

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

## YOUR DETAILS

Local Authority Name: Northampton Borough Council  
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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)

Berrywood Road, Duston, Northampton

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.

Northampton Borough Council is the freeholder of Berrywood Road Allotments. The total site area is approximately 3.91ha, as shown edged red and cross-hatched red on the ownership plan attached. It was originally appropriated for allotment purposes and is considered to be statutory allotment land.

Only part of the site, comprising approximately 0.56ha and shown cross-hatched red on the plan, is the subject of this application. The land in question has not been let for, or cultivated as, allotments for at least 15 years, as it has been earmarked by the Council for an extension of the adjoining cemetery.

**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.  
Northampton Borough Council owns, and operates, Duston Cemetery which adjoins Berrywood Road Allotments, and is shown edged blue on the plan.

Duston is a well established, distinct and cohesive community with a strong sense of local identity and governance. There are many residents of Duston who have a desire to be buried, or to have their remains interred, locally.

The existing cemetery has few plots remaining and there is no available capacity to satisfy demand. The Council has obtained planning permission for a change of use of the subject land to cemetery.

## 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

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

None

**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?**

0.56ha

**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?**

1.5ha

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

61

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

Various

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

Various

If there is a difference, please explain why.

There are no plots on the subject land, shown cross-hatched red on the ownership plan, since it is not let, or cultivated, for allotment purposes.

The balance of the Berrywood Road allotment land, shown edged red on the ownership plan, and amounting to approximately 3.35ha is to remain operational. There are 215 plots of varying size, as shown on the layout plan.

The alternative site is currently designed to have 61 plots.

**Q12. What is the distance, in miles, of the alternative site from the existing site?** 1/2 mile

Please provide a map highlighting the existing site and the proposed alternative. If the distance from the alternative site is more than 3/4 mile from the existing site, please explain why.

N/A

**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

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

The proposed alternative site is reserved under a Section 106 Agreement dating back to 2002. The Council's conveyancer is instructed and it is anticipated that the transfer will complete by the end of May 2014.

The alternative site is located next to St Crispin's retirement village which forms part of a larger development of new housing.

The Council has already secured £200,000 in Section 106 monies and is seeking to obtain a further £50,000 in funding to enable the land to be brought into use for allotment purposes.

### 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?** 215

**Q16. How many plots are currently occupied on the existing site** 215

**Q17. How many people are there on the waiting list for the existing site?** 8

Q18. Has the waiting list been closed? No

If yes, at what number have you closed it? N/A

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

The subject land, shown cross-hatched red on the plan, has not been cultivated as allotments for at least 15 years. No existing plot holders would be affected, or displaced, by the proposed change of use.

The balance of the Berrywood Road allotment land, shown edged red on the ownership plan, is to remain operational.

The Council has secured an alternative site which is significantly larger than the subject land and is only half a mile away.

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? 254

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 waiting lists are site specific. Generally the Council finds that applicants are happy to wait until a plot becomes available in a particular location, irrespective of the length of the waiting list.

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.

N/A`

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)

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b) Distributed leaflets

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c) Displayed posters

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

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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.

Allotments are promoted on the Council's website at [www.northampton.gov.uk](http://www.northampton.gov.uk) and on notice boards at each site

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?**

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.

N/A

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.**

Northampton Local Plan (adopted in June 1997) states that:

"Planning permission will not be granted for the development of existing sites listed in appendix 25 which would result in:

A) The loss of allotments for which there is an established or potential need or which provide a convenient local facility, unless adequate replacement facilities are provided

B) The loss of an established amenity which contributes to the character of the locality"

Berrywood Road is listed in appendix 25.

However, planning permission was granted on 4 September 2013 for a change of use of the subject land, described as dormant allotment, for cemetery extension.

Consent was granted for the following reason:

"The proposed cemetery extension would provide a much needed local facility

without detriment to the provision of recreational allotments within the locality and would enhance the visual appearance of the site. No built development is proposed with the proposal retaining the site as an area of 'green infrastructure'. Subject to a precautionary approach to site clearance ecological impacts could be minimised. The proposal is in accordance with Policies L24 & E17 of the Northampton Local Plan and National Planning policy Framework paragraphs 70, 73, 74, 109 & 118."

Northampton Borough Council designated Duston Parish as a Neighbourhood Area on 11 September 2013. The Neighbourhood Plan for Duston is a work in progress.

**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.**

No other Council policies are affected by the proposed change of use.

On a strategic level, Northampton has been identified as a major town suitable for accommodating significant growth in new housing and jobs over the next 20 years and beyond. The anticipated growth in population has influenced the decision to seek consent. The West Northamptonshire Joint Core Strategy sets out the long-term objectives for the area, including the Borough, and has been submitted to the Secretary of State for examination. Full details are available via the Council's website at [www.northampton.gov.uk](http://www.northampton.gov.uk).

**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**

The proposed change of use is touched by the National Planning Policy Framework paragraphs 70, 73, 74, 109 & 118 as set out in the report to planning committee dated 3 September 2013. Please also refer to the reason for granting planning permission, spelled out in reply to Q26. above, and conditions (2), (3) and (4).

No national Government policies have influenced the decision to seek consent.

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

N/A

\*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.

<b>Question Number</b>	<b>Document</b>	<b>Relevant to provide</b>	<b>Provided</b>
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	No	No
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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