

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

YOUR DETAILS

Local Authority Name: Calderdale Council
Your Name: [REDACTED]
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Alternative Contact Details (if required)

Name:

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SECTION 1: GENERAL INFORMATION ABOUT YOUR APPLICATION

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

Milner Royd 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

☒
☐
☐
☐

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

The Copley Valley Development Scheme gained planning approval on 6th July 2011, reference 11/00200/FUL as varied reference 13/01325/VAR. As part of the scheme a new access road will be constructed which will result in the loss of 900m² of our allotment site at Milner Royd. This loss will be compensated for by a new area of 1,000m² a short distance to the east of the existing site. The new area will be fenced in a similar style to the existing site, have its own small parking area and will be prepared and laid out in consultation with Milner Royd Allotment Association. The area which will be lost is mainly an uncultivated, sloping part of the site and although statutory allotment land, is not included in the current tenancy agreement with the association.

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?

0

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

1

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

0.09

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?

0.1

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

3-4

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

5m²

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

Layout to be discussed

If there is a difference, please explain why.

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

.023

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.

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?

Minute of the Sowerby Bridge and Copley Valley Development Board and confirmatory emails from board members

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? 21

Q16. How many plots are currently occupied on the existing site 21

Q17. How many people are there on the waiting list for the existing site? 3

Q18. Has the waiting list been closed? No

If yes, at what number have you closed it?

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

The disposal area is mostly a banked site and is not suitable for cultivation due to the slope and possible contamination issues for an adjacent former tip site. Although within the boundary of the statutory site the banked area was not included within the lease agreement with the Council. Approximately 5m² of cultivated area of the end plot will be lost .

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?

Q19. Have the waiting lists for any of these other sites been closed? N/A

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? N/A

If no, please explain why not.

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?

Please provide copies of this correspondence

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

The disposal area is mostly a banked site and is not suitable for cultivation due to the slope and possible contamination issues from an adjacent former tip site. Although within the boundary of the statutory site the banked area was not included within the lease agreement with the Council. Approximately 5m² of cultivated area of the end plot will be lost .

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.

Q23 does not apply in this case - see 2)

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*?

Yes

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.

The disposal area is designated as Open Space, subtype Allotments in the Replacement Calderdale Unitary Development Plan (green on the attached plan). Work is underway on Calderdales Local Plan and as part of this process the new allotment area will be allocated as Allotments and the disposal area would be reallocated as appropriate within the Land Allocations and Designations Map.

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.

The new highway will help to unlock the land on the south bank of the river, opening this up both for development and greater public access, and will also improve transport links within Sowerby Bridge (for example, by providing better access routes for existing businesses located on Holmes Road which in turn may help to reduce congestion within the town centre).

The Council has an Economic Development Strategy in place which this projects links to through 2 priorities:

Priority 2 – To sustain a successful local economy through the support for existing

businesses that survive.

Priority 4 – To attract and encourage investment in Calderdale, particularly through making intensive use of scarce lending resources

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

Government's Business Improvement Framework: Bigger Better Business – helping small firms start, grow and prosper by encouraging business growth and improving the potential for small business to improve their performance and grow.

HM Treasury: The Plan for Growth

This project delivers the necessary infrastructure to bring forward employment space in the Leeds City Region. Calderdale is adapting to the challenges it faces and the development will secure the growth that is required to build a sustainable and prosperous future for Sowerby Bridge and Copley.

Britain Open for Business

The UKTI's five year strategy builds on the ambitions in The Plan for Growth and supports the Government's focus on creating the conditions for enterprise and growth. Britain Open for Business recognises the support required by small and medium sized enterprises (which are likely to locate at the SBCV development) and that without help to overcome barriers or addressing market failures, such businesses would struggle to achieve their full potential. The strategy recognises that "around 20 per cent of small and medium sized enterprises export" and such companies should be encouraged to export to contribute to the national economy.

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	Yes	Yes
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	Yes	Yes
25	Relevant section of Local Plan	Yes	Yes
26	Other Council policies	No	No
27	National Government policies	No	No

Contact

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