

[REDACTED]

From: [REDACTED]
Sent: 23 April 2013 15:21
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford
Dear [REDACTED]

Thank you for your earlier e.mail.

Once a decision has been reached on the application I will arrange for it to be sent to you as an e.mail attachment, with a hard copy to follow in the post.

I will also forward a copy of the decision letter to NSALG and this will have to be sent at the same time as the decision goes to the Council.

regards

[REDACTED]

From: [REDACTED]
Sent: Tuesday, April 23, 2013 10:37 AM
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford
Importance: High

Dear [REDACTED]

I was wondering whether once you reach a decision on the Council's application you would be kind enough to send it to me as an email attachment to save time.

Also please could you confirm whether the decision letter will also be sent to the NSALG , and if so will it be at the same time as when sent to the Council?

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 22 March 2013 06:39
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford

Dear [REDACTED]

Thank you for your e.mail enclosing a copy of the soil testing report for Paddock Road Allotments. I can confirm that if we require the Council's further comments in respect of the submission from NSALG we will be in touch.

Unfortunately we will not be in a position to issue our decision by the 5/4/13 and it is more likely to be nearer to the end of April, although if it is any sooner than that we will of course let you know.

regards

[REDACTED]

25/04/2013

[REDACTED]

From: [REDACTED]
Sent: 22 March 2013 08:39
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford
Dear [REDACTED]

Thank you for your e.mail enclosing a copy of the soil testing report for Paddock Road Allotments. I can confirm that if we require the Council's further comments in respect of the submission from NSALG we will be in touch.

Unfortunately we will not be in a position to issue our decision by the 5/4/13 and it is more likely to be nearer to the end of April, although if it is any sooner than that we will of course let you know.

regards
[REDACTED]

From: [REDACTED]
Sent: Thursday, March 21, 2013 4:35 PM
To: [REDACTED]
Co [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford

Dear [REDACTED]

I note that the NSLAG have now submitted their comments (on 15/3/13) provided by [REDACTED] as requested by you on the Council's application. If as a result of [REDACTED] or the Farm Terrace Allotments Group submissions or comments you require the Council to provide further information or clarification I look forward to being given an opportunity to respond.

I would be grateful if you are able to confirm whether you are still going to be in a position to make a decision by the 5/4/13 (eight weeks from the date of the Council's application).

I attach a copy of the soil testing report carried out confirming that Paddock Road Allotments soil is fine to use for the relocation. The report attached is a brief summary, however if you require the more detailed report on this please do not hesitate to let me know.

[REDACTED] am on leave as from 22/3/13 and return to the office on 3/4/13 however in my absence you can
[REDACTED]

Kind regards
[REDACTED]

Watford Council Legal & Democratic Services
[REDACTED]

DISCLAIMER:

