

# **S106 Rowbarrow Survey Results 2021**

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**JULY 12**

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**Rowbarrow Improvement Group**



# Survey of Rowbarrow Residents

## Executive Summary

- The Rowbarrow Improvement Group is a group of residents which took on the task of surveying local opinion about usage of the S106 funds.
- In our various rounds of surveys, residents have consistently expressed a desire for some form of landscaping on the Green at Rowbarrow.
- We recommend that the S106 funds be used to fund landscaping of a community area on the Green, incorporating opportunities for community gardening, to improve the natural environment and provide an outdoor hub for the community in East Harnham.

## Introduction

The Rowbarrow Improvement Group gathered residents' ideas for the s106 money. We have taken several different approaches to surveying residents:

- Social media forums
- Leafleting
- Google Forms
- Public display on the Green

This report discusses initial ideas received from residents. Between the social media and leaflet campaign, we estimate we have received some form of response or engagement from 20-30 households on the estate.

## Consultation

### Social Media

Committee member Helen Walker posted in the estate Facebook Group ('Osmund Fields') on 11 February. This post was seen by 144 people. A summary of the responses is below:

Suggestion	Proposed by	Total likes on FB (if applicable)
Street lighting near NISA	Jade (FB)	2
Bus shelter on Rowbarrow Rd	Tammy (FB)	0

<b>Grit bin near Barrow Close/Flint Way</b>	<b>Sharon (FB)</b>	<b>4</b>
<b>Dog waste bins near field</b>	<b>Helen K (FB), Anne (FB)</b>	<b>8</b>
<b>Benches on green adjacent to NISA</b>	<b>Helen K (FB)</b>	<b>7</b>
<b>Community garden adjacent to NISA</b>	<b>Sharon (FB)</b>	<b>7</b>
<b>Community allotment</b>	<b>Noel (FB)</b>	<b>4</b>
<b>Landscaping on green with bollards</b>	<b>Anne (FB)</b>	<b>1</b>
<b>MUGA on green</b>	<b>Jen (FB)</b>	<b>1</b>

There was a total of 9 unique ideas suggested by 7 people; these received “likes” which are tallied in the final column.

Many of these ideas are more appropriate for estate management than the s106 funds. The total likes show that ideas related to the green adjacent to the NISA shop, as well as suggestions for dog waste bins, received the most attention.

## Leaflets

A leaflet was printed by Salisbury City Council on behalf of the Rowbarrow Improvement Group (attached as Annex A). This leaflet requested that ideas be emailed to the committee inbox or posted to a committee members house (for residents without internet access). The deadline given was 19 April.

The leaflet prompted specifically about a community garden following its popularity in the first social media canvassing.

This leaflet round received 8 responses.

On the community garden suggestion, 5 responses (from individuals or jointly within households) were in favour, with various suggestions for how the space could benefit the community:

- 1 resident was an architect by trade and offered his assistance with design
- 1 household discussed wildlife-friendly planting as well as seating and retaining some open space for ball games and bikes. They made a fair point that many people on the estate live in flats without gardens of their own
- 1 household raised the need for seating and planting, but also some form of bollards to prevent unauthorised vehicle access to the green

- 1 resident was in favour and asked for safeguards to help protect children from rolling into the road
- 2 residents replied to say the community garden was a good idea, as long as it was maintained, and proposed some additional features: medium-sized ornamental trees (flowering cherry, silver birch, magnolia etc.) on the grassy area; 2 or 3 benches for sitting with hard-standing underneath; and some litter bins.

There were other comments on the garden idea:

- 1 resident was concerned that the garden might not be maintained and fall into a poor state
- Another wanted more information on how it could shape up

Other ideas that were put forward included:

- A Royal Mail post-box for the area
- A path being created in the woods behind the NISA, where there is currently a beaten dirt track, to benefit children and parents with prams or buggies. This was an old s106 idea that fizzled out, as the respondent said.
- Dog waste bins
- A covered seating area on the green, for older children not served by the playground
- Gym or basketball facilities like Churchill Gardens, again for older children
- Open air film screenings, music, a picnic, or games events on the green
- Bus stop seating

## **Google Form**

An anonymous Google Form for collecting ideas for a community garden was posted on the Osmund Fields Facebook group on 29/04. The handful of responses so far are attached as Annex B. This form remains open.

