

# ITEM 13: ALLOTMENT SITES

## A Document to Aid Discussion

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### Allotments in Todmorden

The following information was obtained from the CMBC Allotment Lettings team.

1. The Lettings team is responsible for vetting applications, allocating plots, monitoring cultivation and appropriate usage of plots and enforcing action for under-use/misuse of plots.
2. There are currently 3 CMBC owned allotment sites within Todmorden.

Location of Allotments	Number of Plots	Number on Waiting List
Lime Avenue	3	n/a
Pitts Estate	17	16
Portsmouth	34	31

3. Plots are allocated by the Lettings team based on proximity, accessibility and experience/commitment. The team endeavour to give plots to those living close by, preferably within walking distance or a short bus ride away. The team assess the experience and time commitment of each applicant.
4. To ensure allotments are properly utilised and cultivated, independent Inspectors visit anonymously to monitor usage. A scoring system has been developed for this purpose. Those deemed not to be making the best use of their plot will be given an improvement notice, failure to improve can lead to the allotment being taken back and re-allocated.
5. **Lime Avenue Allotments (to east of Ferney Lee Road).** No waiting list is in operation for this site as a lack of water supply at the site and poor access make it less desirable. However, all 3 allotments are currently in use by people who very near live near to the site.
6. **Pitts Estate (east side of Pudsey Road Cornholme, south of Coal Clough Rd) & Portsmouth (land between Station Parade and the railway lines).** Both the Pitts Estate and Portsmouth allotments currently have waiting lists of approximately 3 years. The team consider this to be low in comparison to previous years waiting lists which have been up to 10 years long. The team cited the recent practice of splitting larger plots down into smaller ones as having alleviated pressured on waiting lists. Those at the top of the waiting list for both Pitts and Portsmouth (those waiting the longest) have been waiting for approximately 2 years.

### Allotment Policy in the Draft Local Plan

Three policies contained within the draft Calderdale Local Plan reference allotments and these are summarised below. The Local Plan also states:

*(para 20.18) Allotments are an important community resource that have positive benefits not only for environmental sustainability but also for food production, wildlife and general amenity value. The Council has a statutory duty to provide allotments if there is unmet demand under the Allotments Acts 1908-1950 and to provide for those citizens within the Borough who wish to use them.*

*The Council also is required to obtain consent from the Department for Communities and Local Government if it wishes to dispose of statutory allotments. Almost all allotments in the Borough are Council owned although there remain a number of privately-owned sites. The provision of*

*allotments is scattered around the Borough with 34 publicly managed allotment sites holding over 740 plots of varying size. (There are about 550 statutory allotment plots and 190 non-statutory plots). The Council has also identified a minimum of 30 allotments in private ownership.*

- **Policy GN7 Allotments**

*Development proposals which would result in the loss of, or otherwise adversely affect the continued operation and character of allotments will not be permitted unless:*

- *it is demonstrated that this would not result in unmet demand for allotments within reasonable walking distance, and the proposals are for an alternative community use of an open space nature;*
- *Appropriate alternative allotment provision is made of at least an equivalent standard and in a satisfactory location before the use of the existing allotment ceases; and*
- *the proposed development is consistent with other relevant Local Plan policies.*

*Proposals for the provision of new allotment sites will be permitted provided that they:*

- *are of a high standard of design and external appearance which is based on ecological principles;*
- *provide for suitable pedestrian and vehicular access;*
- *do not detrimentally harm the amenity of adjacent residents; and*
- *are consistent with other relevant Local Plan policies.*

- **Policy HW3 – Well Being**

*The Council and its partners will seek to work together to create and safeguard opportunities for safe, healthy, fulfilling and active lifestyles by:*

*(...)*

*Promoting the role of communal growing spaces including allotments, garden plots within developments, small scale agriculture and farmers' markets in providing access to healthy, affordable, locally produced food options.*

- **Policy IM7 Master Planning of Housing Sites**

*Master planning is required for all strategic housing sites with a capacity for 500 or more dwellings. In relation to allocated housing sites below this threshold, the Council will expect the Design and Access Statement to include evidence that the criteria set out under the bullet points in this policy have been taken into account in preparing the application.*

*The production of a master plans for strategic housing sites should involve the all relevant stakeholders, including the Council, infrastructure providers, landowners, developers, the local community, service providers and other interested parties. Master plans should be developed in consultation with the Council prior to the submission of a planning application. Master plans should achieve the following (proportionate to the scale of development):*

*(...)*

*facilitate opportunities for local/community led food production either through the provision of dedicated spaces such as allotments, growing space within dwelling curtilages or food based communal landscaping*

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