



Farm Terrace Allotments

Potential Relocation to Alternative Sites

Site Appraisals and Issues Study

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1. Introduction

1.1. Background

The Watford Health Campus is a unique partnership whose vision is to regenerate a 26.4 hectare site in West Watford by consolidating existing investment plans into a major regeneration project that will deliver improved health, a more sustainable community, better transport links and enhanced leisure opportunities for West Hertfordshire. The Campus will consist of new hospital facilities, over 500 high quality residential units, A1 office space, business research and distribution space. Leisure, conference, hotel, community uses are all part of the master plan with new road links into the site. The Campus is at the edge of residential urban Watford, and overlooks the River Colne and will also benefit from the reopened Croxley Rail Link which provides underground tube links directly into the heart of London.

However, central to the current proposals lie the Farm Terrace Allotments which are within the current campus development area. Developers have indicated that to make the campus project economically viable, the allotment site would be required as part of the proposals and have indicated this may include part of the allotment site or possibly the whole site. Allotment tenants have been notified and an open meeting was held at Watford FC on 18th July where over 200 tenants attended a presentation on the Health Campus, its current status, as well as the draft Watford Allotments Strategy. There are clearly strong feelings related to the possible loss of these allotments and one of the issues that the Council need to consider is the possible relocation of the Farm Terrace Allotments. A number of tenants already want to know what other sites the Council are considering. Watford already has considerable pressures on land within its boundary and its public open spaces in particular. The relocation of this allotment site therefore poses a number of problems in relation to available sites.

The purpose of this piece of work is to look at what options there are locally, assess each one and identify the issues that may affect relocation and assess the implications of each identified site.

1.2. Facts and Figures

Farm Terrace is an allotment site located in the Vicarage ward of Watford. It is 2.63 hectares in size. The distribution of tenants varies and most are local although there are a number who live in other wards across the town. A number of plot holders also have several plots with some individuals having up to 7 and have been tenants for many years. Approximate number of tenants affected is circa 95. There is a very short waiting list which fluctuates and is generally dealt with on a regular basis. Historically the site has been in existence for well over 100 years

and is noted for its terraces and well established vines in part due to the large Italian community in this part of Watford.

The make-up of the plots at the site is as follows:

No. of Poles	No. of Plots	Notes
3	1	<i>1 plot is vacant</i>
3.5	2	
4	3	<i>1 plot is used for toilet facilities</i>
5	63	<i>13 plots are vacant</i>
6	3	<i>1 plot is vacant</i>
7	3	
7.5	7	<i>3 plots are unable to be let</i>
8.5	1	
10	45	<i>4 plots are vacant</i>
Total	128	

The National Society of Allotment and Leisure Gardeners (NSALG) define the standard allotment plot to be 125m² or 0.0125 hectares for a 5 pole plot and 250m² or 0.0250 hectares for a 10 pole plot.

At Farm Terrace, there are 69 plots which have 5 poles or fewer and there are 59 plots which have between 6 and 10 poles. Therefore, using the NSALG guidance, a new allotment site would need a minimum of 0.86 hectares (8600m²) of land to accommodate replacement 5 pole plots and 1.48 hectares (14800m²) of land to accommodate replacement 10 pole plots. Such requirements total 2.34 hectares (23400m²) of land, which is 0.29 (2900m²) hectares fewer than the current size of Farm Terrace. These calculations do, however, ignore the need for access roads and other ancillary facilities; which on the Farm Terrace Allotments land account for 10% of total site area. This increases the size of a replacement site area to a minimum of 2.57 hectares.

The National Society of Allotment and Leisure Gardeners (NSALG) suggest a national standard of 20 allotments per 1000 households. This equates to 0.125 hectares per 1000 population (1.25m² per person) based on an average plot size of 250m² for a 10 rod plot.

Based on the current provision, Watford has 0.31 hectares of allotment land per 1000 population, 37.06 plots per 1000 households and therefore exceeds the NSALG standard.

The draft Watford Allotment Strategy identifies that south Watford and north Watford are typically well served by current allotment provision with the central part of the borough (which includes Watford Town Centre and the large extent of Cassiobury Park) having much less allotment provision.

1.3. Issues to Consider

This study has considered the following issues:

- Actual relocation of 95 tenants and how this is best achieved to new site(s);
- Identification of new site(s) that equate to the area lost;
- Planning issues in relation to new site(s);
- Opposition from residents adjacent to proposed new sites;
- Adequacy of new site(s);
- Mitigation (soils, plants transplanted, compensation issues, accessibility issues);
- Timescales;
- Impact of construction on Farm Terrace if it was to remain in situ; and
- Costs; and

2. Allotments and the Law

2.1. Legislation

Early Legislation

In 1819, the Select Vestries Act was the first public act to mention the provision of allotments, with an emphasis placed on the relief of urban poverty. Parish wardens were empowered by the Act to let up to 8 hectares (20 acres) of land to individuals at a reasonable rent. By 1850, allotments were recognised as areas of land provided by individuals or public bodies as acts of charity on which the labouring poor might supplement their low income by cultivating fruit and vegetables, or carrying out stock keeping during their spare time.

Against a backdrop of hardship in many of Britain's newly developed industrial towns and cities, the General Enclosure Act of 1845 made a serious attempt to set aside land as allotments for the labouring poor. During the period 1850-1870, the establishment of urban and rural allotments continued mainly as a result of private and charitable initiatives. The Allotments and Cottage Gardens Compensation for Crops Act 1887 then became the first to compel local authorities to provide allotments where demand was known to exist.

Small Holdings and Allotments Act, 1908

This Act consolidated previous allotment acts dating from 1887, 1890 and 1907. The Act regulates the provision of allotments and the amount of compensation payable to tenants on termination of their tenancies in addition to setting out how sites should be suitable with sufficiently sized plots, and with adequate facilities. It defined an “allotment garden” as “not exceeding 40 poles (1,012m²) in extent, which is wholly or mainly cultivated by the occupier for the production of vegetable and fruit crops for consumption by himself or his family.”

The Act duty bound local authorities to provide allotments if they considered there to be demand for such provision and where there was limited demand, Section 27 of the Act provided scope for local authorities to use allotment land for other purposes on a temporary basis, provided the authority can regain legal possession having served notice for no more than 12 months.

Under Section 30 of the Act, local authorities had the power to terminate the tenancy on giving one month's notice if the rent is unpaid for 40 days or longer, the plot is not cultivated to the required standard for 3 months after commencement of the tenancy or the conditions of the tenancy have been breached. The Act set out that the local authority needs to provide allotments only to the residents of its district and therefore a tenancy agreement could be terminated on a month's notice if the tenant became resident more than a mile outside of the district. However, if there was adequate provision, there was no reason why an allotment plot could not be provided to a resident outside the area.

Section 32 of the Act detailed that revenue obtained from the sale or exchange of allotment land must be spent on discharging debts associated with the acquisition of allotment land, acquiring new land for use as allotments, or improving the existing stock of allotments. Only any surplus that then remained could then be used for other purposes.

Small Holdings and Allotments Act 1908

The **Small Holdings and Allotments Act 1908** consolidated all previous legislation, resolved various anomalies and laid down basis for all subsequent legislation. It also makes provision for local authorities to compulsorily purchase land to provide allotments. This Act effectively established the framework for the modern allotments system.

Land Settlement Facilities Act 1919

This Act was mainly to assist servicemen returning from the First World War and opened up allotments to all, not just 'the labouring population'. This Act also gave metropolitan borough councils responsibility as allotment authorities for the first time.

Allotment Act 1922

The 1922 Allotment Act was mostly concerned with the release of land requisitioned for allotment use during the First World War. This Act gave some measure of security of tenure to tenants of allotment gardens and improved the rights of tenants to compensation on termination, based on the value of their crops. The Act was subsequently amended by the Local Government Act 1972, which removed the compulsory requirement for allotment committees within urban authorities.

Section 1 of the Act contained guidance relating to notices to quit, required when disposing of allotments. It outlined that the tenancies of allotment gardens can be terminated by giving twelve months or more notice to quit. This must expire on or before 6 April, or on or after 29 September in any year, otherwise it will be invalid. The authority also has the power of re-entry after 3 months notice if the land is required for "building, mining or any other industrial purposes, or for roads or sewers necessary in connection with any of these purposes."

Allotment Act 1925

This Act required town planning authorities to give special consideration to allotments when preparing town planning schemes (subsequently repealed by the 1947 Town and Country Planning Act), established allotment's 'statutory' status where a local authority could not sell or convert a site to other purposes without Ministerial consent. With this status, the Secretary of State must be convinced that arrangements for an alternative site will be made for any allotment holders displaced by the action of the local authority, unless such provision can be shown to be unnecessary or not reasonably practicable. This is a key consideration with respect to the Watford Health Campus development and Farm Terrace Allotments.

Small Holdings and Allotment Act 1926

This Act made a number of minor changes to the 1925 Allotment Act and preceding acts but mostly concerned small holdings.

Town and Country Planning Act 1947

This Act made no specific reference to allotments however it removed the requirement made in the 1925 Allotment Act for town planning authorities to consider allotment provision within town planning schemes.