## **Display on the Green**

The Harnham Community Network harvest table was held at Rowbarrow Green on Saturday 15 May. The Rowbarrow Improvement Group displayed concept art produced by local architect Matthew Mudd to gather feedback on what residents liked or disliked. The main plan was printed in A1 for display alongside other conceptual images. Please see Annex C for more.



Feedback on the proposals to enhance the green were generally positive. Opportunities to add new trees and planted areas were universally well-received; people were generally in favour of cherry blossoms. Likewise, proposals for an insect hotel were well-received. A baseline emphasis on greenery and nature should be considered very important.

A good number of people looked positively on the informal seating areas that featured among the concept art on display. These were seen as creating opportunities for meetings as well as play. Some people were hesitant about these, as they didn't like the idea of open space being replaced with something too built-up.

A more controversial feature was the piazza or amphitheatre on the large north-eastern part of the green (labelled as number 2 on the plan above). Several people wished to see the large green space preserved and were opposed to the use of concrete. It could be worth considering a compromise option of a lawn. This could create a versatile space that would allow informal sport or hosting stalls or gazebos (like the harvest table). While most areas should not be mowed to maintain biodiversity, a mown area could offer alternative opportunities for nature.

Community allotments were enthusiastically received by some, with others concerned about the maintenance. The “Incredible Edible Bristol” group was brought up in discussion towards the end of the event, who have helped create several community allotment projects in Bristol. This was suggested as a model for future community gardening in our area.

Bins were requested, especially as the bins at the adjacent children’s play park tend to fill with dog waste quickly. We understand from Councillor Dalton that recycling bins may not be possible at this time. The local nature of the park would hopefully encourage people to take their litter home.

Parking was raised as something to consider; however, given the local nature of the proposed park (and the construction issues of adding parking), this area may not need discrete parking options. Given the bus stops on Rowbarrow, there are public transport links available for visitors from further afield. Bike racks were also raised as a useful addition to the green, which could easily be included.

Antisocial behaviour was a concern of some residents, particularly those living on the Crescent or opposite the green. These concerns particularly related to things like noise at night and kids hanging around. One suggestion was to involve local young people in the development or construction of the park. We will have to defer to conventional wisdom in designing hardened spaces that are resistant to vandalism and strike a balance between creating opportunities for socialising and allowing so-called antisocial behaviour. For example, some wanted sheltered spaces to be included in the final design, but these may run into opposition from people concerned about antisocial behaviour.

Finally, there was some discussion of integration with other community institutions, events, or spaces. For example, the potential for installation/art/sculpture/plantings for the Queen’s jubilee next year, or some commemoration of the efforts of NHS workers during the pandemic in the nearby hospital. Someone raised the possibility of looking at integration with other spaces, such as the strip of trees next to the children’s park.

## **Rowbarrow Improvement Group ideas**

The core group of 4 or 5 members who have been organising the RIG activities over the long-term have tended not to reply to the other rounds of canvassing directly. Briefly, these were some suggestions our members have had over the months we have worked together:

- A play area for larger children, open grassed space to host events like the Harnham Community Table (which is being held at the green in May), seating areas
- Tree planting
- Wildflowers and grasses
- Fencing to limit vehicular access to the Green, perhaps with hedging

- A conversation pit
- A noticeboard/community book share cabinet
- Insect hotels and other small features to benefit nature

Many of these were raised by other residents or considered at other parts of the process, such as the display at the harvest table event.

## Recommendations

A community garden or park on the green emerged as most popular idea. A plethora of other miscellaneous ideas for the area were also volunteered. Many of these could be delivered in tandem with enhancements to the green.

We recommend that the idea of a park or garden for the community on the green be taken forward for development, taking into consideration the views given by residents as summarised here, and further rounds of consultation (in particular with those living on the Crescent opposite the Green).

The Improvement Group will carry on gathering feedback in the area and passing this on to SCC officers and councillors. Residents should continue to be involved in the process of realising the project. This should include a role in steering the project and, where possible, helping to build it. Local schools, residents and organisations should be invited to have a direct hand in the project (helping to plant trees or flowers, for example). Construction and maintenance of this project should be the priority for the s106 funds.

