

National Planning Casework Unit
5 St Philips Place
Colmore Row
BIRMINGHAM
B3 2PW
Tel: 0303 44 48050
e-mail: npc@communities.gsi.gov.uk

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

YOUR DETAILS

Local Authority Name:	Bristol City Council		
Your Name:	[REDACTED]		
Telephone Number:	[REDACTED]		
Email Address:	[REDACTED]@bristol.gov.uk		
Postal Address:	Brunel House, St Georges Road Bristol		Post Code BS1 5UY
Alternative Contact Details (if required)			
Name: [REDACTED]			
Email: [REDACTED]@bristol.gov.uk		Tel No: [REDACTED]	
Postal Address: Parkview Campus PO Box 3176 Whitchurch Bristol		Post Code: BS14 0TJ	

SECTION 1: GENERAL INFORMATION ABOUT YOUR APPLICATION

Name of Allotment Site to be disposed of (including any name by which it is locally known)	
Plots 8 , 9 , 9a Stapleton Allotments North of the M32 Stoke Lane	
Q1. What is the nature of the disposal?	
a) Sale	<input type="checkbox"/>
b) Lease	<input type="checkbox"/>
c) Change of use	<input checked="" type="checkbox"/>
Please provide more information if you feel this would be helpful. Small part of site currently grazing to be used as access , Metro Bus lane.	
Q2. What is intended future use of the site?	
a) Redevelopment	<input checked="" type="checkbox"/>
b) Redistributing supply	<input type="checkbox"/>
c) Soil contamination	<input type="checkbox"/>
d) Lack of demand	<input type="checkbox"/>
Please provide more information if you feel this would be helpful. A small overgrown area of statutory allotment land lies outside the allotment fence of the Stapleton Allotment sites currently small grazing for	

horses occasionally. The land does not form part of any cultivated plots on the site and the grazing user have been offered an alternative site. This proposed change of use is a small additional piece of land for the bus lane changes for the Metro Bus North Fringe improvement scheme

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	<input type="checkbox"/>
b) Part of the site	<input checked="" type="checkbox"/>
Q4. How many plot holders will be affected by the disposal if consent is granted?	None
Q5. What is the size, in hectares, of the area to be disposed of?	0.01ha
Q6. Have you secured alternative allotment provision?	No
<p>If no, please explain why not.</p> <p>This area has not been used as allotment gardens historically, and is separated from the nearest allotment gardens by the M32 motorway. The area to be disposed of is so small it would not achieve any realistic alternative provision. No plot holders will be affected and there are many allotment sites in the locality to fulfil local needs, which have little or no waiting list.</p>	
Q7. What is the size, in hectares, of the alternative site?	0
Q8. What is the size, in hectares of the plots on the existing site?	0
Q9. What is the size, in hectares, of the plots on the alternative site?	0
If there is a difference, please explain why.	
Q10. What is the distance, in miles, of the alternative site from the existing site?	n/a
Please provide a map highlighting the existing site and the proposed alternative.	
If the distance from the alternative site is more than ¾ mile from the existing site, please explain why.	
Q11. Have you received objections from existing plot-holders or interested third parties?	No

Q12. Is the alternative site currently:	
a) Council owned land	<input type="checkbox"/>
b) Commercially owned land	<input type="checkbox"/>
Q13: What evidence have you obtained to show you have secured the use of the land for allotments?	
n/a	

SECTION 3: POLICY CRITERIA

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

Q14: How many cultivated plots are there on the existing site?	0
Q15: How many plots are currently occupied on the existing site	0
Q16: How many people are there on the waiting list for the existing site?	0
<p>If you are claiming an exception to the criteria should apply, please provide your explanation here.</p> <p>The land is small, shaded by trees, overgrown and sloping behind a fence adjacent to the M32 outside the Allotments site. It is therefore uncultivable as allotments. This is evidenced on the plan/aerial photograph provided with this application. The National Allotments Association have been consulted and have no objections to the alternative proposed use.</p>	

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

Q17. How many people are there on the waiting list/s for other sites in the Council's area?	2118
Q18. Have any of these people been offered a plot on the existing site?	No
<p>If no, please explain why not.</p> <p>The land concerned is not cultivable as allotments</p>	
Q19. Did any of those offered a plot on the existing site accept?	No
Q20. If so, how many?	0

Q21. 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.

Land to be disposed of is unsuitable for use as allotments and will not affect the cultivated plots on the Stapleton Allotments site.

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

Q22. 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)	<input checked="" type="checkbox"/>
b) Distributed leaflets	<input checked="" type="checkbox"/>
c) Displayed posters	<input type="checkbox"/>
d) Placed an announcement in newspapers/ specialist press or on local radio station?	<input type="checkbox"/>
e) None of the above	<input type="checkbox"/>
Select all that are appropriate.	
If you would like to provide more information about your answer, please do so here. The site is managed by BCC Corporate Property , who let the site to [REDACTED] who have been served Notice and agree to leave by 25 th March 2015. This piece of land would have no tangible effect on the lettings on the main site.	
If you have answered (e), please explain what other methods you have used to promote and publicise allotment sites in your borough.	
Q23. Have you consulted with the National Allotment Society? Please provide copies of all correspondence with the Society	Yes
If you are claiming an exception to the criteria should apply, please provide your explanation here.	

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

Q24. Is the existing allotment site specifically referenced in your council's local plan? If yes, please provide this section of the Local Plan.	Yes
If there are any inconsistencies between the local plan and your intention to dispose of the existing allotment site, please explain below. Main site is still intended to be retained. This area not usable as allotments.	
Q25. Will other council policies be affected by, or have they influenced, your decision to seek consent to dispose of the existing site?	Yes
If yes, please provide more information. Allotment Strategy requires 50% of capital receipt from allotment disposals to be reinvested in improvements to existing or provision of new allotments.	
Q26. Will any national Government policies be affected by, or have they influenced, your decision to seek consent to dispose of the existing site?	No
If yes, please provide more information	
If you are claiming an exception to the criteria should apply, please provide your explanation here.	

Small area of land and unusable nature of the land in question. There are many sites nearby with short or no waiting lists, so no plotheolders or potential plotheolders are likely to be displaced by this change of use.

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
10	Map highlighting existing and alternative site	Yes	Yes
11	Copies of correspondence (letters, emails) showing objections/support for proposals	Yes	Yes
13	Evidence you've secured land for use as allotments	Yes	Yes
21	Correspondence showing reasons for refusing plot on existing site	Yes	Yes
22	Methods for publicising and promoting availability of allotment sites (information and copies)	Yes	Yes
23	Copies of correspondence with National Allotment Society	Yes	Yes
24	Relevant section of Local Plan	Yes	Yes
25	Other Council policies	Yes	Yes
26	National Government policies	Yes	Yes