

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

**Wednesday 9 March 2022**

**FINANCE MONITORING REPORT**

**Report of the Local Area Manager**

---

**Recommendation(s)**

**It is recommended that**

- (1) £270,000 is allocated from developer contributions for the Lapstone Playing Fields development in Fair Oak.
- 

**Summary**

This report contains a recommendation 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

## **Lapstone Playing Fields Development – Path link and Cricket Pitch Project, Fair Oak**

3. The requirement for additional cricket pitch provision originated from the Eastleigh Playing Pitch Strategy (2017), which identified the need for additional cricket pitch provision to meet demand from an additional 5 adult teams and 6 junior teams in the borough, within the local plan period up to 2036.
4. An additional cricket wicket in BIFOHH, to meet the requirements of Fair Oak Cricket Club, was highlighted as the main priority for cricket in the borough. The club currently has over 200 playing members, consisting of 4 men's teams, 1 women's team and a large junior section of over 120 members from U7 to U19s, including a girls' team formed in 2021. Teams from the senior and junior cricket sections currently have to try and find facilities outside of the borough due to a lack of available facilities within the borough boundary.
5. The purpose of this Eastleigh Borough Council delivered project, in partnership with the landowning Fair Oak Parish Council (FOPC), is to support our communities and improve lives through the provision of sport and recreation facilities that align with our strategic objectives to support resident's health and wellbeing. The project deliverables align with the recommendations for provision in this area as detailed in the Councils Playing Pitch Policy (PPS) and Sports Facilities Needs Assessment (2017) and will be complimentary to existing sports provision within the borough to meet evidenced existing and future demand rather than create unnecessary competition. This project is also detailed as a key project in the 2022/23 BIFOHH Local Area Action Plan.
6. The desired result is to provide a second cricket wicket on Lapstone Playing Fields, Fair Oak, to meet long standing aspiration for a second cricket wicket for Fair Oak CC, as supported by the ECB, Sport England and the methodology of the Eastleigh PPS. This is to be achieved whilst protecting the continuity of provision for football teams who also currently use the site, as well as continuity of access for community users of the site (such as tennis, runners, dog walkers etc) wherever possible.
7. Lapstone Playing Fields is owned, managed and maintained by FOPC who have existing hire, management and maintenance arrangements with Fair Oak CC for the use of the cricket facilities at the site. These arrangements will be extended to incorporate the new cricket wicket should it be approved.
8. The second element to this proposed development is to extend and improve the existing pathway across the playing fields and through the wooded area on the south eastern edge of the open space. The extension to the path through the wooded area will eventually link up with the northern part of the forthcoming One Horton Heath Development, as well as creating an improved network of paths in the area ahead of the improvements to Quobleigh Woods (for which a similar report requesting funding will be forthcoming to this committee in the coming months for approval).

9. A fully costed feasibility study has already been undertaken estimating a total project cost (inclusive of the path) of c£650,000. Funding from the north Stoneham Housing Development (£168,000) has already been approved for this project, and £219,000 front funding from One Horton Heath has also been allocated. Members are therefore recommended to approve the below developer contributions to meet the remaining shortfall and progress this community scheme.

OSO/15/77190 Drew Smith Pembers Hill Farm, Mortimers Lane, Fair Oak Receipt Date:20/01/2020	£218,525.88
OSO/15/77190 Pembers LLP, Pembers Hill Farm, Mortimers Lane, Fair Oak Receipt Date:20/09/2021	£51,474.12
<b>TOTAL</b>	<b>£ 270,000.00</b>

### **Financial Implications**

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

### **Risk Assessment**

11. The recommendation in this report carries a low risk to the Council and its partners. The main risk centres around the dangers of the cricket ball striking a person or property. The completed feasibility study assessed boundary dimensions, proximity to neighbouring infrastructure and indicative ball strike regions. Whilst these are considered to be safe and appropriate, additional ball-strike risk assessments will be undertaken to prove this and identify if any additional protective infrastructure should be provided (e.g. ball stop netting).

### **Equality and Diversity Implications**

12. 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**

13. The recommendation within this report will have a low impact in regard to climate change.
14. The fundamental environmental sensitivity is the requirements to fill in and extend a drainage culvert to enable two pitches to be delivered on site. Accordingly, a Tree Survey and Arboricultural Impact Assessment (AIA) were

undertaken as part of the feasibility stage, as well as a Preliminary Ecological Assessment (PEA). The AIA identified upon receipt, that no trees with TPO's were affected. As part of the Parish Council and LAC pledge however, the trees that are lost, will be replaced on site at a ratio of 1 to 3. The tree removal will also take place outside of bird nesting season (March-August), and tree planting should take place between November – March.

15. Dormouse habitat surveys and Great Crested Newt (GCN) were undertaken and whilst the area of vegetation to be removed found no evidence of these species present, it is considered suitable habitat and the surrounding vegetation did have evidence of these species being present. Accordingly, licence applications will be submitted to Natural England (which have a 60-day determination period) should planning approval be achieved.
16. The proposed ecological mitigation measures and proposed enhancements of surrounding ecological habitat for dormice, great crested newts, insects, bats, birds, trees and pollinators will see the scheme deliver a biodiversity net-gain.

## **Conclusion**

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

ANDREW THOMPSON  
LOCAL AREA MANAGER (BIFOHH)

Date: 9 Mar 2022  
Contact Officer: Andrew Thompson  
Tel No: 023 8068 8357  
e-mail: andrew.thompson@eastleigh.gov.uk  
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.