

NORTH LINCOLNSHIRE COUNCIL

ENVIRONMENT AND STRATEGIC PLANNING CABINET MEMBER

ALKBOROUGH FLATS CAR PARK

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek Cabinet Member approval to continue to lease a small area of land adjacent to Whitton Road, Alkborough. A car park was created on this land in 2011 for use 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 on a rolling annual basis.

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 and has won several awards for its design and management.
- 2.2 Since 1998, the council have worked in partnership 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, or have been created. The site is a haven for wildlife and a popular area for bird watching, walking, and photography.

- 2.4 There is potential for the site to be declared as a National Nature Reserve (NNR). If this is confirmed, good car parking facilities will become very important.
- 2.5 The site represents an important element of the Council's bid to extend the boundary of the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) into North Lincolnshire.
- 2.6 Existing car parking facilities at this site were inadequate prior to 2011. The creation and lease of the car park meant we were able to promote the site as a tourist attraction, which in turn had a positive impact on the local economy.
- 2.7 The annual cost for leasing the small area of land (1440m²), adjacent to Whitton Road is £1,000 per annum which we have leased for the last 10 years.

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 continue to lease the land.

4. **ANALYSIS OF OPTIONS**

- 4.1 **Option 1** - Entering into another lease will enable the car park to continue to be used and promoted as a tourist attraction through the South Humber Collection. This will continue to bring in larger numbers of visitors to this part of North Lincolnshire. An increase in visitor numbers will boost the local economy. Impacts on the local community will be minimised by continuing to provide a car park for visitors.
- 4.2 **Option 2** – If the land is not leased the council will not be able to promote Alkborough Flats further as a tourist destination and potential benefits to the local economy will be lost.

5. **FINANCIAL AND OTHER RESOURCE IMPLICATIONS (e.g. LEGAL, HR, PROPERTY, IT, COMMUNICATIONS etc.)**

- 5.1 Financial implications - The annual cost for leasing the land is £1,000 per annum.
- 5.2 There are no staffing, property or IT implications associated with this report.

6. **OTHER RELEVANT IMPLICATIONS (e.g. CRIME AND DISORDER, EQUALITIES, COUNCIL PLAN, ENVIRONMENTAL, RISK etc.)**

6.1 Not applicable.

7. **OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)**

7.1 Not applicable.

8. **OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED**

8.1 There are no known conflicts of interest.

8.2 Alkborough and Walcot Parish Council were consulted about the creation of the car park at Whitton Road in 2011 and supported the proposal.

9. **RECOMMENDATIONS**

9.1 That the Cabinet Member approves the continuation of the lease of 1,440m² of agricultural land off Whitton Road, Alkborough. Operational Property will agree the terms of the lease.

Deputy Chief Executive / Executive Director Commercial

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Background Papers used in the preparation of this report –

- Alkborough Flats Cabinet Report 2011