equalities impacts and complete an impact assessment where it is proportionate to do so.

## **Climate Change and Environmental Implications**

33. The recommendations within this report will have a moderate impact in regard to climate change. If approved, the new community spaces will be built to modern standards and will have far superior green infrastructure and party to the Councils green planning requirements. They will have far less carbon emissions through greater insulation and renewable forms of energy.
34. The provision of improved and new localised play areas 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.
35. Arguably the most tangible recommendation for environmental implications is the Tree Corridor project. As detailed above, if approved, this will help sequester carbon, moderate local temperatures by creating shade and increasing ambient humidity while intercepting and slowing down excessive run off from heavy rain fall which can lead to flooding. In addition, the tree corridors will provide habitat niches for important pollinators and promote the migration of flora and micro fauna through the otherwise 'hard' landscape.

## **Conclusion**

36. Councillors are requested to agree expenditure from this Committee's available developer contributions and note the allocation of the New Homes Bonus.

ANDREW THOMPSON  
LOCAL AREA MANAGER (BIFOHH)

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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.