

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

Wednesday 26 January 2022

FINANCE MONITORING REPORT

Report of the Local Area Manager

Recommendation(s)

It is recommended that

- (1) **£182,650 is allocated from developer contributions for a new splash pad at New Century Park, Fair Oak.**
 - (2) **£60,000 is allocated from developer contributions for additional support for the Community Café at New Century Park, Fair Oak.**
 - (3) **£17,404 is allocated from developer contributions for improvements to the Fair Oak village centre.**
 - (4) **£12,000 is allocated from developer contributions for a replacement gate and play area fencing at Crowdhill, Fair Oak.**
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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

2. 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

Healthy Community: 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: Reinvigorating town and local centres

Splash Pad and Community Provision – New Century Park, Fair Oak

3. Previous community surveys regarding the park infrastructure have highlighted a strong demand from residents for a splash pad (similar to the water jets at Fleming Park). An indicative quote has been obtained for the provision of a 100sqm splashpad facility, with nine jets, a flow through system, a plantroom, safety surfacing and fencing.
4. In line with Fair Oak and Horton Heath Parish Council's sustainability priorities, an indicative quote has also been obtained for a grey water collection system for recycling wastewater for irrigation, watering of plants and cleaning purposes. The Parish has chosen a flow through system of splashpad, because it does not use chemicals for water treatment and only a small plant room the size of the shed is needed to house the equipment. Grey water collection would be an environmentally friendly option, as this would allow for the collection of wastewater which would be reused for watering the café's living wall, floral displays and trees on the wider park site.
5. The splashpad would be located near the new café which will have an outside access toilet available for park users. The indicative costs total £219,450. The Parish Council will fund £36,800k of the project, with the Parish requesting the remaining £182,650 to be funded by the Council developer contributions.
6. As part of the Limewood Grange development on Allington Lane, a play area was proposed in the section 106 agreement to be delivered on site. Following the completion of the new estate, concerns were raised by the Council's Direct Services officers and the Fair Oak and Horton Heath Parish Council (who were proposed to eventually take ownership of and manage the play area), that the area proposed was too small. The Parish Council also believed that there was sufficient play area provision locally, and rather than keep adding smaller play areas that are costly and timely to manage, the funding (£69,800) would be better utilised in the nearby New Century Park, delivering the proposed splash pad.
7. Vistry (the developer) confirmed on the 5/07/2021 for this change in the use of the play area developer contribution to offsite, to enhance the play provision at New Century Park, Fair Oak, following a formal request by the Council.
8. Councillors are therefore requested to note this change of use of developer contributions for Limewood Grange and approve a total of £182,650 the below contributions for use at New Century Park.

OSO/15/77190Pembers LLP, Pembers Hill Farm, Mortimers Lane, Fair Oak Receipt Date:20/09/2021	£112,850
OSO/13/72471Vistry (was Linden), St Swithun Wells & Adjacent Land, Fair Oak Receipt Date:14/08/2020	£69,800
TOTAL	£ 182,650

Community Café – Additional Funding – New Century Park, Fair Oak

9. Fair Oak and Horton Heath Parish Council is seeking additional funding support to ensure the delivery of the Community Café at New Century Park. The design process, with the community input, has seen a more innovative building design, to include sustainable elements of the project which has led to budget increase. That coupled with the increase in building materials and costs of unplanned surveys (arising from the planning process) means that in order to deliver the project to a good standard, additional funding is needed to support this. The Parish Council will be putting £15k of its own funds to the project. The parish requests £60k to be funded by the Council from the below developer contributions.

OSF/17/82099Persimmon Homes, Land to North of Mortimers Lane, Fair Oak Receipt Date:31/03/2021	£30,614.22
OSF/18/83986Persimmon, Land Nrth of Mortimers Ln & West of Hall Lands Ln, Fair Oak Receipt Date:15/07/2021	£27,889.68
OSO/15/77190Pembers LLP, Pembers Hill Farm, Mortimers Lane, Fair Oak Receipt Date:20/09/2021	£1,496.10
TOTAL	£ 60,000

Fair Oak Village Centre Improvements

10. Fair Oak and Horton Heath Parish Council has approved several schemes to improve the public realm in and around Fair Oak village for the improvement of residents' health and wellbeing and greater sense of pride of place. These schemes include: installation of two solar benches, digital and static wayfinding map, urban greening through creation of wildlife corridors through

enhance forest garden planting schemes, additional village planters and greening of village bus stops. In addition, the Parish Council has spent £17k on planting of new trees around the Parish. The Parish request £17,404 from the below developer contributions to complete the 'quick wins' as listed above.

