

Application for Secretary of State Consent to Dispose of Statutory Allotment Land - Allotment Act 1925

YOUR DETAILS

Local Authority Name: Rotherham
Your Name: [REDACTED]
Telephone Number: [REDACTED]
Email Address: [REDACTED]@rotherham.gov.uk
Postal Address: Riverside House, Main
Street, Rotherham.
Post Code S60 1AE

Alternative Contact Details (if required)

Name: [REDACTED]
Email: [REDACTED]@rotherham.gov.uk Tel No: [REDACTED]

Postal Address: As above

Post Code:

SECTION 1: GENERAL INFORMATION ABOUT YOUR APPLICATION

Name of Allotment Site to be disposed of (including any name by which it
is locally known)

Eldon Road Allotments

Q1. What is the nature of the disposal?

- a) Sale
- b) Lease
- c) Change of use

☐
☐
☒

Please provide more information if you feel this would be helpful.

Q2. What are your reasons for disposing of the site/this part of
the site?

- a) Redevelopment
- b) Redistributing supply
- c) Soil contamination
- d) Lack of demand

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Please provide more information if you feel this would be helpful.

Rotherham LA are proposing to construct a primary school on the site of an allotment. A bid to the Department for Education was successful and secured funding to build a 359 place primary school by September 2015. The school has to be located in the Eastwood area of Rotherham which has a high level of deprivation and a high birth rate, which is why the bid to the DfE was successful. The amount of available land in the area is severely limited. After a detailed search of the area, the only developable site was Eldon Road Allotments which are very underused (8 paying tenants on a 33 plot site).

SECTION 2: STATUTORY CRITERIA

Adequate alternative provision will be made for displaced plot holders or that such provision is not necessary or is impracticable

Q3. Are you seeking to dispose of:

a) Whole site

☒

b) Part of the site

☐

Q4. How many plots are you intending to dispose of?

33

Q5. How many plot holders will be affected by the disposal if consent is granted?

8

Q6. What is the size, in hectares, of the area to be disposed of?

0.85

Q7. Have you secured alternative allotment provision?

Yes

If no, please explain why not.

Q8. What is the size, in hectares, of the alternative site?

Total of
0.92ha
(Site A
=
0.45ha.
Site B =
0.47ha)

Q9. How many plots will there be on the alternative site?

Total 35
(Site A
= 15,
Site B =
20)

Q10. What is the size, in square metres of the plots on the existing site?

258m²

Q11. What is the size, in square metres, of the plots on the alternative site?

Site A =
298m²
and
Site B =

231m²

If there is a difference, please explain why.

The plot sizes vary slightly due to the nature and topography of the sites.

Q12. What is the distance, in miles, of the alternative site from the existing site?

Site A =	0.42
miles	
and	
Site B =	0.25
miles	

Please provide a map highlighting the existing site and the proposed alternative.

If the distance from the alternative site is more than $\frac{3}{4}$ mile from the existing site, please explain why.

Due to the lack of availability of land in the area, two alternative sites have been identified. The attached map shows these sites which are both within $\frac{3}{4}$ mile.

Q13. Have you received objections from existing plot-holders or interested third parties?

No

Q14. Is the alternative site currently:

- a) Council owned land
b) Commercially owned land



Q15: What evidence have you obtained to show you have secured the use of the land for allotments?

Alternative site B is wholly council owned land. Site A1(see plan) is part owned by a local college, Rotherham College of Arts and Technology (RCAT). We have an agreement with RCAT to purchase the land and are currently agreeing a value for the land. Site A now has planning permission to become an allotment should the proposal be successful.

SECTION 3: POLICY CRITERIA

1: The allotment in question is not necessary and is surplus to requirement

Q15: How many cultivated plots are there on the existing site? 33

Q16. How many plots are currently occupied on the existing site 8

Q17. How many people are there on the waiting list for the existing site? 5

Q18. Has the waiting list been closed? Yes

If yes, at what number have you closed it? 6

If you are claiming an exception to the criteria should apply, please provide your explanation here.

