

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

YOUR DETAILS

Local Authority Name: Chelmsford City Council
Your Name: [REDACTED]
Telephone Number: [REDACTED]
Email Address: [REDACTED]@chelmsford.gov.uk
Postal Address: Corporate Property
Services,
Civic Centre, Post Code CM1 1JE
Duke Street,
Chelmsford, Essex

Alternative Contact Details (if required)

Name: [REDACTED]

Email: [REDACTED]@chelmsford.gov.uk Tel No: [REDACTED]

Postal Address: as above

Post Code: CM1 1JE

SECTION 1: GENERAL INFORMATION ABOUT YOUR APPLICATION

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

Christy Avenue/Fox Crescent

Q1. What is the nature of the disposal?

a) Sale

b) Lease

c) Change of use

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

There is sufficient allotment provision in West Chelmsford to satisfy demand and the current position shows there are some 101 vacant plots available within this area and the immediate vicinity of Christy Avenue/Fox Crescent.

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 disused allotment site at Christy Avenue/Fox Crescent has not been used as allotment provision for the past 15 years

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?

All

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

None

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

0.15ha

Q7. Have you secured alternative allotment provision?

Yes

The Council already owns the alternative sites detailed below.
They are shown shaded red on the enclosed plan.

If no, please explain why not.

There are currently 6 allotment sites based in the area in and around Christy Avenue/Fox Crescent (r/o 111 Kings Road, r/o 143 Kings Road, r/o 43 Kings Road, r/o 67 Kings Road, Avon Road and Melbourne). These currently provide a total of 370 plots and of those there are currently 101 plots available. On the waiting lists for these 6 allotment sites, 2 people are currently waiting to be allocated a plot.

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

n/a

The six sites listed above have a combined total area of 8.27ha.

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

n/a

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

n/a

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

n/a

If there is a difference, please explain why.

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

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

X

b) Commercially owned land

☐

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

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? 0

Q16. How many plots are currently occupied on the existing site 0

Q17. How many people are there on the waiting list for the existing site? 0

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.

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? 52

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.

The site has not been used as allotments for over 15 years.

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

Q21. If so, how many? N/A

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.

The Council uses various forms of media to promote their allotments, this has been through the National Allotment Week, to the annual allotment competition, the Council's "We are Chelmsford" annual event, working with existing allotment associations, etc.

The Council's website relating to allotments is as follows:

<http://www.chelmsford.gov.uk/maps/allotments>

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

N/A

Q24. Have you consulted with the National Allotment Society?

No

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.

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.

The relevant sections of the Council's Local Plan and the North Chelmsford Area Action Plan are enclosed.

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

It has been highlighted that there is a shortfall in the provision of allotments in Chelmsford, in part due to a fairly uneven distribution of sites in the urban core with areas in North West Chelmsford having more provision than areas in North East Chelmsford. The most significant area of shortfall outside the urban core is in South Woodham Ferrers. However, this shortfall has been highlighted and there is new provision planned as part of the North Chelmsford Area Action Plan.

This new provision is estimated to be 170 plots which will be provided through the planning process.

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 land at Fox Crescent is intended to be used as a site for temporary housing to assist with the need for short term accommodation as an alternative to the use of bed and breakfast or other forms of short term housing.

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? No

If yes, please provide more information

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	Yes	Yes
27	National Government policies	No	No

Contact

National Planning Casework Unit
5 St Philips Place
Colmore Row
BIRMINGHAM
B3 2PW

Tel: 0303 44 48050

e-mail: npcu@communities.gsi.gov.uk