We propose working to the following broad timeline:

- July 2021: SCC works with the RIG to draw up more detailed costings and a near-final design
- End of July 2021: SCC prints a leaflet to be delivered by RIG members informing residents of the final plan and inviting feedback
- Mid-August 2021: RIG and SCC work to revise scheme based on any feedback by 22 August at latest
- 6 September 2021: Full council meeting discusses and approves plans
- Phase 1 of construction – the gardening and any construction work
- Phase 2 – community-led work to set up the allotments and any other features
- Completed spring/summer 2022 – grand opening could coincide with the Platinum Jubilee

Salisbury City Council's strategic plan for 2017-21 had three headlines: making Salisbury a better place to live, work, and visit; helping the community to help themselves; and improving the public

spaces. Investing s106 moneys to create a high-quality, green, accessible community garden, as requested by the residents themselves, is a clear way to deliver on these strategic priorities and redress the lack of a communal hub in East Harnham.

## Considerations

### City Council Officers

Salisbury City Council officers David Bradley and Mostyn Coombes produced a report outlining costs and considerations for the project.

Salisbury City Council Officers comments on considerations:

The surrounding area has large Beech trees planted in volume, due to the green space being situated so close to the houses with nice views looking out over Harnham. It might be worth considering tree species which don't grow to excessive heights and have more to offer visually through flowering and bark colours. The Nisa shop is positioned at the end of the site and is visible from the green space, planting a copse of trees at one end will help mask the shop and enhance the area.

Site dimensions:

Length: 117 Metres

Width at middle: 36 Metres



Mostyn Coombes also provided comments via email on some aspects of our proposals.

Possible feature	Mostyn Coombes' Comments
Paved area for art installation	Consider the possibility of vandalism to any structures or statues/artwork. I would imagine this would be costly to install!
Large paved area	Same as above.
Paths (tree-lined promenade, paths up slopes)	Isn't the hill quite steep? You may have to consider steps. A tree lined promenade would be a nice feature but will require some ongoing maintenance to prune branches back from the path. (Some time ago I created a report with some ideas, this included a price for gravel paths, did you receive a copy of this?) Self binding gravel would be a good option.
Community allotment installations or planters	It's easier to maintain community gardens/allotments in raised beds, railway sleepers are strong and likely to last a long time. Pots and planters will need to be watered over the summer which will increase maintenance costs.

Cherry blossoms/trees on slopes	Great idea, they will offer good spring colour with little maintenance costs in the future, ensure planting is kept back from paths and pavements to avoid regular pruning.
Wildflower/grasses on slope	Long grass and wildflowers would be a good choice, wild flower turf is available for instant effect. These areas would be mown/cut during the autumn.
Planting trees in a more densely wooded area	This is a good idea, smaller trees may best suit the site. If you do decide on larger species it would be a good idea to keep them away from paths, pavements and properties. There will be maintenance involved with a wooded area but don't let that put you off.
Benches	Recycled plastic benches are expensive but the best option, we would try to avoid wood.
Costs of machinery for digging for paved areas prohibitive?	Yes, it would be costly to install two large paved areas and could use a considerable amount of the budget, it might be worth considering just one area.
Maintenance of community-oriented installations like planters?	Sometimes community gardens/allotments end up getting neglected so, I would suggest only allowing for a small area and using a strong material like railway sleepers. By doing this, sustainable planting could be installed at a later date if it was necessary. Any planters will require to be watered during the summer.
Antisocial behaviour	As mentioned above, I would imagine that SCC Councillors and Officers will work with the Community group to liaise and finalise a plan and at this point it would be useful to work with the Architect from the group. Unfortunately, we do experience antisocial behaviour on our sites, congregating areas of seating can attract groups, and any structures on site could be targeted.

## Example Costings

### Salisbury City Council guidelines

The following costings are taken from the report prepared by Mostyn Coombes and David Bradley (Salisbury City Council officers). The report contained additional options for things like benches or bins, but the cheapest, conventional options have been selected here.

Glasdon Phoenix, made from recycled plastic £459.40;

Salisbury City Council standard parks litter bin manufactured by Wybone Limited £279.99;

Gravel paths created from self-binding material - cost in the region of £75 a meter;



For accessibility, our architect Matt Mudd identified that a handful of kerbs will need to be dropped. These cost approx. £1900 each and could be installed within a few months if funded through S106. The CATG route will take longer.

## Rowbarrow Improvement Group costings and comments

We believe other suggestions, such as railway sleepers/planters, a covered area, or wildflower turf, would be affordable within our current budget. As Mostyn Coombes noted above, two paved areas may be prohibitively expensive compared to only one.

