

Report of	Meeting	Date
Director People and Places (introduced by the Executive Member for Places, Councillor Eric Bell)	Executive Cabinet	9 December 2010

## ALLOTMENTS - ACTION PLAN UPDATE

### PURPOSE OF REPORT

- To give an overview of progress on the action plan linked to the provision of allotment sites

### RECOMMENDATION(S)

- That the report detailing the current position on development and provision of new sites is noted
- Approval is given to begin public consultation on the following sites:
  - The Common, Adlington;
  - Duke Street, Chorley.

### EXECUTIVE SUMMARY OF REPORT

- A report was presented to Exec Cabinet on 12 August 2010 which outlined proposals for the development of new sites. The potential developments would increase the number of plots available and subsequently reduce waiting lists
- Within the aforementioned report approval was given to further explore a number of potential sites and begin consultation with the public
- There have been significant developments over the last four months which will result in the Council having to consider another site. A summary on all of the sites is detailed later in this report

### REASONS FOR RECOMMENDATION(S)

#### (If the recommendations are accepted)

- To allow officers to begin public consultation on sites which have been identified for future development
- To increase future allotment provision and attempt to address public demand

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- None

## CORPORATE PRIORITIES

10. This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the Central Lancashire sub-region		Develop local solutions to climate change.	√
Improving equality of opportunity and life chances	√	Develop the Character and feel of Chorley as a good place to live	√
Involving people in their communities	√	Ensure Chorley Borough Council is a performing organization	√

## BACKGROUND

11. Three sites were originally identified and feasibility studies were undertaken and the sites deemed potentially suitable, subject to more detailed investigation and public consultation.

12. The progress to date on each site is summarised below:-

### Rothwell Road, Adlington

This parcel of land owned by Chorley and is situated in a largely residential area and is adjacent to a school. The land was deemed suitable after the initial feasibility study. However United Utilities have a large diameter pipe running under the site which is subject to an easement agreement. Within this easement there are weight restrictions on the site to protect their apparatus. The Council had hoped that these would not prove to onerous and would allow the development to take place and there would be a certain degree of flexibility.

Unfortunately United Utilities imposed a 6 ton weight limit on the site. With the level of groundwork required and the need to service the site a 6 ton weight limit effectively cuts off the site and prohibits any future development. This is down to the fact that the use of earth moving machines or wagons to take away the spoil well exceeds the weight limit. Therefore, this site is no longer a consideration.

### Manor Road, Clayton Le Woods

The public consultation has recently been carried out and all feedback has been responded to. A procurement exercise has been carried out to cost the development works and this is being considered.

There is minor legal issue over access to resolve. Manor Road is a private road and land which adjoins a private road usually has legal rights of access. However due to the fact there is no registered owner of part of the road Chorley needs to apply for a right of access to both the proposed allotment site and the recreational area on the other side of the road. This is a precautionary measure and Legal is currently working with Land Registry to resolve it. Once the access rights issue has been resolved work will commence on site. This site will yield 27 plots and has an area for Community Food Growing.

### Duke Street, Chorley

This proposed site will be situated on land currently owned by Lancashire Education Authority. The site belongs to Duke Street School, but due to its location across a road it is not very usable. Therefore we are entering into negotiations to exchange a portion of Ranglelts Rec ground for the school site.

The land swap is not like for like and the proposals will see the Council only giving a plot approx 70% of the size it hopes to acquire. However the school will benefit from a more

useable space. As part of the proposal the Council will make a contribution towards the perimeter fencing which would allow the school to absorb the area of Rangletts Rec into the school grounds.

There is still some work to go, however this site remains a key site in the overall project as it will allow us to provide new plots within the Town Centre which has the highest demand. This site will yield around 60 plots and has an area for Community Food Growing.

#### The Common, Adlington

The Common is owned by the Council. Initial discussions with Liberata and the officers dealing with the Allotment project have identified the site has having potential. As a consequence the officers are carrying out the necessary investigations and consultations. In addition to this officers in Planning Policy are working with the Parish, local Councillors and the Community in Adlington to identify other possible sites as part of the site allocation process. Suggestions will be submitted by 31 Jan 2011 and if suitable sites are identified there is the potential to develop further sites or refocus efforts away from the Common onto sites which have greater potential and are considered more accessible.

This site will yield around 40 plots.

13. The assigned budget of £40,000 is still available as all of the costs associated with the investigation works discussed above have been covered by staff budgets.
14. Officers have provided a rough costing of the work required to bring the three proposed sites into operation. This has shown that all of the schemes can be delivered for the £40,000.

#### IMPLICATIONS OF REPORT

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

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

#### COMMENTS OF THE DIRECTOR OF TRANSFORMATION

16. Generally, there are no legal comments on the suggested approaches within this report. However, on the specific issue of Manor Road, only part of this unregistered, part being in the registered title of two adjoining properties in the road. This is not a public highway and entry can be refused. However, Lancashire County Council already have a private right of way and this Council has a prescriptive right to use the road to gain access to the land on question.

JAMIE CARSON  
DIRECTOR PEOPLE AND PLACES

Report Author	Ext	Date	Doc ID
Martin Walls	5250	24 November 2010	