Allotments Act 1950

This Act sets out many criteria in relation to allotments, their tenants and holders rights, with obligations of local authorities confined to only 'allotment gardens', resulting in 'farm allotments' no longer having "statutory" status. The Act made provision for better compensation following termination of tenancies, and clarified the systems for collecting rent. This included amending the provisions relating to rents that may be charged for allotments, extending the period of notice to quit to 12 months, that compensation payable to an allotment holder must expire at the end of the season (during winter months) and allotment holders who allow their plot to deteriorate through neglect became liable to pay compensation for dilapidation and quitting.

In calculating the amount of compensation required, the Act requires that where the tenancy terminates the whole of the land, an amount equal to one year's rent of the land at the rate at which rent was payable immediately before the termination of the tenancy be payable.

Disability Discrimination Act 1995

The Disability Discrimination Act 1995, states that it is unlawful for a provider of services to discriminate against a disabled person. The Act pays particular attention to accessibility, specifically in relation to facilities for entertainment and recreation. In light of this, if a Council formally adopts a replacement allotment site, it would then be seen as a provider of this service.

Occupiers' Liability Act (1957)

This Act places a common duty of care on anyone involved in allotment management to ensure their allotment site(s) is run in as safe and appropriate manner as possible.

2.2. Terminating allotment tenancies

The Allotment Act 1922 sets out that a 12 month notice is required to terminate the tenancy of an allotment, and this notice can only be given between 29th September and 6th April the previous year (to avoid termination in the most productive part of the year).

The Allotment Act 1922 also allows the termination of a tenancy of an allotment under a power of re-entry 'contained in or affecting the contract of tenancy':

- After three months previous notice in writing to the tenant on account of the land being required by the Council or their landlord for building, mining or any other industrial purpose or for roads or sewers necessary in connection with any of those purposes (Section 1 of the Allotment Act 1922); or
- On account of the land being required by the Council for a purpose (not being the use of the land for agriculture) for which it was acquired or is held by the Council or has been appropriated under any statutory provision; or
- After fourteen days previous notice in writing to the tenant in the case of land acquired or held by the Council as a Local Authority before the passing of the Allotments Act 1922 under the Housing Acts 1890 to 1921 on account of the land being required by the Council as a Local Authority for the purposes of those Acts; or
- Without notice in the case of any land for non-payment of rent or breach of any term or condition of the tenancy or on account of the tenant becoming bankrupt (Section 10 of the Allotment Act 1950).

2.3. Compensation

Following the relocation of an allotment, a Council must provide the following provisions as to compensation:

- On quitting the land, the Council shall pay the tenant the value of any crops growing upon the land following the ordinary course of cultivation of the land as an allotment garden and planted consistently within any provisions held in a signed tenancy agreement; and
- The value of manure applied to the land; and
- an amount equal to one year's rent of the land at the rate at which rent was payable immediately before the termination of the tenancy

3. Planning Policy Context

3.1. Introduction

Watford Borough Council have developed a strategic approach to the provision of quality, accessible green space across the Borough, including allotments; one that is based on relevant national and local planning policy. Therefore, any proposed relocation of the Farm Terrace Allotments and its tenants should be consistent with this policy. The following section summarises this policy with particular attention paid to how it impacts on allotments.

3.2. National Planning Policy

National Planning Policy Framework 2012

The Government launched its National Planning Policy Framework (NPPF) in March 2012 and replaced over 1000 pages of national guidance with a much smaller 59-page document together with Technical Guidance. With the planning system regulating the use and development of land and property, the NPPF aspires to deliver a system that is positive, proactive, simple and free from bureaucratic barriers. The key changes contained in the NPPF are outlined as follows:

- A presumption in favour of sustainable development making the default answer 'yes';
- Changes to the plan making system giving an increased role to local stakeholders;
- A commitment to increased housing delivery with a requirement to identify more land;
- A more flexible approach to the Green Belt, renewables and the historic environment.

The guidance contained within the NPPF document sets out how planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. The framework specifically states however that allotments and other green spaces can no longer be classified as previously developed land.

Under the framework, local communities have the ability to identify and set aside Green Belt land for allotments provided the proposals enhance or continue the essential characteristics associated with Green Belt. When considering any planning application, local planning authorities will ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The new NPPF supersedes most previous planning guidance in England, replacing an extensive array of previous national planning policy, including all Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs); it has been argued that the rationale behind some of the guidance revoked under the NPPF should still be used, when linked to a local plan, as this has been the basis for assessing development. As yet there is still no indication of how the NPPF will be interpreted and implemented and the relevance of revoked policies. Therefore, for completeness, a summary of the most appropriate guidance notes and policy statements have been included in Appendix 1.

For a period of 12 months from the 27th March 2012, full weight can be given to relevant policies in development plan documents adopted since 2004, when planning applications are determined. This applies even if there is an element of conflict with the NPPF.

After this 12 month period, and in other cases (e.g. where policies from old-style Local Plans have been 'saved'), due weight should be given to policies in development plans that accord with the NPPF. The closer the policies in the development plan are to the policies in the NPPF the more weight they will be given.

3.3. Local Policy Context

Watford Local Development Framework Core Strategy 2012

Watford's Local Development Framework Core Strategy was submitted to the Secretary of State for Communities and Local Government in February 2012 and is currently being examined by the Inspector. The Strategy contains policies relating to green infrastructure, the green belt and biodiversity but makes few specific references to allotment gardens.

The most relevant policy is GI 1 Green Infrastructure which states that *"The council will seek a net gain in the quality and quantity of Green Infrastructure, as well as recognising the benefits of green infrastructure already present and seeking to enhance and improve it."*

A number of "Saved Policies" from the previous Watford District Plan have been retained within the Core Strategy which includes policies on open spaces and allotments:

Leisure Objective 9.4 (3) *"To ensure the retention of allotment land for horticultural purposes or other uses compatible with its status as open space. Such uses include wildlife areas, leisure gardens and orchards."*

L12 Allotments *"The Council will protect existing public and private allotments and will ensure equivalent replacement where affected by development proposals." "Where allotments become surplus to demand, other forms of public open space or facilities for the wider community which maintain the openness of the site, will be preferred before other land uses are considered."*

The distribution of statutory allotments is recognised through the District Plan as being uneven, with a particular concentration of sites in the south of the Borough. It regards there to be little opportunity to provide new sites and therefore recommends existing sites be retained, acknowledging the implications of the Watford Health Campus and the Croxley Rail Link.

Watford Green Infrastructure Plan 2011

The Green Infrastructure Plan for Watford provides an overview of existing green infrastructure assets within the Borough and considers opportunities for enhancement and creation of green infrastructure. The Plan considers productive landscapes (which includes allotment land) and

found there is currently limited opportunities for productive green environment within the Borough due to the density of existing development. It recommends that any future development, particularly in the south of the Borough, should aim to incorporate productive landscapes in addition to providing initiatives such as community gardens.

Watford Draft Allotments Strategy 2012

The Draft Allotments Strategy provides an overall vision for the provision, development, regeneration and management of allotments sites across the Borough. Watford Borough Council currently provides 13 allotments sites comprising a total of 1,360 plots across 28.15 hectares of land in the Borough. The Draft Allotments Strategy seeks to:

- To ensure sufficient stock of allotments at the recommended quantity and quality standard and to meet the present and future needs of Watford's community;
- To ensure the benefits of allotment gardening are promoted to all sections of the Watford community;
- To ensure allotments in Watford are managed and administered in the most effective and efficient way;
- To ensure that resources match the needs of the service.

Watford Open Space Study 2010

The Open Space Study aims to assess the levels of open space, outdoor sport and recreation facilities in terms of the provision and opportunities for enhancement, development or replacement of current facilities.

The findings of the study have been finalised and part vii assesses "Allotments, Community Gardens and City Farms":

Current provision

There are 13 sites in Watford totalling just over 28 hectares. This is equal to 0.34ha per 1,000 people. There is good access to allotments in the north and south of the borough but little access from the central areas of the Borough which includes the town centre..

Current shortfalls

The National Society of Allotment and Leisure Gardeners (NSALG) suggests a national standard of 20 allotments per 1,000 households (i.e. 20 allotments per 2,000 people based on two people

per house) or 1 allotment per 200 people. This equates to 0.125 hectares per 1,000 population based on an average plot size of 2502 metres.

Based on the current provision Watford is well over the NSALG standard, however, the majority of allotments are in the north and south of the borough with little provision in the middle. There is a high demand for allotments in Watford with waiting lists for plots on some sites.

Recommendations

Improve access to allotments to allow them to become a viable option for people living in the centre of Watford. It is accepted that residents may have to drive to allotments, particularly if they are carrying equipment.

Draft policies recommendations and strategic priorities

Type	Recommendations	Policy
Allotments and Community Gardens	Maintain provision of allotments, although the provision exceeds the NSALG targets there is still a high demand for allotments	Sites identified in the audit should be protected due to recreational, strategic or wildlife value. They should only be lost where special circumstances can be demonstrated, and a contribution should be made to allow for the improvement of neighbouring facilities

4. Case Studies

Appendix 2 brings together seven case studies of approaches and lessons learned by other local authorities, which have also had to either relocate or find new land for allotments. These examples have helped inform the assessment within this document.

