

EASTLEIGH LOCAL AREA COMMITTEE

Monday, 22 March 2021

FINANCE MANAGEMENT REPORT

Report of the Local Area Manager

Recommendations

It is recommended that

- (1) £250,000 is allocated to support an Eastleigh Town Centre improvement programme from developers' contributions;**
- (2) £164,903 is allocated for the provision of a new community building for Allbrook Parish from developers' contributions;**
- (3) £156,964.11 is allocated for improvements to local health care facilities from developers' contributions;**
- (4) £97,000 is allocated for a three-year bus subsidy for the diversion and evening extension of the existing Bluestar 2 bus route to the North Stoneham Park development from developers' contributions;**
- (5) £77,363 is allocated to the Freespace Skatepark project from developers' contributions;**
- (6) £50,000 is allocated to Fleming Park Play Area and Paddling Pool improvements from developers' contributions;**
- (7) £45,000 is allocated flood management measures for Fleming Park from developers' contributions;**
- (8) £40,000 is allocated for the extension of the Wells Place event space from developers' contributions**
- (9) £8,000 is allocated for a vehicle access at Allbrook Meadow from developers' contributions; and**
- (10) £1,050 is allocated for The Local Area Community Grants from the Revenue Budget.**

Summary

This report contains recommendations for expenditure from the Committee's capital

budget and revenue budget.

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.

Strategic Implications

2. The recommendations in this report support the Council's approach to localism (Local First) by allocating devolved resources to meet local needs. The recommendations align with Corporate Plan objectives of Tackling Deprivation, Enabling Healthier Lifestyles and Wellbeing, Supporting an Excellent Environment, and Reinvigorating Town and Local Centres.

Eastleigh Town Centre Action Plan

3. This Committee has an on-going commitment to supporting the town centre. There is a clear need for further support in the light of the Covid-19 Pandemic, following the significantly reduced footfall over the past year. The Council is already making use of the Government's Re-opening High Streets Safely (RHSS) Fund to prepare action plans to support the short-term recovery across all six of the Borough's town and local centres. The total RHSS fund for the Borough's six town and local centres is £138,000 is therefore relatively limited.
4. This Committee would like to take this work further by increasing the project budget and staff resources to deliver a more comprehensive Town Centre improvement programme. Further engagement with local stakeholders is required to determine the detail, but this is likely to contain a range of projects delivering business support, public realm improvements, a cultural events programme and marketing.
5. Some projects will need to be delivered quickly, as lock down is eased during April, so it is recommended that delegated authority for programme projects is given to the Local Area Manager, in consultation with the Chair and Vice Chair.
6. It is therefore recommended that £250,000 is allocated to the Eastleigh Town improvement programme from the following developers' contributions;

DCF/12/71663, Town Quay Developments, Wildern Mill, Charles Watts Way, Hedge End Receipt Date:29/05/2014	£24,527
DCF/11/70108, Taylor Wimpey, Travis Perkins Site, Mill Street, Eastleigh Receipt Date:08/07/2016	£25,498
DCF/11/70108, Taylor Wimpey, Travis Perkins Site, Mill Street, Eastleigh Receipt Date:02/07/2015, 08/07/2016 and 13/05/2015	£24,169

