

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

Wednesday 28 Sept 2022

## FINANCE MONITORING REPORT

### Report of the Local Area Manager

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#### Recommendation

It is recommended that £102,310.92 is allocated from developer contributions for two portacabins to be placed on site at Stokewood Surgery to be used as extra consulting rooms.

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#### 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

#### Stokewood Surgery Extension

3. The Hampshire and Isle of Wight Integrated Care Board (ICB), (and prior to this the Hampshire and Isle of Wight Clinical Commissioning Group (CCG)), have been working closely with Stokewood Surgery in Bishopstoke and their landlord to find a long-term solution to expand their primary care estate. Whilst this work is progressing, the surgery has agreed to a short-term solution,

which would see the placement of two portacabin buildings on the site, each containing two consulting rooms. This will provide both a temporary solution to the pressing need for more consulting room space at the Stokewood site and anticipate the closure of the Old Anchor branch surgery in the near future.

4. The ICB is working with the surgery to obtain quotes for both the rental of the portacabins for up to four years, and for the necessary groundworks to ensure that utilities are provided to the consulting rooms. To help fund the portacabins, the ICB are requesting from the BIFOHH Local Area Committee, specific health developer contributions to help fund this short-term scheme. Initial quotes are above £200,000. Any shortfall between the requested developer contributions and the final cost will be met by the ICB and/or Stokewood Surgery.
5. The LAC allocates the funds as the planning authority, however, they are instructed by the ICB, as they have the overview for health provision in the area, though EBC hold the contributions gathered from local developers. It has therefore been recommended by the ICB that the below contributions are allocated for this development.
6. Councillors are therefore recommended to approve the below developer contributions to progress this scheme.

F/18/83986 Persimmon, Land Nrth of Mortimers Ln & West of Hall Lands Ln, Fair Oak 15/07/2021	£2,128.32
F/15/77500 Foreman Homes re land to West of Hammerley Farm, Horton Heath 12/03/2021	£34,159.06
F/17/82099 Persimmon Homes, Land to North of Mortimers Lane, Fair Oak 31/03/2021	£4,875.37
F/18/83986 Persimmon, Land Nrth of Mortimers Ln & West of Hall Lands Ln, Fair Oak 15/07/2021	£2,128.32
O/15/77190 Pembers LLP, Pembers Hill Farm, Mortimers Lane, Fair Oak 20/09/2021	£56,117.96
F/19/85028 Vistry, Site 2 Land to West of Kings School, Allington Lane, Fair Oak	£2,901.89
<b>TOTAL</b>	<b>£102,310.92</b>

7. It is important to note that the Council has a role only in supporting the delivery of built infrastructure to help mitigate the impact of development. The

provision of staff (GPs, nurses and other clinical and non-clinical staff) is a matter for the NHS, with revenue-based costs (i.e. staffing) funded through contractual and commissioning mechanisms, often on a per capita basis.

### **Financial Implications**

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

### **Risk Assessment**

9. The recommendation in this report carries a medium risk to the Council and its partners.
10. With the increase in development over recent years, the pressure on existing GP Surgeries has increased significantly. Stokewood is already nearly full in terms of both its patient list and space in the existing premises. The approval of the developer contributions for the Stokewood Surgery portacabins, is essential in alleviating pressure on the list and proving to residents that with development, comes extended community facilities (even if temporary) to compensate for 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**

11. 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 projects.
12. The additional portacabins will, however, be fully accessible and will allow wheelchair access and be of the latest modern standards to enable all patients to access these extended facilities.

### **Climate Change and Environmental Implications**

13. The recommendation within this report will have a low impact in regard to climate change.
14. To extend provision on the existing Stokewood site will enable more local people to access their local surgery, rather than having to travel further afield, likely by car and therefore increased emissions.

### **Conclusion**

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

ANDREW THOMPSON  
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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.