What this research has revealed is that there would appear to be a trend towards providing tenants with a more than just what is required by law, or a like for like replacement; rather authorities have in general, whether by choice or wanting to 'sweeten' the deal, sought to provide, for example, better facilities, compensation and improved soil conditions at the replacement site. What would appear to be critical in all cases is consultation with national bodies, local agencies, residents and allotment tenants.

5. Assessment Methodology

5.1. Introduction

To achieve the outcomes for the project, the methodology has been influenced by a number of key factors:

- The relocation should meet or exceed the existing area of plots at Farm Terrace Allotments.
- Planning issues must be taken into consideration.
- Likely level of opposition from residents adjacent to any proposed sites must be taken into consideration.
- New site(s) must be technically feasible for use as allotments.

This section details the approach to the selection and assessment of potential land to relocate the Farm Terrace Allotments to.

5.2. Selecting Sites for Assessment

A desktop review of all green spaces south of Cassiobury Park was conducted to identify potential allotment sites. This included sites not owned by Watford Borough Council and green spaces close to Farm Terrace Allotments which aren't within the local authority boundary. A total of 47 green spaces were reviewed for their suitability (refer to Appendix 3 for the full list) and from these 17 were shortlisted for further consideration:

UNIQUE ID*	TYPOLOGY	NAME	SITE AREA (Ha)
1011	Parks & Gardens	Watford Fields Recreation Ground	2.39
1012	Parks & Gardens	Oxhey Park Sports Ground	3.66
1013	Parks & Gardens	King George V Playing Fields	13.32
1015	Parks & Gardens	Oxhey Park	9.51
1016	Parks & Gardens	Riverside Road Recreation Ground	1.86
1017	Parks & Gardens	Riverside Park	1.83
1018	Parks & Gardens	Harwoods Recreation Ground	2.45
2013	NSNGS	Land Off Riverside Road Semi Natural Area	1.55
2018	NSNGS	Brightwells Farm Semi Natural Area	1.46
7002	Allotments	Callowland Allotments	6.51
7003	Allotments	Oxhey Grange Allotments	2.13
7010	Allotments	Paddock Road Allotments	5.49
7012	Allotments	Holywell Allotments	2.35
7013	Allotments	Brightwell Allotments	2.36

UNIQUE ID*	TYOLOGY	NAME	SITE AREA (Ha)
9001	Countryside	Attenborough's Fields	16.87
9998	N/A	Oxhey Lane / Pinner Road	2.72
9999	N/A	Land off King George V Playing Fields	2.69

*Each site being assessed was given a unique number so that it could be easily identified again in the future.

Most of the 47 sites were rejected because they are too small to accommodate an adequate number of plots. Other reasons included access constraints and limitations arising from existing land use – such as cemeteries, high value sports provision and land associated with social housing (refer to Appendix 3 for site by site details).

5.2.1. Additional Filtering of Sites

Following shortlisting, discussions were held with WBC Officers regarding the suitability of the proposed alternatives, which saw the rejection of four sites and raised awareness of flood risks on three others which would need to be taken into consideration:

UNIQUE ID	NAME	NOTES
1012	Oxhey Park Sports Ground	Identified as being at risk of flooding (the Environment Agency identify a 1 per cent (1 in 100) or greater chance of happening each year), but is to be partly developed to provide a link road for the new Health Campus and therefore there is likely to be mitigation of the risk. Consequently the site has not been rejected at this stage of the assessment.
1015	Oxhey Park	Due for major capital investment in its recreation facilities which would not be compatible with the provision of new allotments within the site. Site excluded from any further assessment.
1016	Riverside Road Recreation Ground	Some areas of the park have been identified by the Environment Agency as having a 1 per cent (1 in 100) or greater chance of flooding each year. May be possible to build allotments on areas outside of flood risk and consequently the site has not been rejected at this stage of the assessment.
1017	Riverside Park	Environment Agency identifies a 1 per cent (1 in 100) or greater chance of the land flooding each year, but allotments would most likely replace areas of existing tarmac and therefore unlikely to impact on flood risk. Consequently the site has not been rejected at this stage of the assessment.
2013	Land Off Riverside Road Semi Natural Area	Environment Agency identifies a 1 per cent (1 in 100) or greater chance of the land flooding each year. Site excluded from any further assessment.

UNIQUE ID	NAME	NOTES
7003	Oxhey Grange Allotments	Insufficient number of spare plots or redundant land to be viable option. Site excluded from any further assessment.
7013	Brightwell Allotments	Insufficient number of spare plots or redundant land to be viable option. Site excluded from any further assessment.

5.3. Developing the Assessment Approach

5.3.1. Criteria

So that a comparable and quantifiable assessment can be made for each of the shortlisted sites (and a process that can be repeated should any other potential sites come to light at a later date) a set of physical and civic characteristics have been drawn up and agreed by Watford Borough Council officers. These criteria were taken into consideration after the initial assessment (which shortlisted the potential sites) once more detailed information had been gathered about each site.

Key Criteria

- Distance to Farm Terrace Allotments
- Current land use
- Known soil quality
- Potential number of plots
- Water and flood risk
- Likely timescale of availability

Secondary criteria

- Ownership constraints
- Known previous land use
- Availability of utilities
- Proximity to public transport
- Vehicular access
- Site designations / protected species
- Neighbour issues
- Complementary use of adjacent space
- Topography constraints
- Impact on views

Each criterion is scored between 0 and 2, based on the scoring matrix shown in section 5.3.2.

Weightings are then applied to the scoring criteria. This enables the sites to be prioritised in accordance with the key criteria identified by WBC Officers to be those which will have the greatest suitability for the relocation of the Farm Terrace Allotments. The most important criterion, distance of alternative site from Farm Terrace Allotments, received the heaviest weighting to produce a score of four times that of the original maximum; current land use, potential number of plots and water and flood risk received a weighting of three times the original and known soil quality and likely timescale of availability were weighted at twice the original.

There is no weighting applied to any of the secondary criteria.

Scoring Matrix

Based on the desktop research and site visit each attribute for each potential site has been given a value (before weighting) of either:

0	Poor	Site characteristic falls short of meeting requirements and / or has a significant negative impact.
1	Fair	Site characteristic performs adequately and / or has neither a positive or negative impact.
2	Good	Site characteristic performs well and / or demonstrates added value / benefit and / or has a positive impact.

A more detailed examination of the scoring for each criterion is presented in Appendix 4.

Each of the shortlisted sites were visited and assessed against the matrix by an experienced parks and green space consultant in September 2012. The completed score sheets can be found in Appendix 5.

5.4. Limitations of the Assessment

The scoring system has been used to provide a consistent framework which can be applied to all sites. However, as with all scoring systems of this type there is always a small degree of subjectivity or estimation based on incomplete or unknown information.

The assessment is also very much a snapshot in time; so sites that score well may be subject to other developments or changes in use whilst low scoring or discarded potential sites may become viable alternatives.

6. Site Assessment Findings

6.1. Introduction

This section contains a summary of the scores of the potential sites which could accommodate the relocated Farm Terrace Allotments.

6.2. Assessment of Sites

Each of the 13 potential sites appraised against the set criteria using the set scoring matrix. These original scores have then been combined with the weighting process to arrive at an overall score out of 56. Overall scores for all 13 sites can be found in Appendix 5 and the top ranked ones are presented in the table below:

RANK	UNIQUE ID	NAME	Score (out of 56)
1	7012	Holywell Allotments	43
2	7010	Paddock Road Allotments	40
2	7002	Callowland Allotments	40
4	1011	Watford Fields Recreation Ground	29
4	1012	Oxhey Park Sports Ground	29
4	9998	Oxhey Lane / Pinner Road	29

6.3. Opportunities and Constraints

A review of the pros, cons and constraints of each proposed site has been undertaken to inform this study and the emerging options. Consultation with the authority's planning policy and development control officers has been used to further refine the evaluation of the potential options (refer to Appendix 6 for full notes on the evaluation). Council Policy set out in the Core Strategy requires a net gain in the total area of green infrastructure in the Borough (in line with Policy G1 of the Core Strategy). Or where this cannot be achieved an increase in the quality of green infrastructure.

The improvements to the railway line next to **Holywell Allotments** provide the council with an opportunity to increase the number of plots within the existing boundary of the allotments and bring back redundant ones into use. The exact number of plots depends on the extent of the land being taken by the railway. This may also be further constrained by and the presence of a colony of slow worms within the site.

With limited availability of brown field sites within the Borough the redevelopment of the nursery at **Paddock Road Allotments** is the only current viable option to offset any loss to the total area of green infrastructure (henceforth known as Paddock Road Allotments Option A,

with Option B being the redundant allotment land to the south east of the existing Paddock Road Allotments); although there is a case to be made that some agricultural land may offer little in the way of multi-functionality and is therefore not classified as green infrastructure. This option, however, is likely to raise questions by both the public and the developers as to why the expensive option of turning the nursery into allotments is being chosen when there is an abundance of redundant allotment land surrounding it.

Oxhey Park Sports Ground is only a viable option if the link road works mitigates against the site being a known flood risk and there is provision made for vehicle access either from the new link road or off Dalton Way (which would increase costs considerably).

Whilst **Callowland Allotments** scores highly against most of the criteria, its distance from Farm Terrace Allotments (2.8 miles) is a major negative factor and so the site has been downgraded in its rating as a preferred option in the following part of the document.

