

# EUXTON PARISH COUNCIL



Meeting: Allotment Committee Meeting

Hosted virtually via Zoom Meeting ID: 831 0684 0983 Passcode: 222436

<https://us02web.zoom.us/j/83106840983?pwd=RGdHekN0RDdyVVlyMTdlbV1RzFSUT09>

Tuesday, 30<sup>th</sup> March 2021 at 7.00 pm

## A G E N D A

1. Apologies
2. Declarations of interest
- 3 Public participation
4. Minutes of the last meeting held on 11<sup>th</sup> March 2021
5. Verbal update progress with Chorley Council lease and s106 agreement process
6. Drainage proposal – see report to consider a proposal for an initial tranche of drainage works
7. Tender exercise process update
8. Any other items which need attention or research
9. Date for next meeting

### Allotment Committee

1	Chris Jones - Chair
2	Eric Jones - Vice Chair
3	Patricia Fellows
4	Andy Oddy
5	John Matson
6	Katrina Reed
7	Dez Rigg
8	Aidy Riggott
9	Helen Tune
10	Steve Walker

*D. Platt*

CLERK

Published: 25/03/21

## Item 5

### 5. Verbal update progress with Chorley Council lease and s106 agreement process

Rowland Homes has signed to agree to Chorley Council's request as below.

I write to you as the owner of land south of Euxton Lane, Euxton and successor in title to the Homes and Communities Agency in respect of the above mentioned S106 Agreement, a copy of which is enclosed for ease.

As you may be aware as part of the planning obligations under the S106 Agreement Rowland Homes Limited transferred land on site to Chorley Council on 17th January 2019 ("the Transfer") for the purpose of creating and maintaining allotments for the Borough.

Schedule 3 of the S106 Agreement defines the 'Allotment Land' as "*...an area of 0.675 hectares will be provided on site, which will comprise of 16 allotment pitches each measuring an area of 250m<sup>2</sup>.*"

On all new allotment sites being created pitches of 250m<sup>2</sup> are deemed too large, therefore the Council seeks your agreement to create a greater number of allotment pitches smaller in area on the land subject to the Transfer.

This now clears the path for the lease to be finalised and handed over. The Solicitor at Chorley is presently on leave so on their return the above signed agreement will be actioned and also the lease finalisation.

## Allotment Site

### Drainage – on site

At the last meeting the Committee agreed some drainage options up to the value of £7,200.

This work included:

- 60 metres of culverting from North to South (red line) A to B backfill with spoil
- Dig out the dead trees to locate the running water at B
- Pipe the running water supply found at B in to new culvert
- Land drains at the top of the site, and at plots 3 & 5

Following on from this, it has become clear that the top section of the site – from North, Euxton Lane down to the middle, where the site changes shape (orange dotted line) makes one parcel of drainage work. This would assist with draining the initial working site to enable contractors to enter site and the main the contract to move forward. It will also need one more land drain than anticipated so going over the amount approved.

The approved work covers to the purple dotted line, not including one additional land drain.

From the purple dotted line to the orange dotted line this would require a slightly different specification of work as the car park area needs to be laid on top of firm ground.

To link in to the culvert from A to B going from B to C this would have to be back filled with stone to give the car park a firm surface to be created on the top of. By culverting the section B to C it will widen the side and increase the car park width.

If you look at the drawing, the car park stopped short of the original ditch. However, when the first drainage work was carried out it was clear the original ditch (from many years ago) was behind and under the tree line. That is why a new ditch had been formed, this is the one we cleared, this is now right up to the edge of where the car park is planned.

This has presented another concern, there could be a risk that cars could drive or reverse into the ditch, which a major safety issue. Or if cars often park too close to the ditch edges, there is a risk the ditch side might collapse over time. It's because of these reasons that we will have to protect against this.



## Item 6

One way is to lay a land drain and backfill with stone to leave a solid surface (B to C). Or we erect a suitable sturdy fence or barrier along the side where the ditch is. Both will be costly, but if the stone option is used, we will gain space. It is recommended to pipe and stone the ditch, it will only need doing once whereas a fence or barrier would need to be maintained and replaced over time.

This part of the work will cost approximately additional funds to that already approved.

In summary, to carry out a full scheme of drainage on the North of the land to include:

- 60 metres of culverting from North to South (red line) A to B backfill with spoil
- Land drains x 4 – top of site above plot 1 and at plots, 3, 5, 7
- Dig out the dead trees to locate the running water at B
- Pipe the running water supply found at B in to new culvert
- Backfill at B to build up a rear banking which was dug out to find running water supply
- Continue culvert from B down to C and backfill B to C with stone for a firm finish

These works will not be contained in the main large contract if carried out separately by agreement at this meeting.

This total job will cost in the region of £14,700.

This would also mean if there are problems with the much more waterlogged lower part of the site we could go ahead with the car park and the first 8 plots on top of this tranche of work.

We would also endeavour to drive further cost down to compensate for the extra expenditure now.