



David Christian,  
For Formula Land,  
By email.

13<sup>th</sup> April 2023

Dear David,

As you know there has been a handover of responsibilities at the Parish Council which has resulted in a delay to responding to emails which went between you and Steve Milton in November 2022.

I am now getting on track as the new clerk and communicating with you and our allotment holders is an important role.

The December minutes of the parish council summarised where Formula Land and Alderbury Parish Council stood in relation to the continued use of land owned by you and licenced to us for use as allotments.

You have repeatedly said, in person and in writing, that Formula Land would sell the freehold to the land currently used as allotments to the Parish Council for £1 as part of the planning process. Whilst this is an interesting offer, we will not pursue it further until the time seems right in that process. We would only incur solicitor's costs potentially for no purpose, and we must remain mindful of spending residents' money. We will hold you in good faith to the commitments you have so far made by email and thank you. It is still our preferred solution to own the site.

In the meantime, our tenants are concerned by the lack of security which the current licence gives them. At the moment the licence runs to March 31<sup>st</sup> 2026 but you are able to give 12 months notice at any time before then. You have previously suggested your willingness to negotiate a lease giving us longer-term security of tenure, which we would interpret as a lease in perpetuity. We would like now to take up that offer.

We also need to address the problems the allotment holders are having with the access and car park being so muddy. There is a real danger here of an accident involving people and or vehicles and we do need action as soon as practicable, please. I met the grass cutting contractor at the site last month and he said there is a rubber matting layer buried somewhere beneath the current grass and mud, at least on the car park area. As the landlord, please can you consider having this re-laid as soon as possible to keep the land in good order and accessible – or consider the suggestion below from the Southampton Road Allotment Association? What solution would you propose for the access track, to make that safe? The SRAA has provided quotes together with some details of their suggestions on the work needed:

**CAR PARK AND ACCESS TRACK:** an interim solution will be to clear approximately half of the current car park, lay a hard surface of road planings, similar to the area close to the Soton Rd gate. This is urgent given the state of the car park area, and the risk to all those using the Soton Rd if SRAA cars

park along it. The quote for this work is: to supply and lay 3 x 16ton lorry loads of road planings as a hardstanding for parking **£2,100.00+vat.**

INTERNAL TRACK: The surface is currently rough grass, but it is very uneven, and subject to flooding from the sloping allotments above it. The grass is mown under an APC contract several times a year. The intention now is to clear the grass layer and topsoil, flatten and harden the surface, then apply a hard covering over a membrane (4 ft width) which will allow drainage, whilst maintaining a firm platform for walking, wheelbarrows and bags containing compost, bark etc. Two quotes were obtained as follows:

1. Hurdcotts: to dig out approximately 90 metres of soil/grass path through the centre of the allotments and leave soil on site and level in the adjacent field. Supply membrane, lay type 1 hardcore and compact: **£3,200.00+VAT.**
2. PM Services: to dig out the current path, to lay geotextile membrane and hardcore: **£2,512.65+VAT.**

In summary David, for now, please would Formula Land consider:

1. A lease in perpetuity
2. How we can go about making the necessary repairs to the car park

We look forward to hearing from you and I apologise for the 'break in service' when I took over from Steve.



Liz Holland, Clerk