6.4. Sites Suitable for Relocation

The potential sites have been assessed against key national legislation, planning policy, future land use and physical and civic attributes using the best information available within the allotted timescale. Based on these factors we recommend that the following sites would be suitable for further detailed assessment of their feasibility and viability:

Preferred

- 7012 Holywell Allotments
- 7010 Paddock Road Allotments
- 1012 Oxhey Park Sports Ground

Alternatives

- 1013 King George V Playing Fields
- 9998 Oxhey Lane / Pinner Road

Other

- 1011 Watford Fields Recreation Ground
- 1016 Riverside Road Recreation Ground
- 1017 Riverside Park
- 1018 Harwoods Recreation Ground
- 2018 Brightwells Farm Semi Natural Area
- 7002 Callowland Allotments
- 9001 Attenborough's Fields

Rejected

- 1015 Oxhey Park
- 2013 Land Off Riverside Road Semi Natural Area
- 7003 Oxhey Grange Allotments
- 7013 Brightwell Allotments

7. Recommendations

Creation of new allotments at Paddock Road Allotments will create enough plots to replace 128 at Farm Terrace Allotments if both Option A, to redevelop the nursery and thereby creating 32 10-rod plots, and Option B, to bring back into use the redundant allotments to the south east which would provide an additional 60 10-rod plots, is delivered. This would create new allotments covering 2.56 hectares (although the exact area would need to be confirmed by detailed design drawings) and compares favourably to the 2.34 hectares at Farm Terrace Allotments.

If only one of the options at Paddock Road Allotments is considered feasible, then the council will also need to consider relocation of tenants to existing sites; such as Holywell Allotments, which could accommodate between an additional 8 and 21 plots, depending on availability of unused allotment land (somewhere between 0.22 hectares and 0.58 hectares).

8. Outline Costs

8.1. Introduction

This section provides outline costs for those sites which have been identified as being the most preferred. Other local authorities have undertaken their own estimates of providing new allotments and these have been provided for comparison.

8.2. Most Preferred Sites Capital Costs

The capital costs of any new allotments will vary widely, depending on, among other factors, compensation; basic ground preparation; new site infrastructure such as pathways, fencing and signage; existing water supply; new buildings and structures; and, consultation and design fees. So any overall cost figure should be treated with caution. The table below gives outline costs for the provision of new allotments at the preferred sites:

UNIQUE ID	NAME	Estimated number of 10 rod plots available	Estimated Capital Cost	Cost per Allotment
7012	Holywell Allotments	8 – 21	£68,681 - £141,934	£8,585 - £6,759
7010	Paddock Road Allotments Option A	32	£294,060	£9,189
	Paddock Road Allotments Option B	60	£414,574	£6,910
1012	Oxhey Park Sports Ground	15	£178,065	£11,871

8.3. Other Local Authority Estimates

From reports produced by other local authorities in recent years we can begin to build a picture of whether or not the proposed sites are likely to provide value for money; although it should be recognised that the unique nature of each site means that a pure cost comparison is to be avoided and the results should be used with caution:

*The laying out of a typical site of 80 plots including installing fencing, access road, toilets, paths, water supply and clubhouse/storage sheds would cost in the order of £400,000 or **£5,000 a plot**. Birmingham City Council (Report of the Leisure, Sport and Culture O&S Committee, 12 October 2010).*

*The cost of providing a site for 50 – 2.5 rod plots to include clearance of vegetation, laying out, drainage, water points, paths, storage and fencing is around £70,000 [**£5,600 per 10 rod plot**]. Rushmoor Borough Council (Rushmoor Allotments – Provision of New Sites report to cabinet, October 2010).*

*The proposal is to create 12 x 150 m² allotments and 2 x 75 m² plots, with integrated sheds presented to a high standard of readiness for prospective allotment users... The cost of the entire project is £79k with potential income from the 14 Diamond Standard Allotments of £3.9k per annum [**approximately £10,000 per 10 rod plot**]. Royal Borough Windsor & Maidenhead (Development of Diamond Standard Allotments and Additional Public Open Space on Council Land Owned at Ray Mill Road West Report to Cabinet, July 2011).*

Also other available information shows that:

The relocation of Denton Bank Allotments (100 plots) in Newcastle was to be done at the estimated cost of £0.5M [**£5,000 per plot**].

The development of 24 plots in the former nursery area in Clowes Park, Broughton was estimated to cost Salford City Council £209,832 [**£8,743 per plot**] (2008).

9. Impact of Construction on Farm Terrace Allotments

At the time of writing the project plan for the development of the Watford Health Campus site is that it is highly unlikely that any work will start on the ground in the next 12 months. Following that, the first phase of construction will see access roads and foundations being constructed and the impacts could include:

- soil and ground contamination
- ground and underground water contamination
- hazardous construction and demolition waste
- noise and vibration
- dust, hazardous emissions and odours
- traffic increase or interference outside of the site
- lack of parking spaces locally
- wildlife and natural features impacts
- visual impact
- health and safety risks from transport and other activities

The severity of the impacts depends on each building site; there is a correlation between the magnitude of the project and the caused effects. We would advise that an assessment of the environmental aspects should be undertaken before the construction stage so that any corresponding procedures can be applied during the on-site works.

Appendix 1: Revoked Planning Policy

The Revised Planning Policy Guidance note (PPG) 17: Sport, Open Spaces and Recreation

The revised policy guidance recommended the following criteria against which applications for consent to dispose of statutory allotments are determined. The revised criteria were that:

- The allotment in question was not necessary and was surplus to requirements;
- Consent of the secretary of state is required for the erection of any dwellings (but not sheds or greenhouses) by the council on allotment land (Land Settlement (Facilities) Act 1919);
- Adequate provision should have been made for displaced plot holders, or that such provision is not necessary or is impracticable;
- The number of people on the waiting list needs to have been taken into account;
- The authority should have actively promoted and publicised the availability of allotment sites and would have consulted the National Society of Allotment and Leisure Gardeners;
- The implication of disposal for other relevant policies, in particular development plan policies, have been taken into account.

Planning Policy Guidance notes were replaced in March 2012 by the National Planning Policy Framework.

Planning Policy Guidance note (PPG) 17: Sport, Open Spaces and Recreation

Annex 3 of PPG 17 included allotments as a specific category in the classification of open space. PPG 17 placed an obligation on local authorities to undertake assessments of need for all open space classifications, combined with an audit of existing provision, incorporating both quantitative and qualitative criteria. These were intended to feed into the establishment of local standards for provision, and the preparation of a strategy that ensures these local standards are met before any surplus land can be released. Plots that are well maintained and in full use, delivering the full range of benefits to the local community were intended to enjoy strong protection under the planning system. Development that would result in the loss of allotments was not be permitted unless replacement allotment sites are provided, and these should be:

- Of acceptable quality;
- Be comparable in terms of size, accessibility and convenience, and should not normally be $\frac{3}{4}$ of a mile from the centre of demand;
- Have a soil quality and condition comparable or superior to that of the existing allotments;
- Avoid detrimental impact on landscape character and other landscape features.

Planning Policy Statement 25: Planning and Flood 2005

PPS25 outlines Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into consideration at all stages of the planning process to avoid inappropriate development in areas at risk of flooding.

Land within areas known to flood could be developed for allotments, but the Environment Agency would likely object to any infrastructure or buildings, such as sheds and surfaced paths if not properly mitigated.

Appendix 2: Case Studies

Eastleigh Allotment Relocation Proposals

Eastleigh Borough Council in Hampshire disposed of 3 statutory allotment sites due to pressures to develop land for housing in 2003/04 resulting in the displacement of 223 allotment holders.

Consultation was held with Council officers, the National Allotment Society, local Allotment Associations and a survey was sent to plot holders to understand the location preference and whether they intended to continue cultivating an allotment.

40% of plot holders responded and there was a preference for convenient, local (to where they live) accessible allotments that could accommodate a similar size plot to what they current use. The most common plot size was 5 rods.

The Head of Planning at the Council favoured a "pepper pot" approach rather than concentrate new allotments on a single new site, thus improving accessibility. The officer also commented that new development briefs for large housing schemes could include a requirement to provide allotment gardens as part of any Open Space Requirements.

Guidance for where new plots were created or sites refurbished included:

- Toilets should be provided where possible and located near to sewers. Cesspits rather than composting was favoured due to maintenance and low water consumption cisterns should be specified;
- Water heating is not required, however solar heating should be trialled;
- Rainwater should be collected where possible and recycled for use on site;
- Soil quality: Use of Pro-Grow favoured as recommended by Allotment Association. Soil transfer should be conducted where requested but if allotment holders agree to give up plot early to allow transfer. Council should investigate whether autumn leaves could be collected for use on new plots for composting;
- Disabled facilities should be provided including raised beds.

