

# 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)  
Land at Dallington Grange/ Kings Heath

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 Land at Dallington Grange adjacent to the Kings Heath Estate. The total site area is approximately 100 acres, as shown edged red on the ownership plan attached. It was originally appropriated for allotment purposes and is considered to technically remain statutory allotment land, notwithstanding that the land has not been used as allotments for many years. Indeed, the land has been let on agricultural tenancies since at least the early 1970's. The present agricultural tenant has held the land under an Agricultural Holdings Act Tenancy since 1979. In practice the land has been fallow under 'set aside' and follow on schemes for at least 10

years.

The land has been allocated within the Northampton Local Plan since 1997 as a major housing development site, together with a larger area of privately owned land adjacent to it.

The draft Joint Core Strategy for West Northamptonshire (which is in a very advanced stage and has that has been through Examination and is subject to current fact checking prior to final issue by the Planning Inspector) identifies this land as part of a comprehensive sustainable urban extension (SUE) to Northampton ("Northampton Kings Heath SUE") including up to 3,000 new homes, educational and community provision.

A first phase of development of new affordable council homes for rent has recently been supported by DCLG, approving a Local Growth Fund Bid for 100 new homes at "Dallington Beck" which will be wholly located within the subject land.

A separate bid has been made by private sector developers involved in the a live planning application for development of the wider site (Barratt and Persimmon) via Homes & Communities Agency for funding support under the Large Scale Infrastructure Programme.

The development of this disused land is therefore consistent with local and national policy.

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.  
See above

## 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?

No  
existing  
plots  
exist

Q5. How many plot holders will be affected by the disposal if

None

consent is granted?

Q6. What is the size, in hectares, of the area to be disposed of? 40.5ha

Q7. Have you secured alternative allotment provision? No

If no, please explain why not.

There will be no displacement since this land has not been used as allotment land for in excess of 40 years.

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

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? There are none

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 ¼ 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?

This is not relevant to this land. The provision of new allotments in Northampton is considered in the context of wider planning and other policies.

### 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?

Yes

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.

None of the subject land has not been cultivated as allotments for at least 40 years. No existing plot holders exist would be affected, or displaced, by the proposed development.

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?

245

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?

N/A

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. In any event, as noted above, the existing site has no plots and has not been used for allotments for at least 40 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.

The subject site has not been used for allotment provision for over 40 years and the land has been allocated in planning policies for housing development for nearly twenty years.

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?

☐

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?

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.

The subject site, although formally designated as allotment land, has not been in allotment use for over 40 years

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.

No inconsistencies. The Northampton Local Plan (adopted in June 1997) identified this land, together with neighbouring land, for housing development.

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 has been allocated in the saved policies of the Northampton Borough Council Local Plan 1997, in combination with neighbouring land, for housing development.

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 (draft) West Northamptonshire Joint Core Strategy sets out the long-term objectives for the area, including Northampton Borough. The JCS has been to examination and is subject to final fact checking before issue. An extract from the modified draft JCS relating to "Northampton Kings Heath SUE" and a plan indicating its location are attached.

A planning application has been made in respect of the development of the wider land area previously and a new revised planning application is to be submitted in 2014.

The Council has already resolved, in principle, to sell the land to support housing development (Northampton Borough Council Cabinet decision made 12 March 2014)

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 promotion of additional housing supply, particularly early provision of new affordable homes to rent (consistent with the Council's approved bid to use Local Growth Funding) is an influence in releasing this disused land for new housing

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.