DCX/14/75400, TKX UK (TK Maxx), Unit 27 Tollbar Way, Hedge End Receipt Date:11/11/2015	£45,193
DCF/14/74873 Taylor Wimpey, Premier Foods Bakery, Toynbee Road, Eastleigh Receipt Date: 05/06/2015 & 05/06/2017	£37,492
DC4771/124, Barratt, Pirelli Site, Eastleigh (keep for refund) Receipt Date:04/04/2004	£551
DCF/05/53664, Barratts, 68-96 Twyford Road, Eastleigh (repay 12/04/2017) Receipt Date:12/04/2010	£428
DCF/10/66599, Mr Russell Hayes, 1 Wilmer Road, Eastleigh Receipt Date:22/04/2010	£12
DCF/12/70310, First Wessex, The Monksbrook Estate, Cheriton Road, Eastleigh Receipt Date:28/06/2012	£19,140
DCF/12/70470, Regal Homes, 4 Northlands Road, Eastleigh Receipt Date:23/04/2012	£67
DCF/12/70726, Welben Ltd re Land adj to 1 Spencer Road, Eastleigh Receipt Date:03/10/2017	£145
DCF/13/72330, Russell Hayes, 65a Nutbeem Road, Eastleigh Receipt Date:28/06/2013	£1,039
DCF/13/72562, S Roberts, 77 Allbrook Hill, Eastleigh Receipt Date:14/06/2019	£1,491
DCF/13/72821, Planning Issues Ltd, Russell House, 26-28 Romsey Road, Eastleigh Receipt Date:17/07/2015 & 30/04/2015	£9,824
DCF/13/72987, David Evans, 11 Maple Square, Eastleigh Receipt Date:12/12/2013	£4
DCF/15/76329, Mr & Mrs Sault, 129 Chamberlayne Road, Eastleigh Receipt Date:28/09/2015	£6,421
DCF/14/74873, Taylor Wimpey, Premier Foods Bakery, Toynbee Road, Eastleigh Receipt Date: 02/07/2015 & 05/06/2017	£37,492
DCF/15/77409, Mr Rigel Jenman, 39 Nightingale Avenue, Eastleigh Receipt Date:27/01/2016	£17
DCO/13/73698, First Wessex re Land at Woodside avenue, Eastleigh Receipt Date:11/01/2017	£54,981
Total	£250,000

A new community building for Allbrook Parish

7. Allbrook Parish Council has identified a new community building as their top community infrastructure priority. The Borough Council has so far received £164,903 towards this project from several recent developments. Further funds are expected from the two local plan housing sites on the east and west of Allbrook Way. The combined total will provide the basis for seeking further external grants. The Committee supports the Parish's ambition and therefore recommends that £164,903 is allocated to the provision of a new community building for Allbrook Parish from the following developers' contributions.

DCF/16/79112, Wilton Homes Ltd., Land to Rear of 120-128 Pitmore Road, Eastleigh Receipt Date:18/10/2018	£1,866
DCF/14/74686, Bargate Homes, land east of Pitmore Road, Allbrook, Eastleigh Receipt Date:17/04/2015	£13,435
DCF/14/74686, Bargate Homes, Land east of Pitmore Road, Allbrook, Eastleigh Receipt Date:20/05/2016	£81,987
F/15/77022, Brendoncare Foundation, Dementia Care home, Otterbourne Hill Receipt Date:15/10/2018	£1,566
DCF/15/77022, Bendoncare, Land adj to penarth House, Otterbourne, Eastleigh Receipt Date:15/10/2018	£6,954
DCF/06/58265, Forelle Estates, Allbrook Farm, Allbrook Hill, Eastleigh Receipt Date:19/01/2011	£5,888
DCF/10/68314, First Wessex, 6-15 Pitmore Close, Allbrook, Eastleigh Receipt Date:05/07/2011	£6,702
DCO/14/74849, Bargate Homes Land at Portchester Rise, Eastleigh Receipt Date:15/08/2017	£8,006
DCO/14/74849, Bargate Homes re Land at Portchester Rise, Eastleigh Receipt Date:02/08/2017	£23,170
DCO/14/74849, Bargate Homes, Land at Portchester Rise/Boyatt Lane, Eastleigh Receipt Date:20/05/2016	£15,328
Total	£164,903

Improving local health provision

8. The Council helps ensure local health provision can support the needs of its growing communities by entering into Section 106 agreements with developers. At its meeting on the 15 September 2020, this Committee allocated £40,840 for a range of improvements to both St. Andrews and

Boyatt Wood GP Surgeries to increase their capacity. The Committee is holding a further £156,964.11 for the same purpose. The Council is currently negotiating further improvements with the NHS and it is recommended that these funds should be formally allocated to support the improvement programme. It is therefore recommended that £156,964.11 is allocated for improvements to local health care facilities from the following developers' contributions, subject to details being submitted to a future Committee.