Where the Landlord of an allotment was Eastleigh Council and the allotment tenancy was terminated, the amount of compensation which was payable to the plot holder was:

- *"Where the Tenancy terminates as to the whole of the land an amount equal to one year's rent at the rate at which rent was payable immediately before the termination of the Tenancy;"*

- *"The Tenant of an allotment garden may before the termination of his Tenancy remove any fruit trees or bushes provided and planted by him and also any erection, fencing or other improvements erected or made by him at his expense, but he must make good any injury caused by such removal;"*
- *"For crops and manure the Tenant of an allotment garden is entitled at the termination of the Tenancy to compensation from his Landlord for crops growing upon the land in the ordinary course of the cultivation of the land as an allotment garden and also for manure applied to the land;"*
- *"The 1950 Allotment Act introduced the principle of the Tenant of an allotment garden being liable to pay compensation to their Landlord in respect of any deterioration of the land caused by the failure of the Tenant to maintain it in a good state of cultivation and fertility. The amount of compensation is the cost of making good the land."*

The budget for the relocation of the allotment holders and plots was £550,000 (at 2003 prices). It is anticipated that funding be set off against eventual capital receipts.

Edge Lane Allotments Relocation

Located within the New East Manchester regeneration project, Manchester City Council looked to relocate plot holders from Edge Lane Allotments. The site was a statutory allotment which had 88 plots, however use for allotment gardens was low, with only 26 plots in use for gardening and many being used for pigeon racing.

Consultation was conducted with multiple local agencies including the Association of Manchester Allotment Societies and the National Allotment Society. The preferred action was to relocate allotment plot holders within 3 miles of Edge Lane to vacant plots on 3 different sites. The Edge Lane Allotment Association rejected this citing the convenience location of current site however the Council believed that the solution offered was reasonable and cited the low level of gardening use.

Hundens Lane Allotments Relocation

Darlington Borough Council looked to dispose of 130 plots on a statutory site (105 plots were let to 78 individuals). OneNorthEast, the regional development agency wished to expand their adjacent development and therefore written notice was served in September 2005 with the alternative sites made available from Spring 2006. Proposals were put in place for a new site to be situated 1.3 miles away on a natural and semi-natural land parcel. Consultation was conducted by Groundwork West Durham who also conducted an audit of the site. No objections were received and funding was provided by the regional development agency resulting in little costs being incurred by the Council.

Hampton Vale Allotments Relocation

Following Peterborough City Council's Housing Review in 2010, in which developers were invited to put forward proposed land for residential development, developer O&H offered an area of approximately 6.47 hectares for housing. The proposed land is located to the south west of the City and included part of a 1.2 ha statutory allotment site. The proposed housing site was accepted in principle, allocated as part of the Site Allocations process and included within the Site Allocations DPD which was adopted by the Council following public examination.

As such the developers applied for planning permission to relocate the allotments to a new site of exactly the same size, adjacent to a Special Area of Conservation and a proposed peripheral highway. Consultation was undertaken with Council officers and Natural England and no objections were received. The Parish Council objected to the application citing the following grounds:

- that the new location is not in a location as convenient as the original site;
- the original site formed a natural green boundary;
- given that the access road will be temporary until all housing has been constructed there were fears users would be disturbed by noise, dust and or fumes;
- The original site had better topography and gradients;
- Pressure from new homes will strain currently limited community facilities such as allotments.

The Planning Application was approved and reflected the requirement in the S106 Agreement associated with the Outline planning approval for the development, which included an obligation for the provision of allotment land. The allocated allotment land was proposed to be laid out with 0.6 car parking bays per allotment and following guidelines stipulated by The National Society of Allotment and Leisure Gardeners (NSALG) regarding plot size (10 rod plots being equivalent 250m² and 5 rod plots being equivalent 125m²).

Manor Garden Allotments Relocation

Manor Garden Allotments were allotment gardens occupying 1.82 acres accommodating 80 plots situated between the River Lea and the Channelsea River in Hackney Wick, East London. The Allotments were demolished in October 2007 despite vigorous protests by the plot holders. The allotment made way for landscaping for the Olympic Park and the plot holders were moved to a temporary site on Marsh Lane Playing Fields in the London Borough of Walton Forest at Leyton.

The cost of relocated in the allotments was estimated at £1.3 million and was carried out by contractors, Birse Civils. Assistance with relocation was provided by the London Development Agency, with shipping containers used to transport possessions between sites and between plots. The new allotments at Marsh Lane were sealed from their surrounding area using Hydroduct, a material usually used for green roofs with new top soil brought in. Concerns were later raised by plot holders regarding the quality of the top soil, the heavily compacted nature of the soil by plant machinery during construction and the levels of continual accumulation of rainwater on the majority of plots.

Following the completion of the Games, 2.1 hectares of allotments accommodating 85 plots are due to be relocated in two different locations within the proposed Queen Elizabeth II Park.

Blenheim Lane Allotments Relocation

In 2001, Rayleigh Industries, a manufacturer of bicycles employing over 600 people announced they intended to expand their operations within Nottingham. The company required a brownfield site within the city boundary which would meet Raleigh's requirements in terms of size, at around 7 hectares, and location, with good access to the M1 motorway and easily accessible for its existing workforce, which could be brought forward within the timescale required to ensure continuity of production. Raleigh identified that the statutory 101 plot Blenheim Lane allotments in Bulwell, was the only site that could be developed in the required timeframe.

A planning application was passed by the City Council on the basis of securing a site for Raleigh and retaining jobs and cycle manufacture in the city, despite receiving a 4,500 signature petition against such development and 43 letters of objection from allotment holders. The City Council responding to its Local Plan which explicitly stated that allotments should be protected unless compensatory provision is made elsewhere and embarked on relocating allotment holders to prepare the land for development.

Plot holders were relocated to adjoining green belt land, developing 160 'model' plots with much improved facilities than present at the original site. The compensation package agreed between plot holders and the City Council was that the new site would have security fencing around the perimeters and individual plots would be fenced and hedges replanted to prevent the site becoming windswept. Where possible plot holders sheds and/or greenhouses were relocated on new plots and where this was not practical, new sheds or greenhouses of similar size and value were erected in their place. The main avenues were built to be wide enough to accommodate skip lorries or similar vehicles and car parking was provided at various points. Two feet of new, suitable topsoil was laid onto the new plots created and financial compensation

was provided for the loss of established trees and bushes, which could not be practically relocated. In addition, each allotment holder received a financial payment for having to relocate their plot and a proposed purpose built clubhouse with toilet facilities was rejected by plot holders in favour of having a supply of organic fertiliser. The new site was then granted Statutory Status for a period of 25 years.

Whilst the vast majority of plot holders agreed with the compensation package - which went far beyond the legal requirements - and moved to the new site, 3 allotments holders lodged an application for a Judicial Review following the resolution of Rayleigh's planning application. However, by November 2001, shortly before the trial, Raleigh announced their decision to cease the manufacture of cycles in favour of buying in models from the Far East, with the company no longer wishing to relocate what remained of its business to the Blenheim site. It was later revealed in 2005, following a request under the Freedom of Information Act by a member of the public, that the Government and City Council had spent £1.8 million on the failed process of assisting Rayleigh to relocate their operations and in relocating plot holders to the adjacent site.

Almost 10 years later, in June 2010, it was announced that Nottingham City Council intended to build a £50 million business and energy park on the Council owned 6.7 hectare site, now colonised naturally as rough grassland and scrub. Whilst the Council continue to seek funds for the develop, the small number of allotment holders that have remained on the original site intend to take legal advice regarding the development, cited the belief that the land was gifted to the people of the City of Nottingham over 100 years ago.

Caerphilly Council Detailed Guidance for Allotment Relocation

Caerphilly Council have developed detailed design guidance relating the replacement of allotments, following the adoption of their local plan which seeks to protect leisure facilities, which includes public open spaces and allotments. The Council sets out that when the redevelopment of an existing, fully operational allotment site is proposed, the developer must provide a suitable alternative site, which once realised, the planning application served on the old allotment site will then require a section 106 agreement that binds the developer into achieving this.

The principles developed in the report include:

- The site must be made available prior to any allotment holders being displaced from their original site;
- The time of vacating an allotment site would depend on the time of year or growing season. Therefore allotments holders should be required to move from their original site either prior to or after the growing season;

- The new allotment site must adequate in terms of accessibility;
 - Access to the new allotment site for present allotment holders is considered by Caerphilly Council to be a material consideration when determining any planning application served on the original allotment site;
 - Any new allotments should be situated in a location that is in close proximity to the original site to ensure that the displaced owners are put at a disadvantage in terms of travel time;
 - New sites should have similar public and private transport facilities as the original site;
 - New sites should cater for the needs of any disabled or elderly plot holders;
- The new allotment site must be made available for occupancy prior to any works taking place on the original site. No work must take place on the original allotment site by the developer until the new allotment site is in place and ready for occupancy. If the original site is vacant before any works begin, it will ensure that the safety of the allotments holders and their produce is not compromised;
- The land at the new allotment site must be suitably prepared so that allotment holders can begin growing on it immediately;
- Where allotments are relocated to another site, it is not suitable to merely provide another area of land of similar size. In many cases allotments that have been in constant use, have soil that provides an excellent medium therefore the new land must be suitably cultivated and prepared so that holders can begin work immediately after relocation, without the need for prior preparation;
- Translocation of old topsoil is deemed to be a necessity, unless the developer can demonstrate that the soil on the new site is of a similar quality. This must be done in a dormant period, so as not to disrupt the work of the allotment holders. The criteria for classifying the quality of topsoil is given within British Standard BS 3882: 1994. This standard should be adopted when demonstrating whether the new soil is of a similar quality to that of the old site;
- The new allotment site should have adequate drainage incorporated;
- There should be an adequate access road into any new sites that is able to cope with any vehicles that are associated with the allotment and its related works. The main access point must have a secured gate, which is locked, and keys distributed to allotment holders. Roads must be created within the site and developed to cope with any traffic that wishes to enter. If roads within the site are designed with large vehicles in mind e.g. tractors etc, then they will no doubt be accessible to all forms of transport appropriate to the site. All roads must also be incorporated into the design with safety in mind, so as not to cause conflict with pedestrian movement within the site;

- The allotment site must be surrounded by a secure fence that will act as a deterrent to trespassers. However, it is imperative that any fence be incorporated into the design so that it fits in with the surrounding environment. A well-designed, aesthetically pleasing boundary fence can often become a more effective deterrent than most types of high security fencing. Some examples, such as palisade fencing, can give the development a fortress appearance and act as a challenge to criminals.