2: The number of people on the Waiting List has been effectively taken into account

Q18. How many people are there on the waiting list/s for other sites in the Council's area? 178

Q19. Have the waiting lists for any of these other sites been closed? No

If yes, at what number have these lists been closed?

If N/A, please explain why

Q19. Have any of the people on the other waiting list/s been offered a plot on the existing site? No

If no, please explain why not.

Our policy is to add people to one waiting list only as this makes it easier to manage. People may ask to have their names transferred to another waiting list, but are advised that in doing so they will be placed at the bottom of the new list, regardless of their position on the existing list

Q20. Did any of those offered a plot on the existing site accept? N/A

Q21. If so, how many?

Q22. If people refused a plot on the existing site, what reason/s did they provide?

n/a

Please provide copies of this correspondence

If you are claiming an exception to the criteria should apply, please provide your explanation here.

3. The authority has actively promoted and publicised the availability of sites and have consulted the National Allotment Society

Q23. Which of the following have you done to actively promote and publicise the availability of allotment sites across the council area?

a) web site or other social media (eg Twitter)

☒

b) Distributed leaflets

☐

c) Displayed posters

☒

d) Placed an announcement in newspapers/ specialist press or on local radio station?

☐

e) None of the above

☐

Select all that are appropriate.

☐

If you would like to provide more information about your answer, please do so here.

If you have answered (e), please explain what alternative methods you have used to promote and publicise allotment sites in your borough.

Q24. Have you consulted with the National Allotment Society?

Yes

Please provide copies of all correspondence with the Society

If you are claiming an exception to the criteria should apply, please provide your explanation here.

The local allotment society (Rotherham and District Allotment Association) has been contacted who have links with the National Allotment Society. The Chair (Tony South), secretary (Al Dean) and treasurer (Councillor John Kirk) were all supportive of the proposal and will pass those positive comments and endoresment of the proposals onto the national allotment society.

4. The implications of disposal for other relevant policies, in particular development plan policies, have been taken into account.

Q25. Is the existing allotment site specifically referenced in your council's agreed local or neighbourhood plan*?

No

If yes, please provide this section of the local or neighbourhood plan.

If there are any inconsistencies between the local plan and your intention to dispose of the existing allotment land, please explain below.

In the local plan the site is classed as allocated urban greenspace.

Q26. Will other council policies be affected by, or have they influenced, your decision to seek consent to dispose of the existing allotment land?

Yes

If yes, please provide more information.

It is a statutory requirement for local authorities to provide sufficient school places for its children and young people. Not receiving consent would result in children not being able to access a school place in the local area.

Q27. Will any national Government policies be affected by, or have they influenced, your decision to seek consent to dispose of the existing allotment land?

Yes

If yes, please provide more information

Attached with this application is a letter from Lawrence Leader, Head of Capital at the Education Funding Agency stressing the need for the school to be complete by September 2015.

If you are claiming an exception to the criteria should apply, please provide your explanation here.

*A neighbourhood plan is agreed when it has been voted for in a referendum.

SECTION 4: CHECKLIST OF EVIDENCE AND SUPPORTING INFORMATION

The form below is intended to help speed up the decision making process with your application.

You can use it to check that you have provided all the information and evidence the NPCU will use when determining your application.