SCC paid £1,230.00 for 110m<sup>2</sup> of **wildflower turf** back in 2019 (delivery costs included); it works out about £10.50/m<sup>2</sup> (supply only, doesn't include labour to lay turf, prices may have increased since then). Wildflower Turf ([wildflowerturf.co.uk](http://wildflowerturf.co.uk)) has many options available, including turfs suitable for shaded areas such as those around trees.

SCC has an account with Barriers Direct who supply low/no-maintenance standard "Sheffield" **bike racks** for £52.75 each.

Planters/railway sleepers for the **raised beds** may be best; 2ft by 6ft self-watering tubs in the city centre cost £500 each. Harrod Horticultural ([harrodhorticultural.com](http://harrodhorticultural.com)) has many options available, including their "superior range" with options for different depths. Including some deeper beds may be preferable for accessibility for wheelchair users or people with back problems. There is extensive guidance available online about setting up a raised bed community allotment, including design

considerations such as access to water, width (allowing access without stepping on the beds), and placement (for example, having beds of a suitable size and separation to avoid people climbing over the beds). These can and should be readily incorporated into a final design specification and the ample range of products online will allow this specification to be suitably met.

**Bollards and fencing** will be necessary to prevent unauthorised vehicles accessing the Green and to prevent people falling down slopes into roads. Timber knee rail fencing may be the most appropriate for slopes and be aesthetically consistent. Some combination of traditional bollards, planters, and trees can provide a vehicle filter that is aesthetically pleasing.

Finally, using local materials where possible would be ideal. For example, any hard surfacing could be Portland stone. Natural, recycled and/or recyclable materials are preferable to less environmentally friendly options.

## Provisional Budget

Based on the guidelines set out above, in order to demonstrate the scale of project affordable within the budget, we propose the following as an approximate cost estimate for a project of this nature:

	Individual cost	Installation cost	Number of units	Total
Dropped Kerbs	£1,900	N/A (included in individual cost)	3	£5,700
Benches	£459.40	£320 per unit	8	£6,235.20
Bins	£279.99	£80 per unit	4	£2,879.92
Trees/shrubs	£110 incl. sundries on average	£80 per unit	70	£13,300
Bike racks	£52.75	£80 <sup>a</sup>	5	£663.75
Gravel path	£75/m	N/A	200m	£15,000
Wildflower turf	£9.50/m <sup>2</sup>	Unknown	1200m <sup>2</sup> (if replacing most of the turf on slopes)	£15,210
Raised beds	£500	£80 <sup>a</sup>	4	£2,320
Knee rail fence for slopes	£1,200 <sup>b</sup>	Unknown	160m	£1200 + installation
Preventing vehicle access	£5,000 <sup>c</sup>	N/A	N/A	£5000
Bird and Bat Boxes	£500	N/A	N/A	£500
Art Installation	£5,000	N/A	N/A	£5,000
Permeable hardstanding	£15,000	N/A	N/A	£15,000

Water supply for allotment and maintenance	£5,000	N/A	1	£5,000
PIR/timed lighting	£10,000	N/A	N/A	£10,000
Play/gym equipment	£5,000	N/A	N/A	£5,000
Bug Hotel	£2,000	N/A	1	£2,000
Pavilion	£10,000	N/A	1	£10,000
Opening event	£5,000	N/A	N/A	£5,000
Professional Fees	£15,000	N/A	N/A	£15,000
Contingency	£10,000	N/A	N/A	£10,000
Total estimated cost				£150,009 (excluding installation cost for turf/fencing)

<sup>a</sup> (£80 given as installation cost based on SCC guidelines for other small installations);

<sup>b</sup> (£1200 calculated based on [woodensupplies.co.uk/c/fencing/ascot-fencing/](http://woodensupplies.co.uk/c/fencing/ascot-fencing/) prices for posts and post hats lengths, nails not included so factor under installation cost)

<sup>c</sup> (lump sum allocated to providing bollards/planters/fencing to prevent vehicle access along the Crescent, based on costs of the above plus some assumed installation costs; could be lowered by a few thousand pounds, depending on option used)

Sources for approximate costings: Salisbury City Council (kerbs, benches, bins, trees, path); wildflowerturf.co.uk (wildflower turf, multiple options available, quote given was for standard turf and finisher at £9.50/m<sup>2</sup> with shade tolerant turf costing £10.50/m<sup>2</sup>); Barriers Direct (bike racks); Harrod Horticultural (price given is an approximate average price for larger versions of “superior wooden raised beds”, multiple options including cheaper options available); Harlestone Supplies (knee rail fence). Other estimates provided by architect Matt Mudd and trade connections.