Appendix 3: List of Green Spaces Reviewed

This Appendix lists all green spaces in the south of Watford which were considered for shortlisting. As local green spaces can be known by different names, those sites which were subsequently assessed are then shown as satellite images with their boundary clearly marked.

CFP ID	TYOLOGY	NAME	SITE (Ha)	Potential	Comments
1010	Parks & Gardens	Waterfields Recreation Ground	2.21	N	Existing OS now planted as woodland
1011	Parks & Gardens	Watford Fields Recreation Ground	2.39	Y	Convert existing Sports Pitches?
1012	Parks & Gardens	Oxhey Park Sports Ground	3.66	Y	Suggested by client - proposed link road to run through site
1013	Parks & Gardens	King George V Playing Fields	13.32	Y?	Development potential in south-west of site?
1015	Parks & Gardens	Oxhey Park	9.51	Y	Suggested by client - proposed link road to run through sports pitches
1016	Parks & Gardens	Riverside Road Recreation Ground	1.86	Y	Suggested by client
1017	Parks & Gardens	Riverside Park	1.83	Y	Suggested by client
1018	Parks & Gardens	Harwoods Recreation Ground	2.45	Y	Suggested by client
1021	Parks & Gardens	Oxhey Grange Playing Field	1.68	N	Existing sports - too small
1022	Parks & Gardens	Paddock Road Recreation Ground	0.99	N	Site too small
2012	NSNGS	Croxley Green Junction Semi Natural Area	0.90	N	Site too small, likely to be affected by proposed rail link
2013	NSNGS	Land Off Riverside Road Semi Natural Area	1.55	Y	Possibility
2014	NSNGS	Lairage Land	4.41	N	NSNGS with nature conservation
2015	NSNGS	Former Willow Lane Allotments	1.43	N	Lost to development
2016	NSNGS	Cardiff Road former Coach Park	0.84	N	Lost to development
2017	NSNGS	Tolpits Lane Semi Natural Area	0.40	N	Too small
2018	NSNGS	Brightwells Farm Semi Natural Area	1.46	Y	To be discussed - difficult access? Adjacent to shooting range

CFP ID	TYOLOGY	NAME	SITE (Ha)	Potential	Comments
2019	NSNGS	Caractacus View Semi Natural Area	1.44	N	Not appropriate - social housing
2020	NSNGS	Semi Natural Area adj Ebury Way and Lairage Land	0.68	N	Not suitable
2024	NSNGS	Ascot Road Semi Natural Area	0.62	N	Woodland
2025	NSNGS	Tolpits Lane Former Scammell Site	0.41	N	Limited scope
3008	Green Corridors	Ebury Way	3.90	N	Not appropriate
3009	Green Corridors	Tolpits Lane to Ascot Road Cycle Route	3.94	N	Not appropriate
5004	Amenity Greenspace	Watford Heath Amenity Greenspace	0.87	N	Strong amenity value - possible common land issues
5014	Amenity Greenspace	Longcroft Amenity Greenspace	1.00	N	Not appropriate - social housing
5040	Amenity Greenspace	Church Street Amenity Greenspace	0.26	N	Site too small
5041	Amenity Greenspace	Watford Field Road Amenity Greenspace	0.10	N	Site too small
5042	Amenity Greenspace	Blackwell Drive Amenity Greenspace	0.13	N	Site too small
5043	Amenity Greenspace	The Pastures Amenity Greenspace	0.17	N	Site too small
5044	Amenity Greenspace	Holywell Estate Amenity Greenspace	1.03	N	Not appropriate - social housing
5045	Amenity Greenspace	Croxley View Amenity Greenspace	4.29	N	Not appropriate - social housing
5046	Amenity Greenspace	Cassio Common	0.84	N	Site too small
5047	Amenity Greenspace	Cassio Road Amenity Greenspace	0.28	N	Site too small
7003	Allotments	Oxhey Grange Allotments	2.13	Y	Scope to provide more plots in north of site
7004	Allotments	Chester Road Allotments	0.32	N	Site too small, limited scope for expansion, boundaries constrained
7009	Allotments	Wiggenhall Allotments	0.74	N	Site too small, limited scope for expansion, boundaries constrained

CFP ID	TYPOLGY	NAME	SITE (Ha)	Potential	Comments
7010	Allotments	Paddock Road Allotments	5.49	Y	Suggested by client - expansion into depot and adjacent fallow land both within and outside of site boundary
7011	Allotments	Farm Terrace Allotments	2.63	N	n/a
7012	Allotments	Holywell Allotments	2.35	Y?	To be discussed, could land be used more efficiently?
7013	Allotments	Brightwell Allotments	2.36	Y?	For discussion, could land be used more efficiently?
8003	Cemetaries & Churchyards	St Marys Churchyard	0.41	N	Not appropriate
8004	Cemetaries & Churchyards	Vicarage Road Cemetery	5.79	N	Not appropriate
9001	Countryside	Attenborough's Fields	16.87	Y?	To be discussed, could any of the land be used for allotments?
10001	Civic Space	High Street Civic Space	2.50	N	Not appropriate
10003	Civic Space	Vicarage Road Precinct Civic Space	0.08	N	Not appropriate
9998	N/A	Oxhey Lane / Pinner Road	2.72	Y?	Approx Postcode: WD19 4EX (Site in Three Rivers DC) Currently greenbelt land immediately adjacent to borough boundary. Land appears to be a vacant, disused field.
9999	N/A	Land off King George V Playing Fields	2.69	Y?	Approx Postcode: WD18 9SW (Site in Three Rivers DC) Development potential south of King George V Playing Fields. In green belt, land appears to be currently used for agriculture.



Farm Terrace Allotments

Attenborough's Fields

LEGEND

- ■ ■ ■ Site Boundary
- Potential for Allotments

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Brightwells Farm
Semi Natural Area

LEGEND

■ ■ ■ ■ Site
Boundary

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Callowland Allotments

LEGEND

- ■ ■ ■ Site Boundary
- Potential for Allotments

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Harwoods Recreation Ground

LEGEND

- ■ ■ ■ Site Boundary
- Potential for Allotments

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Holywell Allotments

LEGEND

■ ■ ■ ■ Site Boundary

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

King George V Playing Fields and Land off King George V Playing Fields

LEGEND

■ ■ ■ ■ Site Boundary

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Oxhey Lane

LEGEND

■ ■ ■ ■ Site Boundary

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Oxhey Park Sports Ground

LEGEND

- Site Boundary
- Potential for Allotments

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace
Allotments

Paddock Road
Allotments

LEGEND

- ■ ■ ■ Site Boundary
- Potential for Allotments

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Riverside Road
Recreation Ground and
Riverside Park

LEGEND

- ■ ■ ■ Site Boundary
- Potential for Allotments

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Land off Riverside Road
Semi Natural Area

LEGEND

- ■ ■ ■ Site Boundary
- Potential for Allotments

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Land off Riverside Road
Semi Natural Area

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Farm Terrace Allotments

Watford Fields
Recreation Ground

Drawn by: NE	Checked by: AS	Date: 11/09/12
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Appendix 4: Criterion Scoring Matrix Detail

This appendix gives an indication of the thought process behind the scoring of individual characteristics:

Distance to Farm Terrace Allotments	0	1.5+ miles
	1	≤1.5 miles
	2	≤0.5 miles
Ownership constraints	0	Private / other local authority's land, uncertain future in short term (possibly change in 1-5 years)
	1	WBC land leased out or uncertain medium term prospects (possible change in next 6-20 years)
	2	WBC land with no constraints
Current land use	0	Land has significant current use and development would impact on this or access to the space.
	1	Land is being used but development would only have a minor impact on this or access to the space.
	2	Land has minimal current use and development would have little impact on this or access to the space
Known previous land use	0	Land known to be contaminated from previous use, substantial demolition of existing structures / features required, known landfill site
	1	Site has a history of being a green space
	2	Site has recent history as an allotment / agricultural land
Known soil quality	0	No soil present, soil contaminated from past land use, known landfill site
	1	No known problems with soil, land is currently woodland or scrub etc
	2	Site has recent history as an allotment / agricultural land
Availability of utilities	0	No current provision and difficulties / high costs associated with installing new utilities
	1	Land has some form of water supply / catchment with options for improvement
	2	Land has current provision of mains water and other utilities with no need for additional improvements
Potential number of plots	0	Available land can provide <50% of required plots
	1	Available land can provide between 50-80% of required plots
	2	Land can provide 80%+ of required plots
Proximity to public transport	0	There is no established or easily accessible public transport nearby (within 200m)
	1	There is public transport accessible within 200m of entrance but it could be improved (e.g. zebra crossing over busy road)
	2	There are multiple options for public transport (e.g. bus, train, cycleway) all within 200m of the entrance
Vehicular access	0	There is no established free public parking within 200m or car park is pay and display
	1	There is free, unrestricted public parking within 200m of entrance
	2	There is on-site parking available for tenants