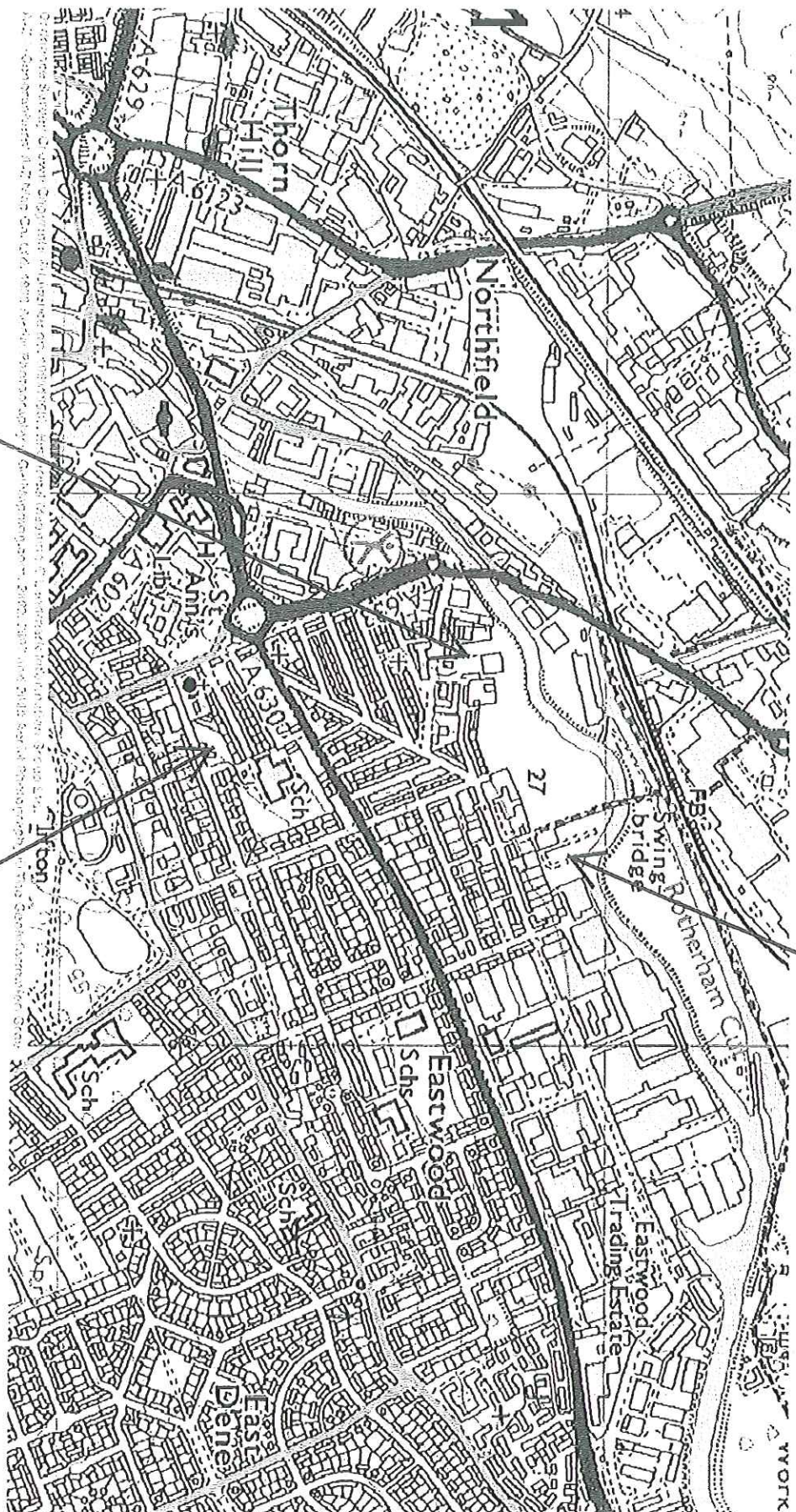
Question Number	Document	Relevant to provide	Provided
1	Map highlighting existing and alternative site	Yes	Yes
12	Copies of correspondence (letters, emails) showing objections/support for proposals	No	No
14	Evidence you've secured land for use as allotments	Yes	Yes
22	Correspondence showing reasons for refusing plot on existing site	No	No
23	Methods for publicising and promoting availability of allotment sites (information and copies)	No	No
24	Copies of correspondence with National Allotment Society	No	No
25	Relevant section of Local Plan	Yes	Yes
26	Other Council policies	No	No
27	National Government policies	Yes	Yes

Contact

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Colmore Row
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B3 2PW

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Existing Site

Alternative Site B

Alternative Site A