25/04/2013

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Watford allotment site

Remarks following soil samples recently taken

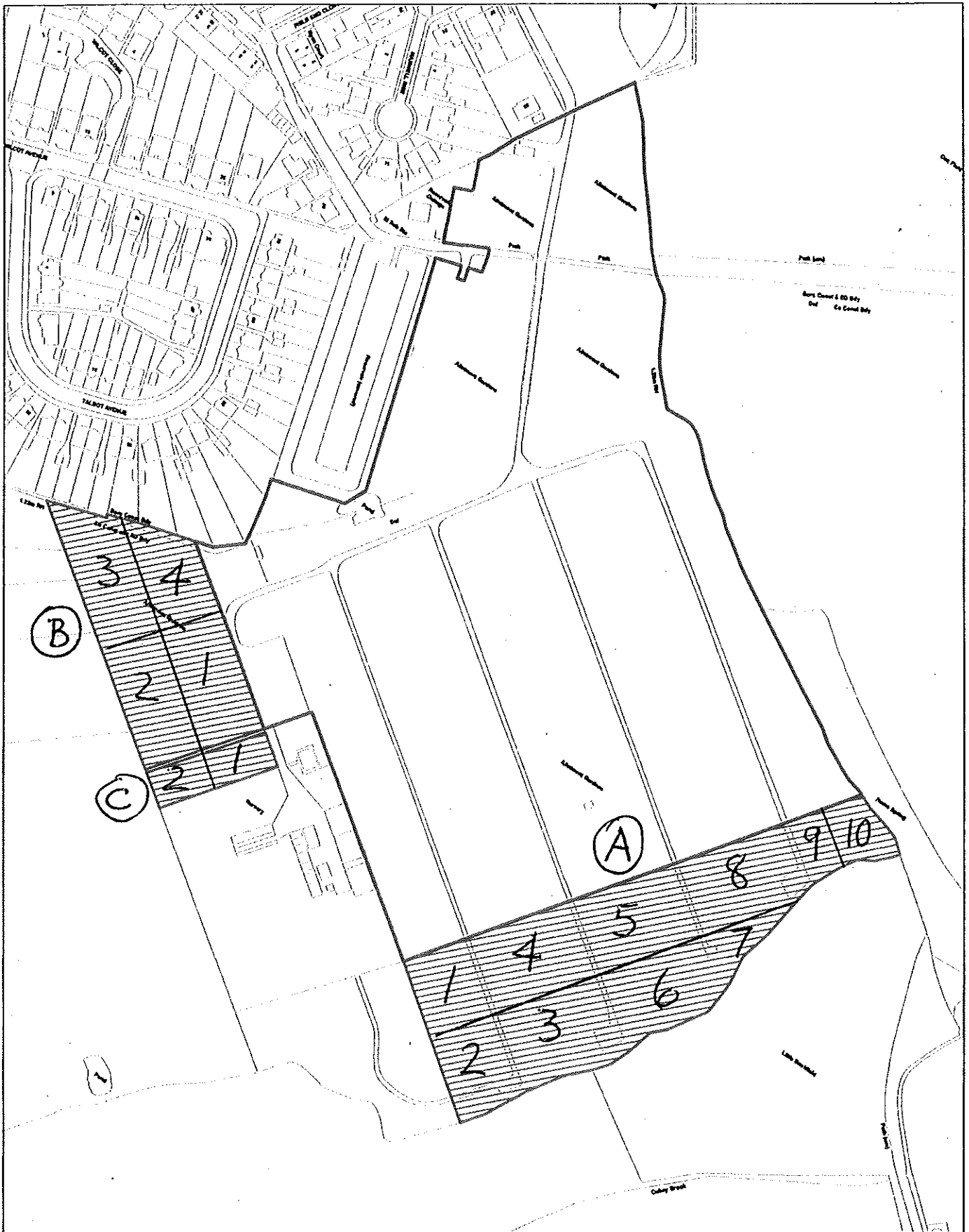
REPORT

All the soil samples show soils that should be perfectly acceptable for growing most crops.

I would not suggest adding any fertilisers or amendments at this moment in time as most allotment societies will want to micro manage their own sites and it may be that the inclusion of inorganic fertilisers runs counter to their desires. However we can always supply materials to the associations or council should the need arise, this includes bulk supply of farmyard manure or other organic materials.

As the areas are being used potentially for food production it is worth commenting that the samples have not been examined for any heavy metals or similar substances – if there is any concern that the areas may have been contaminated from previous usage i.e old industrial site then a more extensive testing regime needs to be carried out by specialist services.

