

NORTH LINCOLNSHIRE COUNCIL

HIGHWAYS AND NEIGHBOURHOODS CABINET MEMBER

ALKBOROUGH FLATS CAR PARK

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek Cabinet Member approval to lease a small area of land adjacent to Whitton Road, Alkborough. A car park will be created on this land and will be used by visitors to Alkborough Flats (“Alkborough Flats” or “the site”).
- 1.2 To commit the council to pay the annual rent for the car park for a period of 10 years.

2. BACKGROUND INFORMATION

- 2.1 Alkborough Flats managed realignment site forms part of the Environment Agency’s Humber Flood Risk Management Strategy. The site is the second largest managed realignment site in Europe. It has won several awards for its design and management.
- 2.2 The council has worked in partnership since 1998 with the Environment Agency, Natural England and Associated British Ports (“the project partners”), to deliver the site. Since the site was breached, the council have worked with the project partners to develop it into a Nature Reserve. The council manage Alkborough Flats on behalf of the project partners.
- 2.3 Alkborough Flats has two main purposes. The first is to help prevent thousands of homes and businesses from flooding. The second is to provide new inter-tidal habitats. The river defences next to the Humber were breached in September 2006. Since then a range of new habitats have started to develop naturally. Others are being created. The site is a haven for wildlife and a popular area for bird watching, walking, and photography.
- 2.4 Existing car parking facilities at the site are inadequate. Visitors to the site find that this restricts their access to the site. It is also having a negative effect on the local community and limits promotion of the site as a tourist attraction.

- 2.5 We could lease a small area of land (1440m²), adjacent to Whitton Road. It would cost us £1,000 per annum. The lease will last for 10 years. The project partners will provide the funding to lease the car park. As such, there would be no net cost to the council. The project partners will also fully fund any future maintenance costs.
- 2.6 Officers secured full planning permission to create the car park on 16 June 2011.
- 2.7 On average 6,000 people visit Alkborough Flats annually. These visitors are helping to boost the local visitor economy.

3. **OPTIONS FOR CONSIDERATION**

- 3.1 **Option 1** – To approve the lease of 1440m² of land adjacent to Whitton Road, Alkborough.
- 3.2 **Option 2** – To withhold permission to lease the land.

4. **ANALYSIS OF OPTIONS**

- 4.1 **Option 1** - Entering into a 10 year lease will enable the provision of a suitable car park for the facility. Once the car park is created we can fully promote Alkborough Flats as a tourist attraction through the South Humber Collection. This will bring in larger numbers of visitors to this part of North Lincolnshire. An increase in visitor numbers will boost the local visitor economy. A car park for visitors will reduce any adverse impacts on the local community.
- 4.2 **Option 2** – If the land is not leased the car park cannot be created. We will lose the opportunity of LEADER funding. Promoting Alkborough Flats further as a tourist destination will prove difficult. We will lose the potential benefits to the local economy.

5. **RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

- 5.1 Financial implications - The annual cost for leasing the land is £1,000 per annum for a period of ten years. The project partners will provide all the funding needed to lease the car park. The project partners will also fully fund routine maintenance of the car park.
- 5.2 There are no staffing, property or IT implications to consider.

6. **OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)**

- 6.1 There are no other implications associated with this report.

7. OUTCOMES OF CONSULTATION

- 7.1 Alkborough and Walcot Parish Council were consulted about the creation of the car park at Whitton Road. They supported our proposal. The Parish Council were also consulted as part of the Planning Application process. They did not object.