F/11/70044, Bellway Homes, Prysmian Cables, Leigh Road, Eastleigh	£14,566.73
F/11/70044, Bellway Homes, Prysmian Cables, Leigh Road, Eastleigh	£700.43
F/17/81167, Highwood Group, North Stoneham Park, Eastleigh Phase 2D (Stage 4)	£2,974.87
O/15/76023, Highwood, Land South of Chestnut Ave., North Stoneham Park,	£128,608.76
F/19/87086, Highwood, Land South of Chestnut Ave., North Stoneham Park,	£10,113.32
Total	£156,964.11

North Stoneham Park bus provision

- The North Stoneham Development will eventually provide nearly 1,300 new homes, extending the edge of the town to the south west. The new community will be poorly served by the existing Bluestar 2, Southampton to Eastleigh bus route, which runs along Stoneham Lane, to the east of the development. Bluestar currently operates this route as a commercially viable service, however, a diversion into the new partially built estate, combined with an extension of the operating hours into the evening, is likely to result in the service operating at a loss, while bus patronage grows as the development moves to completion. As a result, £97,000 was negotiated as part of the Section 106 agreement to subsidise the service for three years, with the expectation that after this time the service will once again become commercially viable. These funds have now been received from the developer and it is therefore recommended that £97,000 is allocated for the subsidised bus service from developers' contributions from **DCO/15/76023, Highwood Group, Land South of Chestnut Ave/North Stoneham Park.**

Freespace Skate Park Project

- The Committee had identified Freespace Skate Park and BMX Track as a priority for a major refurbishment in its most recent review of the Local Area Action Plan conducted in 2019/20. The project was scheduled to commence later this year.

11. In September and December 2020, the site suffered two unprecedented acts of vandalism. In September, a car was driven onto the site, into the skate bowl and set alight, causing £18,000 worth of damage. In December, a large dumper truck was stolen from a nearby building site and driven through the site fencing on to the skate park. All but one of the skate ramps were damaged as the truck was driven into each one in turn. A recent estimate from the installers of the original skate park gave a figure of a further £43,000 for the repair of all the affected ramps.
12. There has been a public outcry and many of the park users have written to the Council expressing their disappointment following the loss of this popular facility and offering their help in raising money for a replacement.
13. Councillors feel strongly that Freespace is an important facility for local young people and are committed to providing a replacement as soon as possible. As a result, the project programme has been brought forward by several months and its scope has been broadened to explore possible alternative locations within the area that might offer improved access and casual surveillance.
14. Councillors wish to allocate an outline budget of £150,000, as this amount would provide an improvement over the existing skate park, however it is anticipated that further external grant funding can be obtained, possibly even doubling the project budget to £300,000. A project manager has been appointed and they are currently developing the project programme for approval by the Committee's Open Spaces Programme Board.
15. £72,637 has already been allocated to the Freespace project and it is now recommended that a further £77,363 is allocated from the following developers' contributions.

OSO/13/73698, First Wessex re Land at Woodside avenue, Eastleigh Receipt Date:11/01/2017	£3,478
OSZ/40640/000/00, Bryant Homes for Nightingale Primary School Receipt Date:16/07/2008	£16,829
OSO/10/67142, Ahmet Yorulmaz, Mija 27-29 Leigh Road, Eastleigh Receipt Date:25/05/2012 & 25/05/12	£2,713
OSF/07/59290, Rivendale Construction, land r/o 6 Greenfinch Close, Eastleigh Receipt Date:30/11/2010	£4,217
OSF/07/60415, Barratt Homes, 68-96 Twyford Road Eastleigh (repay 12/04/2017) Receipt Date:07/01/2009	£3,661
OSF/11/70044, Bellway Homes, Prysmian Cables, Leigh Road, Eastleigh Receipt Date:25/09/2014	£3,515
OSF/13/72821, Planning Issues Ltd, Russell House, 26-28 Romsey Road, Eastleigh Receipt Date:17/07/2015 & 30/04/2015	£3,630
OSF/11/68740, Mr A C Daniels, 8 High Street, Eastleigh Receipt	£1,375