Water and flood risk	<p>0 Land is within a known flood plain or is known to get waterlogged regularly</p> <p>1 Any known risks can be mitigated in the short term with improvements (1-5 years)</p> <p>2 Land is at little or no risk from issues arising from water</p>
Site designations / protected species	<p>0 Changes to land would have significant impact on protected or 'at risk' species and / or land designation impacts on use as allotments</p> <p>1 Moderate chance of interfering with other local sites which have environmental value by changing land to allotments (e.g. channeling waterways, creating 'island' habitats etc)</p> <p>2 Minimal impact on any designated site or protected / "at risk" species either on-site or nearby</p>
Neighbour issues	<p>0 No existing screening or potential to screen adjoining residential properties and / or no existing parking or potential for on-site parking</p> <p>1 Neighbouring properties already screened and minimal impact from change of use</p> <p>2 Few, if any, residential properties back onto land and minimal impact from change of use</p>
Complementary use of adjacent space	<p>0 All available space is taken by proposed allotment and / or adjacent space is a likely source of noise and air pollution</p> <p>1 The development fits within a wider green space but offers no benefits for other users of the space</p> <p>2 Land part of wider multi-use green space, impacts little on its use, and change would bring additional benefits such as car parking, path improvements etc</p>
Likely timescale of availability	<p>0 Real risk of land not being available until significantly after closure of Farm Terrace Allotments</p> <p>1 Availability may clash with growing season and / or nesting season and / or legal issues may delay transfer of soil / plants until after closure of Farm Terrace Allotments</p> <p>2 No delays anticipated for use as allotments</p>
Topography constraints	<p>0 Land has steep slopes and / or a significant number features (trees, buildings, banks etc) which will require removal or significant remediation</p> <p>1 Land is relatively flat and / or has a few features which will require removal or minor remediation</p> <p>2 Land is flat and any features will not affect levels of sunlight</p>
Impact on views	<p>0 Proposed allotments would have a significant impact on the character of the area and / or is likely to impact on adjoining residences as no screening is possible</p> <p>1 Proposed allotments would have only moderate impact on existing character of the area and / or has potential for screening</p> <p>2 Proposed allotments would enhance the character of the area and has no visual impact on the area</p>

Appendix 5: Site Assessment Scores

This appendix gives a breakdown of the individual scores for each of the 13 potential sites:

			Weighting Index																	Total	Total as a Percentage
UNIQUE ID*	SITE NAME / LOCATION	SITE AREA (Ha)	Distance to Farm Terrace Allotments	Ownership constraints	Current land use	Known previous land use	Known soil quality	Availability of utilities	Potential number of plots	Proximity to public transport	Vehicular access	Water and flood risk	Site designations / protected species	Neighbour issues	Complementary use of adjacent space	Likely timescale of availability	Topography constraints	Impact on views			
1011	Watford Fields Recreation Ground	2.39	4	1	3	1	2	1	3	1	1	3	1	1	1	2	1	1			
	Initial Score		2	2	0	1	1	1	1	1	1	2	0	0	0	1	2	0	15		
	Weighted Score		8	2	0	1	2	1	3	1	1	6	0	0	0	2	2	0	29	52%	
1012	Oxhey Park Sports Ground	3.66																			
	Initial Score		1	2	1	1	1	2	0	1	2	1	1	2	1	1	1	2	20		
	Weighted Score		4	2	3	1	2	2	0	1	2	3	1	2	1	2	1	2	29	52%	
1013	King George V Playing Fields	13.32																			
	Initial Score		0	2	0	1	1	1	0	1	2	2	1	1	1	2	2	1	18		
	Weighted Score		0	2	0	1	2	1	0	1	2	6	1	1	1	4	2	1	25	45%	

			Distance to Farm Terrace Allotments	Ownership constraints	Current land use	Known previous land use	Known soil quality	Availability of utilities	Potential number of plots	Proximity to public transport	Vehicular access	Water and flood risk	Site designations / protected species	Neighbour issues	Complementary use of adjacent space	Likely timescale of availability	Topography constraints	Impact on views	Total	Total as a Percentage	
1016	Riverside Road Recreation Ground	1.86																			
	Initial Score		1	2	1	1	0	1	1	1	1	0	0	1	1	1	1	1	1	14	
	Weighted Score		4	2	3	1	0	1	3	1	1	0	0	1	1	2	1	1	1	22	39%
1017	Riverside Park	1.83																			
	Initial Score		1	2	1	1	0	1	0	1	2	1	0	2	1	1	0	2	2	16	
	Weighted Score		4	2	3	1	0	1	0	1	2	3	0	2	1	2	0	2	2	24	43%
1018	Harwoods Recreation Ground	2.45																			
	Initial Score		1	2	0	1	1	1	0	2	1	2	1	2	0	1	0	1	1	16	
	Weighted Score		4	2	0	1	2	1	0	2	1	6	1	2	0	2	0	1	1	25	45%
2018	Brightwells Farm Semi Natu+ral Area	1.46																			
	Initial Score		1	0	0	2	2	0	1	1	0	2	1	2	0	0	0	0	1	13	
	Weighted Score		4	0	0	2	4	0	3	1	0	6	1	2	0	0	0	0	1	24	43%
7010	Paddock Road Allotments	5.49																			
	Initial Score		0	1	2	2	2	1	2	1	2	2	2	2	2	1	1	2	2	25	
	Weighted Score		0	1	6	2	4	1	6	1	2	6	2	2	2	2	1	2	2	40	71%

			Distance to Farm Terrace Allotments	Ownership constraints	Current land use	Known previous land use	Known soil quality	Availability of utilities	Potential number of plots	Proximity to public transport	Vehicular access	Water and flood risk	Site designations / protected species	Neighbour issues	Complementary use of adjacent space	Likely timescale of availability	Topography constraints	Impact on views	Total	Total as a Percentage
7012	Holywell Allotments	2.35																		
	<i>Initial Score</i>		1	2	2	2	2	2	1	2	2	2	2	2	1	1	1	2	27	
	<i>Weighted Score</i>		4	2	6	2	4	2	3	2	2	6	2	2	1	2	1	2	43	77%
9001	Attenborough's Fields	16.87																		
	<i>Initial Score</i>		0	0	1	1	1	1	2	1	1	2	0	2	0	0	1	0	13	
	<i>Weighted Score</i>		0	0	3	1	2	1	6	1	1	6	0	2	0	0	1	0	24	43%
9998	Oxhey Lane / Pinner Road	2.72																		
	<i>Initial Score</i>		1	0	0	1	1	1	2	1	1	2	0	1	1	1	2	1	16	
	<i>Weighted Score</i>		4	0	0	1	2	1	6	1	1	6	0	1	1	2	2	1	29	52%
9999	Land off King George V Playing Fields	2.69																		
	<i>Initial Score</i>		0	0	0	2	2	0	2	1	1	2	0	2	1	1	1	1	16	
	<i>Weighted Score</i>		0	0	0	2	4	0	6	1	1	6	0	2	1	2	1	1	27	48%
7002	Callowland Allotments	6.51																		
	<i>Initial Score</i>		0	2	2	2	2	1	2	1	1	2	2	1	1	2	2	1	24	
	<i>Weighted Score</i>		0	2	6	2	4	1	6	1	1	6	2	1	1	4	2	1	40	71%

Appendix 6: Opportunities and Constraints Table

CFP ID	GSS ID	Name	Typology	Area (Ha)	Pros	Cons	Constraints
1012	CE19	Oxhey Park Sports Ground	Parks & Gardens	3.66	<ul style="list-style-type: none"> Land already owned by WBC and is currently flat, open green space. Utilities already in place (run to Irish Club). Land currently open green space so little remediation required. Allotments themselves unlikely to receive opposition for use of land. Change of land use will be decided by link road provision more than change to allotment. Available within timescale. Unlikely to impact on aesthetics of the area. 	<ul style="list-style-type: none"> Space limited by final location of link road and existing belt of (mature) trees alongside railway line. Possible impact on tree roots from fencing / ground compaction. Possible vehicular access issues off link road / Dalton way. Vehicle access will be required to pylon which may impact on design / nos of plots. Possible loss of light in the long term due to recently planted shelter belt. 	<ul style="list-style-type: none"> Access off new link road / Dalton Way Flood risk / runoff plans – mitigation of link road as next to River Colne Any plans for future development for housing etc?
1013	HO15	King George V Playing Fields	Parks & Gardens	2.69	<ul style="list-style-type: none"> Land already owned by WBC and is currently flat, open green space. Existing car park adjacent to site. Complementary use of adjacent open space would enhance passive security of site. Good public transport links. Existing screening means not currently overlooked by residential properties 	<ul style="list-style-type: none"> Possible conflicting development proposals Loss of conservation site 1.9 miles from FTA 	<ul style="list-style-type: none"> Any existing conservation status? Extent of any landfill? Prioritisation of development of proposed land
1018	HO05	Harwoods Recreation Ground	Parks & Gardens	2.45	<ul style="list-style-type: none"> Land already owned by WBC and is currently flat, open green space except for southern end (woodland on slope). Good public transport links. Complementary use of adjacent open space would enhance passive security of site. New station development within next couple of years so land likely to be available within timescale. 	<ul style="list-style-type: none"> Local school use sports pitch and would possibly lobby for its retention. Large part of available open recreational space would be taken by allotment provision – negative impact on current use and views. Possible loss of woodland (removed for new station anyway?) Conflict between any new vehicle access (none currently) and 	