Should you or the council have any questions please email or call



Paddock Road Allotments - Proposed Extension

Produced by Corporate GIS, February 2013

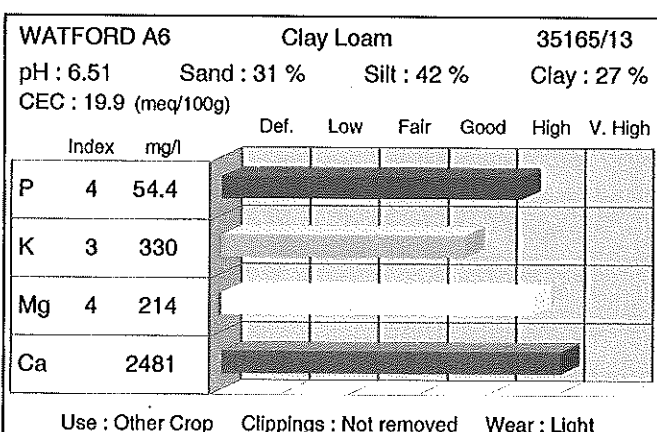
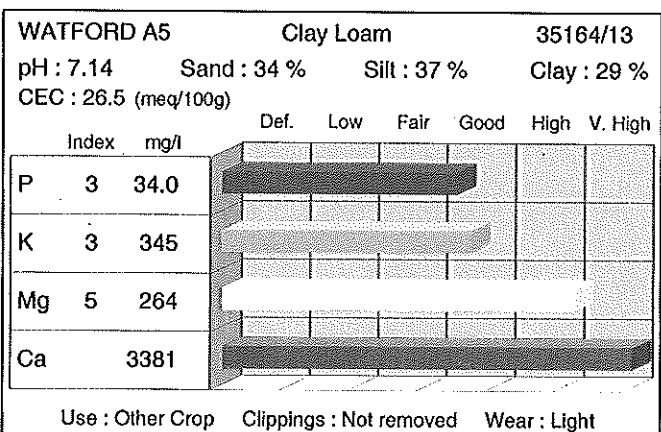
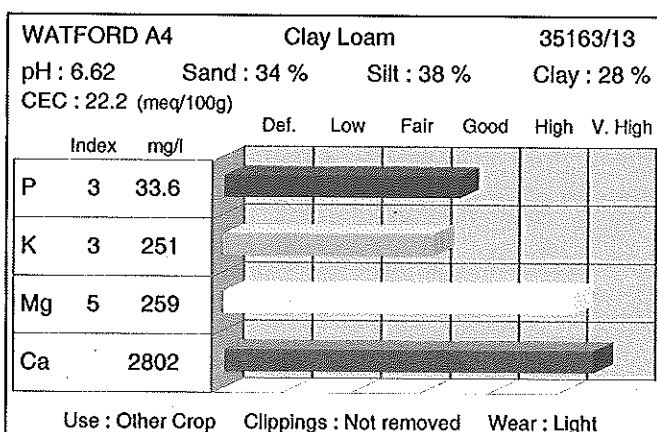
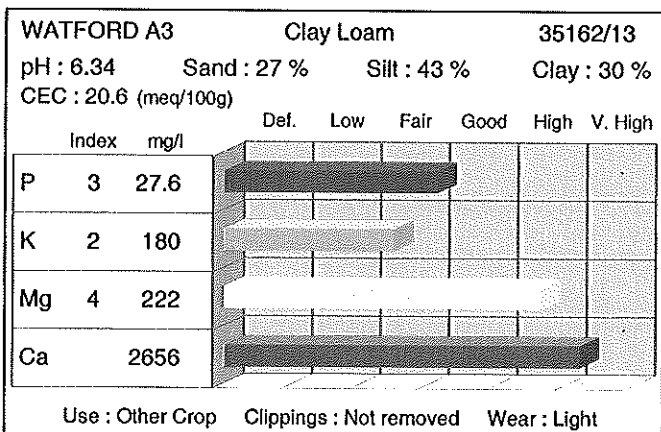
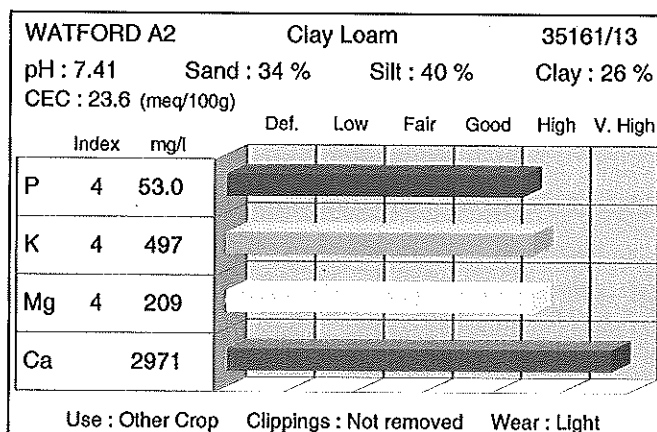
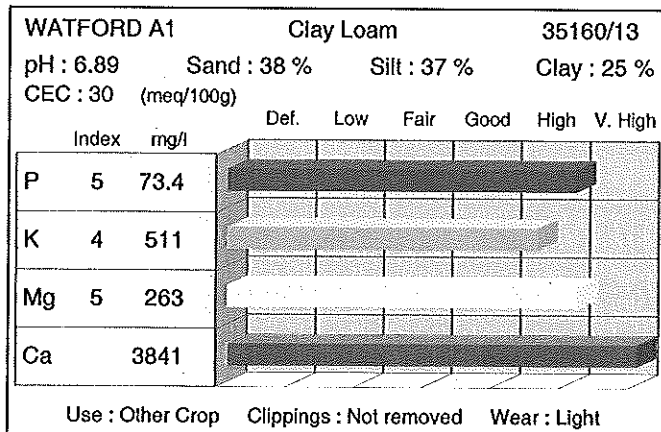
Scale: 1:1,600
 at A3