Ongoing costs for maintenance could be around £4000/year. This could be financed short-term through retaining a portion of the funds. Maintenance could be lowered by enlisting community volunteer labour for some aspects.

The outline costs above should show that a “Do Maximum” option would be affordable with a £10,000 contingency and £15,000 professional fees built in; the final design can, therefore, likely be crafted to bring the price downwards if required. Fundamentals (planting trees and flowers, community allotment installations, benches and bins) could likely be achieved at even a third of the total S106 funds. The preference would be to spend as much as possible on a quality space, built to

last, which can reduce maintenance long-term. A Quantity Surveyor or another qualified professional will be required to assess the costs of a final design.

### **Affordability, feasibility, and propriety**

On top of the costings, we have briefly considered issues of affordability, feasibility, and propriety (as defined in the HM Treasury document *Managing Public Money*).

The costings above show that a community garden along the lines described would be affordable within council's current budget, using the S106 funds. Even before the RIG feedback, SCC officers prepared a very rough outline of a basic park with costings well under the amount allocated to our area. This leaves tens of thousands of pounds for investment in the extra details requested by residents. Maintenance by SCC (which could be in the order of £4,000 a year) could be funded by the precept or, in the short to medium term, by any leftover S106 funding. Some S106 funds could be held back for repairs.

Comments above from Mostyn Coombes help to demonstrate the feasibility of the project. SCC has the resource to successfully deliver this project accurately, sustainably and within a reasonable timetable.

We believe this would be a regular and proper use of the S106 funds. The project would contribute to the recreation, leisure, and wellbeing of the people of this area of East Harnham. It has come about through engagement by, with, and for the residents of the Rowbarrow estate, aided by the goodwill and assistance of local councillors. Development of costings has been in partnership with council officers. SCC's S106 Working Group has met with representatives of RIG and provided guidance on next steps, including seeking approval from the Finance and Governance committee. Community-led consultation with generous council assistance forms the basis of this project.

## Rowbarrow Improvement Group

# Have your say!

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The City Council has around £197,000 in developer contributions which must be spent on our estate. Some of this will have to be kept back for future maintenance.

The money can be used for community & social projects for recreation & leisure.

We are a group of residents working with councillors to gather ideas and submit them to the Council.

**To share your ideas for this money, please contact [rowbarrow@outlook.com](mailto:rowbarrow@outlook.com) or post them at 6 Barrow Close. Please submit all ideas by 19 April.**

So far, the most popular idea has been a community garden on the green opposite the NISA. We would welcome any comments on this idea.

If you're interested in joining our group or would like to be copied into updates, email us or join the Osmund Fields Facebook Group. We meet fortnightly on Tuesday at 19:00. Your email address will not be shared.



## **Annex B – Google Form Responses**

Survey responses as of 19/06:

If a community garden or park was to be created on the Green, what sort of features would you like to see included? Please give as much or as little detail as you wish.

**Some kind of sports facility for kids, basketball net or something. Dog poo bins**

**Trees with benches underneath some of them, flowerbeds**

**Gym equipments, bins, open space.**

**Benches, bins and wildflowers**

**Wildflower planting, small trees, benches, and litter bins. Some form of exercise equipment would be good, such as parallel/pull-up bars. It could house things like a book exchange or insect hotel.**

Do you have any other comments about the community park/garden idea?

