

Report of	Meeting	Date
Director of People and Places (Introduced by the Executive Member for People)	Executive Cabinet	20 October 2011

ALLOTMENTS UPDATE – MANOR ROAD AND DUKE STREET

PURPOSE OF REPORT

1. To provide an update regarding progress with the Manor Road and Duke Street elements of the allotments project.

RECOMMENDATION(S)

2. That the report detailing the current position on the development and provision of both allotment sites is noted.
3. One of the following options is agreed to progress the Duke Street allotments further:
 1. The Council to partially or fully fund £6,000 for further site investigation work for the school land on Duke Street proposed for the land exchange.
 2. The Council do not fund any further site investigation work and continue negotiations regarding the land exchange to be concluded by 30th November 2011.
 3. If Options 1 or 2 are not chosen / do not proceed, that the Council progress with a similar number of new plots on part of the Council owned land on Rangletts Recreation Ground.
4. That the project delivery timeframe be reprofiled into 2012-13

EXECUTIVE SUMMARY OF REPORT

5. As agreed at Exec Cabinet on 9th December 2010, a number of potential new allotment sites were identified together with sites requiring further public consultation.
6. The report provides an update on the progress at the Manor Road and Duke Street sites together with details of the options available and decision required to take the Duke Street allotments forward.
7. The creation of new allotments has proved to be more complex than previously envisaged and consequently will require more time to implement. The project won't now be fully implemented in 2011-12 and the delivery timeframe will now extend into 2012-13.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

8. To allow officers to develop new allotments on sites which have been identified.
9. To increase future allotment provision and attempt to address public demand.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

10. None

CORPORATE PRIORITIES

11. This report relates to the following Strategic Objectives:

Strong Family Support	√	Education and Jobs	√
Being Healthy	√	Pride in Quality Homes and Clean Neighbourhoods	√
Safe Respectful Communities	√	Quality Community Services and Spaces	√
Vibrant Local Economy		Thriving Town Centre, Local Attractions and Villages	
A Council that is a consistently Top Performing Organisation and Delivers Excellent Value for Money			

BACKGROUND

12. As part of the Allotments Project three sites have been taken forward for further development:
 1. Manor Road, Clayton Le Woods
 2. Duke Street, Chorley
 3. The Common, Adlington
13. The initial work for these sites has focused on consultation; determining planning application requirements and issues concerning transfer of land ownership at the Duke Street site.

CURRENT POSITION

Manor Road, Clayton Le Woods

14. The previously reported legal issues concerning rights of access have now been resolved and there are no outstanding matters in this respect.
15. Consultation with local residents was undertaken in August 2010 and a response to the comments received was sent in September 2010.
16. A plan outlining 20 new plots has been drafted together with estimated outline costs of £20,000. The plans have been considered by the Council's Planning team and it has been confirmed that there is a requirement for planning permission together with consideration for water drainage. Part of the site is also allocated for proposed play space/ protection of play space in the local plan. Therefore, the planning application would need to outline how this loss of play space would be compensated by improving play space elsewhere.

17. A hydrologist is currently preparing a report to detail how water drainage will be managed on the site and this will form part of the planning application. Options to make appropriate improvements to the play space at the adjacent play area on Manor Road will be also be included to compensate for the loss of play space..
18. This work should be completed in by November 2011 and a full planning application will then be submitted. Subject to planning approval the allotments will then be created.

Duke Street, Chorley

19. Discussions with the school have taken place regarding the exchange of a portion of Rangletts recreation ground for part of the school land on Duke Street to provide for 40 new allotment plots.
20. LCC commissioned a desktop study of the land to be exchanged on Rangletts recreation ground which has a suspected old mineshaft under it. Following the investigation, it has emerged that the Coal Authority have no record of how the pit was capped and LCC now require further site investigation at a cost of approximately of £6,000. LCC have indicated that this cost would have to be met by the Council and / or school and without this work the land exchange cannot proceed. If this worked is undertaken it may also lead to further costs with no guarantee that the land exchange will happen. Given that this land has been used as a play area for many years, without any reported land movement, it is doubtful that any further investigation offers any significant value.
21. If the land exchange does not take place, allotment provision for a similar number of new plots could be progressed on part of the Council owned land on Rangletts Recreation Ground. The estimated outline costs for 40 new plots on the school land at Duke Street or Rangletts Recreation Ground would be approximately £15,000.
22. To progress the Duke Street allotments further one of the following options needs to be agreed:
 1. The Council to partially or fully fund £6,000 for further site investigation work for the school site on Duke Street proposed for the land exchange.
 2. The Council do not fund any further site investigation work and continue negotiations regarding the land exchange to be concluded by 30th November 2011.
 3. If Options 1 or 2 are not chosen / do not proceed, that the Council progress with a similar number of new plots on part of the Council owned land on Rangletts Recreation Ground.

Alternative sites

23. Officers from the Parks and Open Spaces team continue to look for and identify suitable alternative allotment sites should any of the three sites in this report not materialise.

Summary

24. The report provides an update regarding the progress made to implement the Manor Road and Duke Street elements of the allotments project. The creation of new allotments has proved to be more complex than previously envisaged and consequently will require more time to implement. It is a key project in the Corporate Plan for delivery in 2011-12 and is

currently rated as amber as reported in the recent performance monitoring report at Executive Cabinet on 18th August 2011. The project won't now be fully implemented in 2011-12 and the delivery timeframe will now extend into 2012-13.

IMPLICATIONS OF REPORT

25. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	Y	Customer Services	
Human Resources		Equality and Diversity	
Legal	Y	No significant implications in this area	

COMMENTS OF STATUTORY FINANCE OFFICER

26. Should the Executive Committee decide to commit a further £6,000 for the site investigation work, this would need to be funded from this year's underspend and not the original budget of £40,000 allocated to allotment development.

COMMENTS OF THE MONITORING OFFICER

27. There are no legal reasons why the recommendations made within the report cannot be adopted.

JAMIE CARSON
DIRECTOR OF PEOPLE AND PLACES

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Jamie Dixon	5250	23 September 2011	EC 20-10-2011 - Allotments Update Manor Rd & Duke Street