Date:16/05/2011	
OSF/15/77475, Elite Murphy Development, 37 Twyford Rd, Eastleigh Receipt Date:29/02/2016	£1,875
OSF/11/70108, Taylor Wimpey, Travis Perkins Site, Mill Street, Eastleigh Receipt Date:02/07/2015	£465
OSF/11/70108, Taylor Wimpey, Travis Perkins Site, Mill Street, Eastleigh Receipt Date:13/05/2015	£29,408
DCF/14/74873 Taylor Wimpey, Premier Foods Bakery, Toynbee Road, Eastleigh Receipt Date:05/06/2017	£6,465
Total	£77,363

Fleming Park Play Area and Paddling Pool

16. The Fleming Park Paddling Pool and Play Area provide an ever-popular attraction over the summer months. This often means the site is very heavily congested on sunny days.
17. The pool itself and surrounding safety surface received a £90,000 refurbishment in 2016. However, Councillors would now like to improve and extend the surrounding grassed seating areas and shading to provide a much-improved experience. The play area is also showing signs of wear and tear would benefit from a similar refurbishment given to the Leigh Road Recreation Ground Play Area in 2020, where a major revamp was provided for a relatively small £12,000 investment.
18. £31,000 has been already been allocated for this project and Councillors would like to allocate a further £50,000 from the following developers' contributions.

DCF/11/70044, Bellway Homes, Prysmian Cables, Leigh Road, Eastleigh Receipt Date:25/09/2014 (previously allocated to Illegal encampment protection for Passfield Ave O/space)	£26,945
OSF/11/70044, Bellway Homes, Prysmian Cables, Leigh Road, Eastleigh Receipt Date:28/03/2013	£15,450
OSO/13/73698, First Wessex re Land at Woodside avenue, Eastleigh Receipt Date:11/01/2017	£7,605
Total	£50,000

Fleming Park flood management

19. The Pavilion on the Park has suffered a series of flooding incidents and, despite a range of measures taken in recent years, such as reducing the channel bed, clearing the vegetation, clearing the car park drains and installing sandbag walls, these appear to be increasing in intensity and frequency in response to climate change. A technical feasibility study is currently being commissioned to determine the best solution to this problem. One likely recommendation is the creation of a balancing pond, to hold flood water upstream, along the small tributary to the Monks Brook, which runs alongside the Pavilion. The likely area for such a feature includes an old golf course green and the adjacent spoil site for the Pavilion during its construction. A project of this nature has considerable potential to enhance both the amenity value for park users and benefit local wildlife.
20. While the total project cost is not yet known, Councillors would now like to secure an initial budget for the project. It is therefore recommended that £45,000 is allocated from the following developers' contributions.

OSF/13/72821, Planning Issues Ltd, Russell House, 26-28 Romsey Road, Eastleigh Receipt Date:30/04/2015	£3,477
OSF/11/70108, Taylor Wimpey, Travis Perkins Site, Mill Street, Eastleigh Receipt Date:13/05/2015	£29,408
DCF/14/74873, Taylor Wimpey, Premier Foods Bakery, Toynbee Road, Eastleigh Receipt Date:05/06/2017	£12,115
Total	£45,000

Wells Place event space extension

21. The event space on Wells Place was recently repaved, as part of a wider project to improve public realm and street furniture across the town centre. An £11,000 budget remains allocated for the project, which has been held for the installation of further stainless-steel benches on the event space. The installation was postponed, pending a further review of the events space following concerns raised about the safety of the road layout. A traffic study has shown that the hammerhead at the junction of Wells Place and Wells Road creates a conflict with vehicles and pedestrians and the County Council support the realignment of the kerb to remove the hammer head. This provides an opportunity to extend the block paving of the event space to create a more flexible, attractive and pedestrian friendly area. Councillors have previously indicated their support for this scheme.
22. The Transport and Engineering Team have now been able to provide a detailed design and gain approval from the Highway Authority. It is now recommended that a further £40,000 is allocated for the paving works from

developers' contributions from **DCO/13/73698, First Wessex re Land at Woodside avenue, Eastleigh Receipt Date:11/01/2017.**