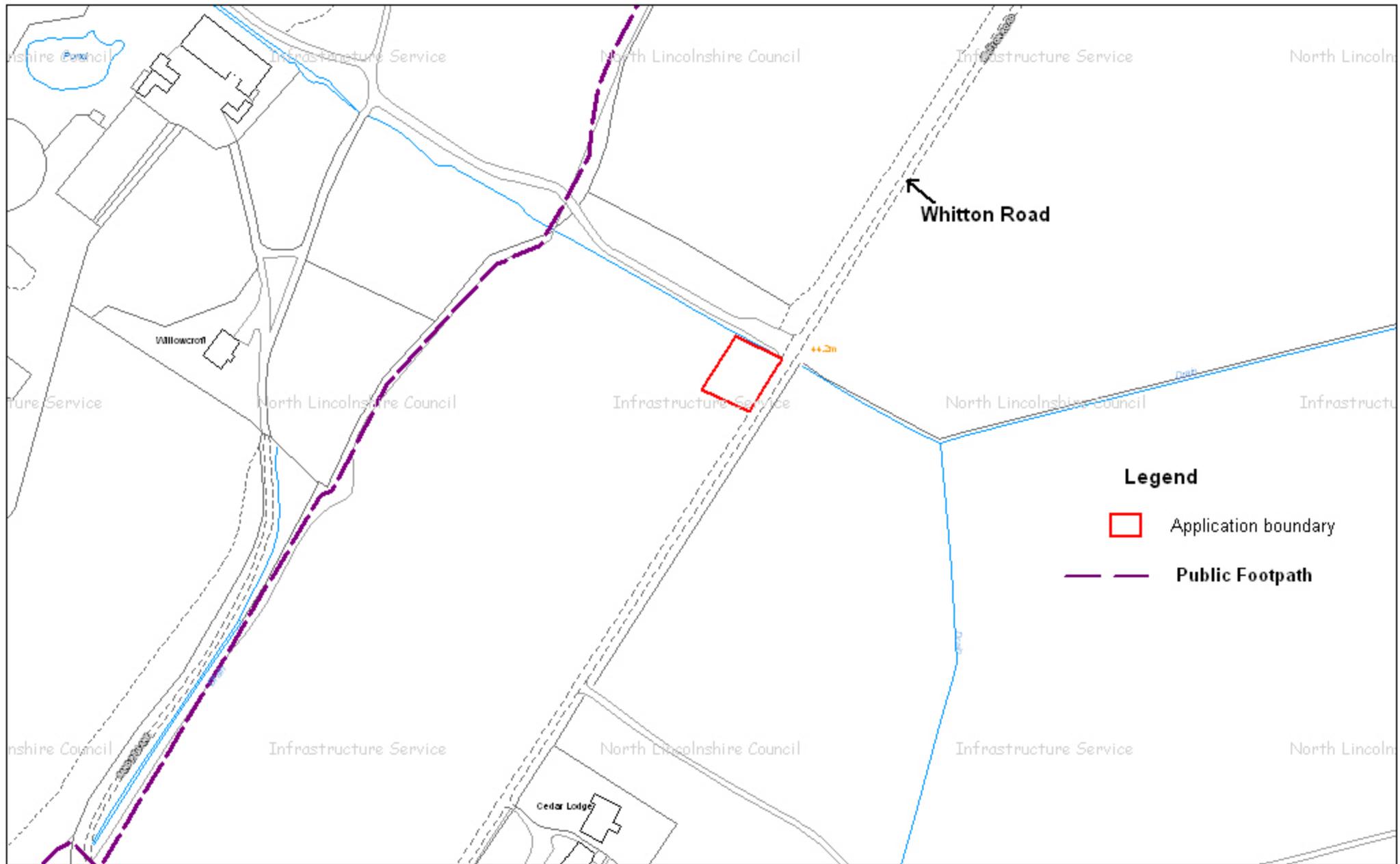
8. RECOMMENDATIONS

- 8.1 That the Cabinet Member approves the lease of 1,440m² of agricultural land off Whitton Road, Alkborough, subject to terms agreed by the Director of Infrastructure Service.

DIRECTOR OF INFRASTRUCTURE SERVICES

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Background Papers used in the preparation of this report: None



Legend

- Application boundary
- Public Footpath


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Infrastructure Service

Director,

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