FREEPHONE
0800 424919

SOIL ANALYSIS REPORT

RT
rigby taylor

Customer Details WATFORD BC	Rigby Taylor Contact 	Report : 07578/13 Order : Date Received : 14-Mar-2013 Date Reported : 19-Mar-2013
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Element	Deficient	Low	Fair	Good	High	Very High
Index	0	1	2	3	4	5
P mg/l	0 - 9	10 - 15	16 - 25	26 - 45	46 - 70	71 - 100
K mg/l	0 - 60	61 - 120	121 - 240	241 - 400	401 - 600	601 - 900
Mg mg/l	0 - 25	26 - 50	51 - 100	101 - 175	176 - 250	251 - 350

CEC
(meq/100g)
Guideline: 2.5 - 15.0

[REDACTED]

From: [REDACTED]
Sent: 21 March 2013 17:25
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford
Attachments: RE: Allotment site

I attach a copy of the soil test charts which I hope will assist and can be read in conjunction with the report I have send out earlier today

[REDACTED]
Watford Council Legal & Democratic Services

[REDACTED]

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25/04/2013

SOIL ANALYSIS REPORT

Customer Details WATFORD BC		Report : 07581/13 Order : Date Received : 14-Mar-2013 Date Reported : 20-Mar-2013
---------------------------------------	--	---

WATFORD A7 Clay Loam 35173/13 pH : 6.87 Sand : 34 % Silt : 41 % Clay : 25 % CEC : 19.1 (meq/100g)	WATFORD A8 Clay Loam 35174/13 pH : 6.91 Sand : 35 % Silt : 39 % Clay : 26 % CEC : 21.9 (meq/100g)
Def. Low Fair Good High V. High	Def. Low Fair Good High V. High
Index mg/l	Index mg/l
P 3 45.4 K 4 449 Mg 5 252 Ca 2207	P 3 33.4 K 3 315 Mg 5 300 Ca 2626
Use : Other Crop Clippings : Removed Wear : Light	Use : Other Crop Clippings : Removed Wear : Light

WATFORD A9 Clay Loam 35175/13 pH : 6.58 Sand : 37 % Silt : 36 % Clay : 27 % CEC : 23.4 (meq/100g)	WATFORD A10 Clay Loam 35176/13 pH : 6.52 Sand : 44 % Silt : 32 % Clay : 24 % CEC : 23.2 (meq/100g)
Def. Low Fair Good High V. High	Def. Low Fair Good High V. High
Index mg/l	Index mg/l
P 3 31.8 K 3 282 Mg 5 309 Ca 2859	P 3 44.6 K 3 339 Mg 4 246 Ca 2911
Use : Other Crop Clippings : Removed Wear : Light	Use : Other Crop Clippings : Removed Wear : Light

WATFORD C1 Loamy Sand 35177/13 pH : 7.65 Sand : 83 % Silt : 10 % Clay : 7 % CEC : 10.7 (meq/100g)	WATFORD C2 Sand 35178/13 pH : 7.47 Sand : 93 % Silt : 4 % Clay : 3 % CEC : 8.5 (meq/100g)
Def. Low Fair Good High V. High	Def. Low Fair Good High V. High
Index mg/l	Index mg/l
P 2 22.2 K 1 109 Mg 2 81 Ca 1410	P 2 16.0 K 1 83 Mg 2 61 Ca 830
Use : Other Crop Clippings : Removed Wear : Light	Use : Other Crop Clippings : Removed Wear : Light