**There needs to be something for kids who are too old for the park**

**Could there be a Royal Mail post box also?**

**Make it simple without any building or bricks. Large sum of money can be used for security and cleanliness.**

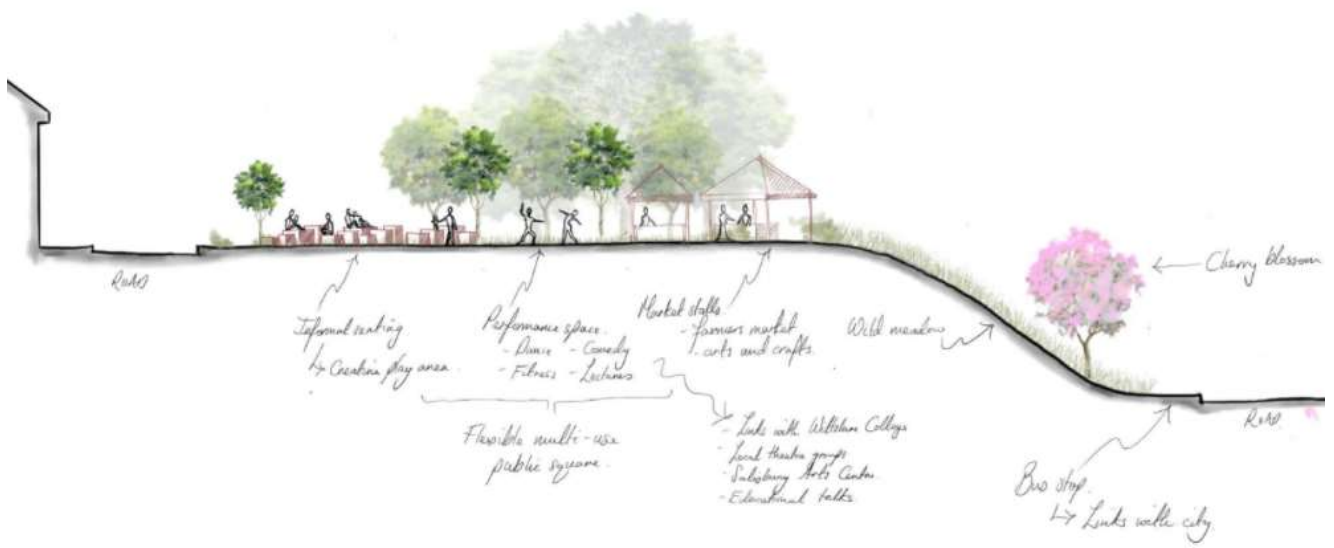
**I hope this creates a high quality, wildlife-friendly community space.**

## Annex C – Rowbarrow Concept Art, Matthew Mudd

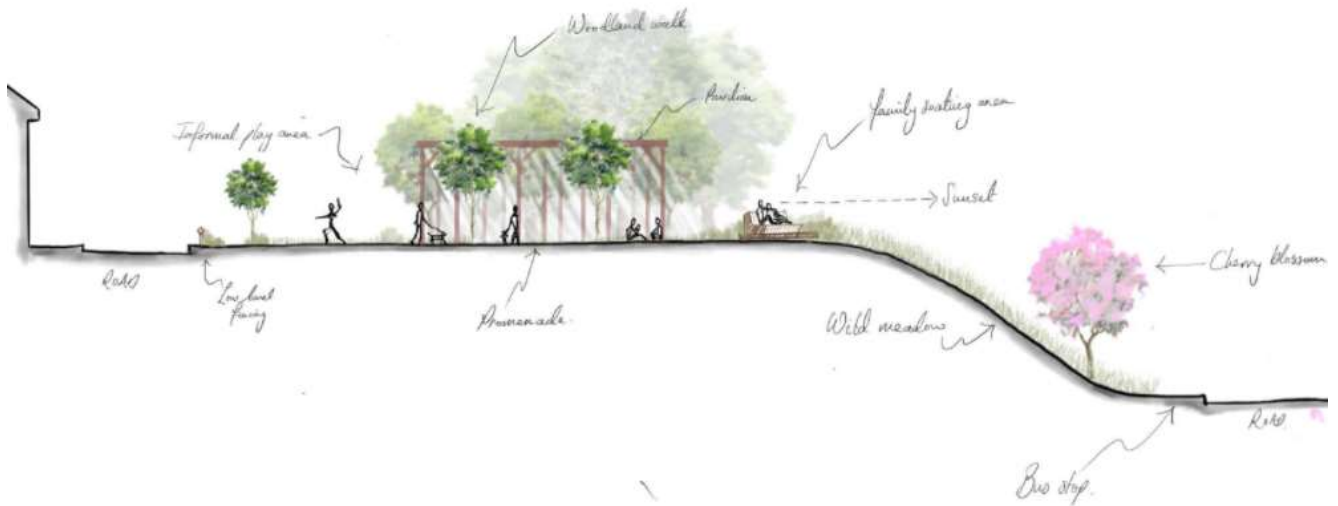


Original version.

















Revised version