

WORKINGTON TOWN COUNCIL

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Appendix A Community Asset Transfer for Land at Moss Bay

1. Background

The council has been searching for a site for new allotments for some time. A parcel of land at Moss Bay was identified by County Councillor G Humes back in 2012 as being a possible site. The land is owned by Cumbria County Council and is currently let for agricultural use.

Whilst reviewing the County Council's landholding in Moss Bay, it was noted that on the opposite side of Solway Road, between Kerry Park Trading Estate and the Persimmon development known as Forgehills lies a small parcel of open space, currently grown over with scrub, which lies on the new England Coast Path National Trail, and is one of the few remaining undeveloped areas of land to the west of Solway Road.

In a strategic position next to several important development sites, it was suggested that the town council seeks ownership of the site to develop as community open space through the Workington Nature Partnership.

2. Community Asset Transfer

Cumbria County Council has a well-established mechanism for transferring ownership of County-owned assets to town and parish councils and other community groups for safe keeping in the public interest. Both parcels of land have been submitted to the first round of screening for such a transfer and have been accepted as valid community assets suitable for transfer.

The Town Council must now work up a business plan to show how the assets will be developed and used in the community interest.

2. Recommendation

That the Town Council takes this process to the next step, and works up a business plan for the two sites. This will go through Allerdale Local Area Committee in July and then on to cabinet in September. The transfer would be subject to legal advice to both councils.

The Allotment site

The Town Council is the allotment authority for Workington. The waiting list for allotments is currently over 90.

The site is around 6,000 sq m. This could yield up to 80 new vegetable plots.

On street parking is available on Derwent Road and at the back of Moss Bay Road. The site is fairly secure on two sides, but would require additional fencing on the Moss Bay Road and Derwent Street sides.

The Amenity Open Space

This is around 8,600 sq m and is crossed on the western edge by the England's Coast Path national trail. Its western edge slopes steeply down to the railway, where there is an old pond. On the eastern edge, the boundary is Solway Road. The south end is bounded by the new Forgehill housing development, and the northern edge is bordered by Kelly Park Trading Estate. There have been several incursions on to the public land here. One part of the boundary has been breached by fly tippers, and another part has been occupied for some years by a dog breeder. It is not proposed to include the dog breeder's compound in the asset transfer.