CFP ID	GSS ID	Name	Typology	Area (Ha)	Pros	Cons	Constraints
					<ul style="list-style-type: none"> Lower development costs as security fencing provision on two side will already be in place. Adequate sunlight 	<ul style="list-style-type: none"> children using play area. No utilities currently anywhere on-site. 	
7010	OX12	Paddock Road Allotments	Allotments	5.49	<ul style="list-style-type: none"> Land already owned by WBC and is currently flat, open green space that was formerly allotment land. Relatively easy to extend services and infrastructure either from existing or nursery site. Potential to improve facilities for existing tenants through redeveloping nursery. Potential availability of land gives multiple options (land consists of smaller grazed meadow, nursery which likely to be relocated and large, former allotment site at end of existing allotment). Could accommodate all existing FTA tenants Existing car parking available. Adequate sunlight 	<ul style="list-style-type: none"> 1.7 miles from FTA. Some remediation of nursery site possibly required if access not through existing allotments. Limited public transport? Land currently leased to riding school; terms for ending lease? Land is outside borough boundary (as are rest of allotments). 	
n/a	n/a	Oxhey Lane	n/a	2.71	<ul style="list-style-type: none"> Land already open, green space. Water supply already on-site. Electricity sub-station in corner of field Neighbouring properties already screened. Drop kerb and gate already exists. Could accommodate all existing FTA tenants Adequate sunlight 	<ul style="list-style-type: none"> Outside of WBC boundary Land currently leased to / owned by Bucks Meadow riding school; terms for ending lease / land purchase? Next to busy road. Neighbours on 3 sides. 	<ul style="list-style-type: none"> Greenbelt land?
n/a	n/a	Land off King George V	n/a	2.69	<ul style="list-style-type: none"> Land open space with a history of use for growing plants. Site has cycleway running along one side of site and close to existing recreational green space. 	<ul style="list-style-type: none"> Land in private ownership - additional costs for purchase / lease of land. Land outside WBC boundary. Land currently classified as 	<ul style="list-style-type: none"> Greenbelt land?

CFP ID	GSS ID	Name	Typology	Area (Ha)	Pros	Cons	Constraints
		Playing Fields			<ul style="list-style-type: none"> ◦ Could accommodate all existing FTA tenants ◦ Adequate sunlight 	agricultural land <ul style="list-style-type: none"> ◦ No existing vehicular / pedestrian access. Access would need to mitigate slope down to Ebury cycleway on both sides and possibly any cars crossing the cycleway. ◦ Limited passive surveillance due to bank / vegetation 	
1011	CE17	Watford Fields Recreation Ground	Parks & Gardens	2.39	<ul style="list-style-type: none"> ◦ Land already owned by WBC and is currently flat, open green space. ◦ Electricity available on eastern side of site (where pavilion was proposed). ◦ Ample on-street parking. ◦ Fencing along one boundary ◦ Adequate sunlight 	<ul style="list-style-type: none"> ◦ Likely to receive vocal opposition by local residents who fought development of sports pitch facility on the site. ◦ Site overlooked by neighbours with little opportunity for screening. ◦ Unable to accommodate all plots required on the site. ◦ Land split over two separate sites – cost implications for security, infrastructure and utilities 	<ul style="list-style-type: none"> ◦ Land designated as village green (or similar) ◦ Any constraints imposed by recent housing on adjacent land?
1015	OX02	Oxhey Park	Parks & Gardens	9.51		<ul style="list-style-type: none"> ◦ Land rejected as potential allotments on advice of client 	
1016	OX01	Riverside Road Recreation Ground	Parks & Gardens	1.86	<ul style="list-style-type: none"> ◦ Land already owned by WBC and is currently flat, open green space. ◦ Electricity already on-site (point close to vehicular access entrance to Riverside Park). ◦ Adequate sunlight. 	<ul style="list-style-type: none"> ◦ Victorian landfill on part of site? ◦ Next to River Colne – issues with run-off a possibility ◦ Land within flood plain any infrastructure likely to be opposed by Environment Agency. ◦ Unable to accommodate all plots required on the site. ◦ Screening of allotments would impact on views by neighbours. ◦ Allotments likely to impact on existing recreational use of the rec. 	<ul style="list-style-type: none"> ◦ Flood Plain

CFP ID	GSS ID	Name	Typology	Area (Ha)	Pros	Cons	Constraints
1017	Vlog	Riverside Park	Parks & Gardens	1.83	<ul style="list-style-type: none"> Land already owned by WBC Existing car park Electricity on-site Proposed site is away from residential properties. Allotments would improve visual character of the area Allotments unlikely to impact on other recreational use of the land. 	<ul style="list-style-type: none"> Land requires substantial remediation to put back to green space (currently MUGA and tired, dated play area) Land cut through by Ebury cycleway Most of land has steep slopes created by landfill and so unsuited to allotment use. Also north west of site gets waterlogged / floods irregularly. Extent of landfill would require confirmation. Area of MUGA/Play Area unlikely to accommodate all plots required. Car park has a history of antisocial behaviour and major crimes and would need careful management. Existing trees may impact on levels of sunlight available. 	<ul style="list-style-type: none"> Any plans for improving flood plain by using land once cleared of MUGA / Play Area
2013	VI10	Land Off Riverside Road Semi Natural Area	NSNGS	1.55	<ul style="list-style-type: none"> Suitable fencing already exists. Topography is relatively flat. 	<ul style="list-style-type: none"> Land floods on regular (annual?) basis. Minor clearance of scrub and tree cover required as part of land preparation. E.A. unlikely to support any additional infrastructure No vehicular access currently. Access is via existing cycleway; would require improvements through Riverside Park. No utilities; major works required to adequately get it across the river. Existing trees may impact on levels of sunlight available. 	<ul style="list-style-type: none"> Within flood plain?

CFP ID	GSS ID	Name	Typology	Area (Ha)	Pros	Cons	Constraints
2018	n/a	Brightwells farm Semi Natural Area	NSNGS	1.46	<ul style="list-style-type: none"> Land open space with a history of use for growing plants. Site has cycleway running along one side of site and close to existing recreational green space. Adequate sunlight 	<ul style="list-style-type: none"> Land in private ownership. Land currently classified as agricultural land No existing vehicular / pedestrian access. Access would be along Ebury cycleway and up slope into field. Limited passive surveillance due to bank / vegetation Site on a slope which may not be suitable for allotments. Site cannot accommodate all plots required. Additional costs for purchase / lease of land. 	<ul style="list-style-type: none"> Greenbelt land?
7002	LGo2	Callowland Allotments	Allotments	6.51	<ul style="list-style-type: none"> Land already owned by WBC and is currently flat, open green space. Land previously allotments so unlikely to have any environmental issues connected to soil quality. Relatively easy to extend services and infrastructure either from existing or nursery site. Relatively easy to create vehicle access off adjacent road(s) Potential to accommodate all plots required. 	<ul style="list-style-type: none"> Other land developments proposed for site – likely to impact on available space. 2.8 miles from FTA 	<ul style="list-style-type: none"> Timescales for other developments?
7003	OXo8	Oxhey Grange Allotments	Allotments	2.13		<ul style="list-style-type: none"> Too few allotments (4 starter ones?) which could be brought back into use for land to be considered as viable alternative. 	
7012	HO19	Holywell Allotments	Allotments	2.35	<ul style="list-style-type: none"> Land already owned by WBC and is currently allotments. Minimal upgrade to infrastructure / utilities required. 	<ul style="list-style-type: none"> Loss of woodland to accommodate plots Unlikely to accommodate all plots required but could combine with Harwoods Rec if suitable. 	<ul style="list-style-type: none"> Slow worms recorded on some 'redundant' plots which may prevent

CFP ID	GSS ID	Name	Typology	Area (Ha)	Pros	Cons	Constraints
							them being brought back into use.
7013	HO20	Brightwell Allotments	Allotments	2.36		<ul style="list-style-type: none"> Too few allotments (5?) which could be brought back into use for land to be considered as viable alternative. 	
9001	OX13	Attenborough's Fields	Accessible Countryside in Urban Fringe Areas	16.87	<ul style="list-style-type: none"> Land already open, green space. Next to existing allotments – possible to extend? Car parking in adjacent allotment 	<ul style="list-style-type: none"> Recreation ground likely to receive political opposition (and would impact on recreational use of the space) Historic landscape Land next to allotment is outside of WBC boundary Not all land is owned by WBC – leasing / purchase issues likely. No vehicular access Possible sunlight restrictions 	<ul style="list-style-type: none"> Greenbelt land? Any other designations?