New vehicle access for Allbrook Meadow

23. Allbrook Meadow, at the southern end of Pitmore Road in Allbrook, is currently accessed from Dragonfly Way. This access is sandwiched between two new homes and has proved to be too narrow for the grass cutting equipment needed to maintain the meadow, for example, when cutting hay. The access is also over an area of privately maintained land and the management company are concerned that tractors are causing damage to the estate roads and access gate.
24. Allbrook Parish Council are currently negotiating with the Council to adopt the Meadow, but they would like to resolve the access issue by creating a new field gate access next to the existing Lych Gate, further up Pitmore Road.
25. Councillors support this project, and a dropped kerb has already been installed. Further works are required to provide re-enforcement across the gravel entrance, a new field gate and both fixed and lockable bollards to allow authorised access and prevent parking. A detailed quote has been requested from the Council's Construction and Maintenance Team and a budget figure of £8,000 is recommended to allow for the works and contingency sum. It is therefore recommended that £8,000 is allocate for this project from developers' contributions from **OSF/10/68314, First Wessex, 6-15 Pitmore Close, Allbrook, Eastleigh Receipt Date:05/07/2011**

Local Area Community Grants

26. The Local Area Committee Community Grants Panel received 3 additional applications, which were submitted as Borough-Wide grants. These applications were considered by the Panel, as they felt they help serve residents in Eastleigh, Allbrook and Velmore areas, rather than residents in other Local Areas. The Panel, which comprises Councillors Campbell, Tyson-Payne and Bourne, reviewed the applications against agreed criteria and recommended awards for the following local groups:
 - Eastleigh Hard of Hearing - £350 towards lunches/outings and purchasing new games for members.
 - Cherbourg's Little Stars Pre-school - £300 to purchase 4 trikes.
 - SO Support - £400 to purchase flyers and banners to launch their new community hub and to help fund a social media campaign to help individuals and families who need support in the local community.

Equality Impact Assessment

27. An Equality Impact Assessment has not been carried out for this report, as all the events and services are designed to be inclusive, however separate

further consideration of the inclusivity and accessibility aspect of each event and service will be carried out as part of the project delivery.

28. For example, Councillors have requested that the town centre cultural events programme fully engages, sectors of society, including those with protected characteristics, in the design and delivery to ensure it appeals to all. The activities will be provided free of charge, to enable those who are suffering the economic impact of Covid or on low incomes to participate.

Climate Change and Environmental Implications

29. This report contains a range of projects with varying environmental impacts. The Council's project management process includes individual assessments of this impact and how to mitigate it. As a result, all of the above projects will receive further scrutiny in this area.
30. The Town Centre improvement programme's main aim is to provide local facilities for local residents and workers, so they can meet their needs close to where they live or work. Data from the past ten years shows there is a gradual modal shift from the car towards more sustainable public transport, walking and cycling, and the programme will encourage this further. This also applies to other projects where local facilities are being provided or enhanced.
31. The subsidy of the Bluestar 2 route further supports this objective, allowing the new residents to access both Eastleigh and Southampton, while using a modern low emission bus fleet.
32. The Pavilion on the Park project provides an excellent opportunity to mitigate the increasing flood risk from climate change and at the same time further enhancing the biodiversity of the immediate area. A range of protected species are likely to benefit as a result such as water voles, otters, and the breeding population of salmon and trout.
33. The improved access for Allbrook Meadow will enable improved management practices. The natural regeneration has already created an attractive open space and further seasonal cuts will help reduce the perennial weeds and allow the continued establishment of a more diverse wildflower sward, which in turn benefits invertebrates, small mammals, reptiles and our declining farmland birds.

GUY RIDDOCH
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.