DCO/15/77190 Drew Smith Pembers Hill Farm, Mortimers Lane, Fair Oak Receipt Date:20/01/2020	£15,390.72
DCO/15/77190 Pembers LLP, Pembers Hill Farm, Mortimers Lane, Fair Oak Receipt Date:20/09/2021	£2,013.28
TOTAL	£ 17,404

Replacement Play Area Gate and Fencing, Crowdhill, Fair Oak

11. As part of the Crowdhill housing development in Fair Oak, the developers, Bloors, were responsible for putting in the play area gates and fencing, for the Council (or its partners) to later deliver the play area. The play area has been delayed due to the remaining open space not been at a standard the Council required before formal adoption could take place.
12. The Council and Bloors are now in a position to begin the transfer. As part of the transfer, Fair Oak and Horton Heath Parish Council will be taking on the maintenance of the open space and delivering the play area, in keeping with all other open space in the BIOFHH area.
13. The Parish Council's consultant has informed his client that the play area fencing and gates are not at a standard the minimum requirements for Health and Safety they require. Bloors have delivered the fencing to a standard they believe is sufficient, but the documentation is ambiguous, and it is important that safety is a priority with the latest Health and Safety guidance followed.
14. The Council could pursue this further with Bloors, though the likely outcome would be even more significant delays. Given this is already 3+ years overdue, this is not recommended.
15. The Crowdhill project team, inclusive of the Executive Head for Neighbourhood Services, the Local Area Manager and the Principal Planning Officer, advise to propose the request for developer contributions to progress the transfer now and prevent significant further delays. To resolve this issue Councillors are therefore asked to approve £12,000 from the below developer contributions. It should be noted that the play area is located near the

community centre and will provide a facility for residents from a wide local area beyond the Crowdhill site itself.

OSF/13/72880 Angus Rooms, 141 Sandy Lane, Fair Oak (Appeal dismissed - transfer to F/14/74957) Receipt Date:25/02/2014	£1,327.29
OSF/11/68419 Ross Emery, Glen Farm, Stroudwood Lane Receipt Date:19/09/2016	£1,343.43
OSF/12/71389 Valerie Newham, Land adj 15 Denham Fields, Fair Oak Receipt Date:19/11/2012	£17.81
OSF/14/74335 Mr M Soper, Stroudwood Nurseries, Stroudwood Lane, Lower Upham Receipt Date:12/05/2014	£977.32
OSF/14/74620 First Wessex, Land North Pyle Hill House, Winchester Rd, Fair Oak Receipt Date:16/05/2016	£1,969.51
OSF/14/74957 Angus Rooms, 141 Sandy Lane, Fair Oak (FOR APPEAL) (top up from F/13/72880 appeal dismissed) Receipt Date:14/08/2014	£15.70
OSF/14/75055 Valerie Newham, 15 Denham Fields, Fair Oak Receipt Date:30/09/2014	£984.17
OSO/13/73014 Mrs R Muddiman, Land adj Peartree Cottage, Winchester Road, Fair Oak Receipt Date:14/04/2014	£560.30
OSF/10/66701 Mr T Silvester, Land adj 6 Brunswick Close, Fair Oak Receipt Date:19/11/2012	£687.66
OSF/10/67695 Kirkgrey Limited, Land r/o Pedoran & Roslyn, Botley Road, Horton Heath Receipt Date:04/10/2013	£168.65
OSF/13/72844 Mr S Phillips 117 Sandy Lane, Fair Oak Receipt Date:15/08/2013	£964.5
OSF/13/72844 Mr S Phillips 117 Sandy Lane, Fair Oak Receipt Date:15/08/2013	£316.58
OSX/13/72016 Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath Receipt Date:02/05/2014	£252.67
OSX/13/72016 Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath Receipt Date:08/04/2014	£406.18
OSX/13/72016 Mr J Bowers, Cost A Lot Stables, Blind Lane,	

Horton Heath Receipt Date:14/04/2014	£591.13
OSX/13/72016Mr J Bowers, Cost A Lot Stables, Blind Lane, Horton Heath Receipt Date:09/07/2014	£36.75
OSF/15/77500Foreman Homes re land to West of Hammerley Farm, Horton Heath Receipt Date:12/03/2021	£1,380.35
TOTAL	£ 12,000

Financial Implications

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

Risk Assessment

17. The majority of the recommendations in this report carry a low or low to moderate risk to the council and its partners. The main risk centres around the replacement fencing and gates at Crowdhill. Should Councillors be minded not to approve the above request, then it is highly likely that the already delayed asset transfer would be delayed even further, with no guarantee of a successful resolution from Bloors.

Equality and Diversity Implications

18. 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 and prior to the delivery of the approved funds.

Climate Change and Environmental Implications

19. The majority of recommendations within this report will have a low or moderate impact in regard to climate change.
20. The Community Café is requesting further funding to improve its sustainability, therefore reducing carbon emissions. The public realm improvements project includes two solar benches as well as urban greening through creation of wildlife corridors, through enhance forest garden planting schemes, additional village planters and greening of village bus stops. Though minimal, all of which will not only aide the reduction in carbon emissions and increased flora, but act as education opportunities for the community and both Councils seen to be leading by example.
21. The main exception is the splash pad project at New Century Par in Fair Oak. The Parish Council, who are delivering the project, have robust and similar policies to the Council in regard to sustainability. With this in mind, they have

been diligent in ensuring the projects green credentials are at the heart of its design.

22. A grey water collection system for recycling wastewater for irrigation, watering of plants and cleaning purposes is proposed. The Parish has also chosen a system that does not use chemicals for water treatment and only a small plant room the size of the shed is needed to house the equipment.
23. They are maximising grey water collection as this would be an environmentally friendly option, as this would allow for the collection of wastewater which would be reused for watering the café's living wall, floral displays and trees on the wider park site.
24. Finally, to deliver a splash water facility in the local community will save on car journeys for local residents, thus carbon saving, as the only other facilities similar locally are not in walking distance (Hedge End and Fleming Park).

Conclusion

25. 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.