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	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	No	No
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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NORTHAMPTON  
BOROUGH COUNCIL

Name: Marie Johnson  
Date: 7th October 2014  
Scale: 1:5,000  
Type: Asset Management

Title

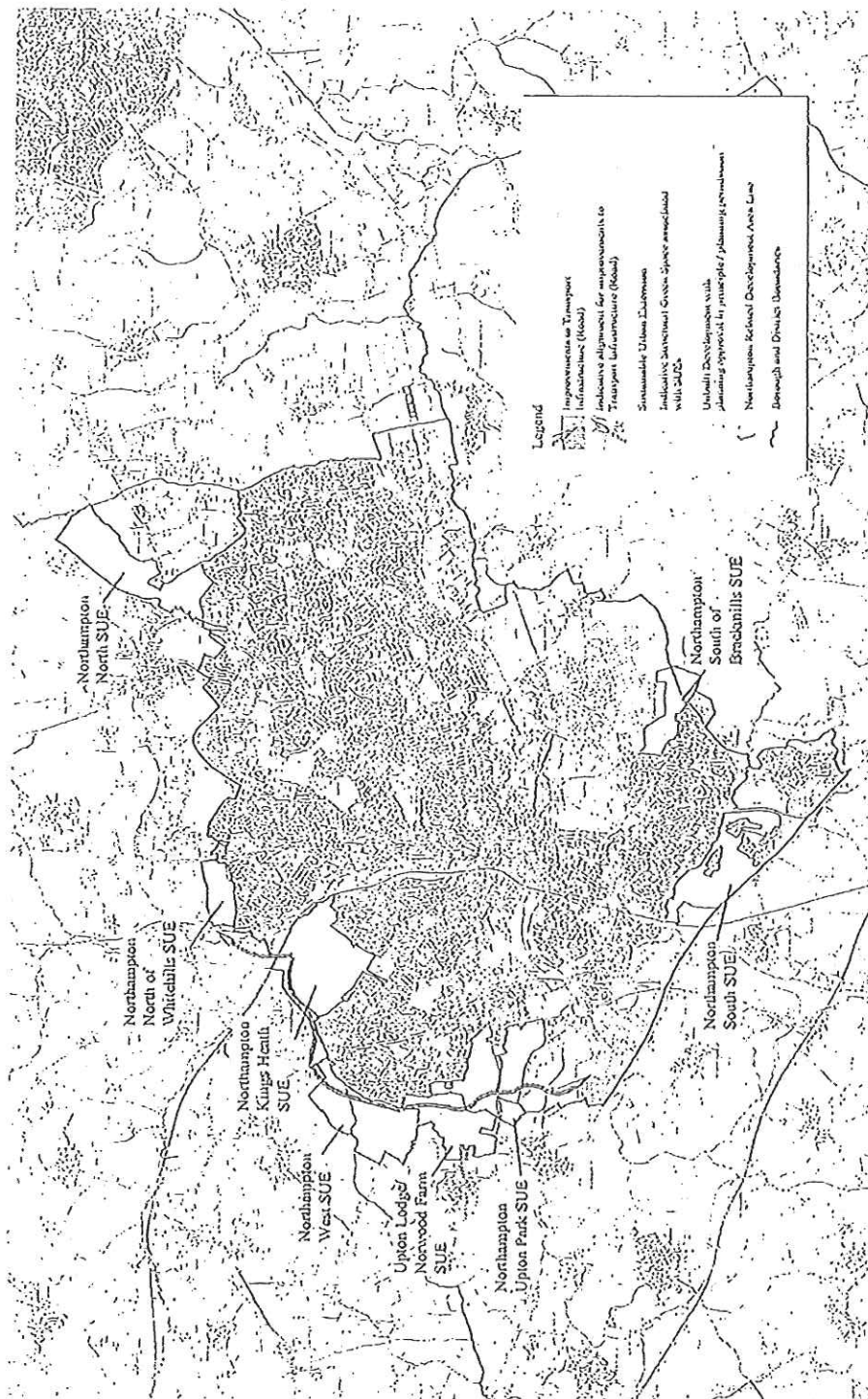
# Land at Dallington Grange - Kings Heath

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**Figure 4 - Northampton Related Development Area Map (Revised).**

 <p>West Northamptonshire Local Planning Unit</p>	<p>Figure 4</p>	<p>November 2011</p>
	<p>November 2011</p>	<p>1:50,000</p>
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