Element	Deficient	Low	Fair	Good	High	Very High
Index	0	1	2	3	4	5
P mg/l	0 - 9	10 - 15	16 - 25	26 - 45	46 - 70	71 - 100
K mg/l	0 - 60	61 - 120	121 - 240	241 - 400	401 - 600	601 - 900
Mg mg/l	0 - 25	26 - 50	51 - 100	101 - 175	176 - 250	251 - 350

CEC
(meq/100g)
 Guideline: 2.5 - 15.0

SOIL ANALYSIS REPORT

Customer Details
WATFORD BC

Report : 07579/13

Order :

Date Received : 14-Mar-2013

Date Reported : 20-Mar-2013

WATFORD B1 Clay Loam 35166/13
pH : 6.39 Sand : 32 % Silt : 38 % Clay : 30 %
CEC : 21.2 (meq/100g)

	Def.	Low	Fair	Good	High	V. High
Index mg/l						
P 3 33.0						
K 2 221						
Mg 5 262						
Ca 2652						

Use : Other Crop Clippings : Not removed Wear : Light

WATFORD B2 Clay Loam 35167/13
pH : 6.07 Sand : 28 % Silt : 41 % Clay : 31 %
CEC : 21.6 (meq/100g)

	Def.	Low	Fair	Good	High	V. High
Index mg/l						
P 2 18.2						
K 2 211						
Mg 5 291						
Ca 2674						

Use : Other Crop Clippings : Not removed Wear : Light

WATFORD B3 Clay Loam 35168/13
pH : 6.8 Sand : 41 % Silt : 34 % Clay : 25 %
CEC : 19.5 (meq/100g)

	Def.	Low	Fair	Good	High	V. High
Index mg/l						
P 2 18.8						
K 2 200						
Mg 4 216						
Ca 2495						

Use : Other Crop Clippings : Not removed Wear : Light

WATFORD B4 Clay Loam 35169/13
pH : 6.8 Sand : 42 % Silt : 35 % Clay : 23 %
CEC : 21.5 (meq/100g)

	Def.	Low	Fair	Good	High	V. High
Index mg/l						
P 3 26.2						
K 2 230						
Mg 3 170						
Ca 2868						

Use : Other Crop Clippings : Not removed Wear : Light

Element	Deficient	Low	Fair	Good	High	Very High
Index	0	1	2	3	4	5
P mg/l	0 - 9	10 - 15	16 - 25	26 - 45	46 - 70	71 - 100
K mg/l	0 - 60	61 - 120	121 - 240	241 - 400	401 - 600	601 - 900
Mg mg/l	0 - 25	26 - 50	51 - 100	101 - 175	176 - 250	251 - 350

CEC
(meq/100g)
Guideline: 2.5 - 15.0

From: [REDACTED]
Sent: 20 March 2013 12:12
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Watford,s application re disposal of Fm Tc
Dear [REDACTED]

I refer to your email below to my colleague [REDACTED] regarding the release of information by the Department under a Freedom of Information request that was received regarding the Farm Terrace Allotments in Watford. The request wished to see a copy of Watford Borough Council's request to the Secretary of States consent to the disposal of Farm Terrace Allotments and the subsequent correspondence. The request was received via the website Whatdotheyknow and as such a response was sent via this route.

I must apologise for not contacting you regarding the release of the information before it was released, however the Department is obligated to release information that has been submitted as part of a request to the Secretary of State for the disposal of Allotment land. It was the Departments judgement that the documents submitted to the SoS were supporting the application and that the information submitted did not fall under any exemptions outlined in the terms of the Environmental Information Regulations 2004 and as such the details were released.

I hope the above clarifies our position.

Regards

[REDACTED]
 Department for Communities and Local Government

✉ 5 St Philip's Place, Colmore

Row, Birmingham, B3 2PW |

For NPCU General Enquiries: ☎ 0303 444 8050 | ✉ npcu@communities.gsi.gov.uk

Visit DCLG on GOV.UK www.gov.uk/dclg

Follow us on Twitter: @CommunitiesUK

From: [REDACTED]
Sent: Monday, March 18, 2013 5:35 PM
To: [REDACTED]
Subject: FW: Watford,s application re disposal of Fm Tc
Importance: High

Dear [REDACTED]

I wonder if you could assist me, I have been emailed today from another department section head at the Council informing me that the appendices supplied with the Council's SoS application have been placed on the public domain after a FOI request being made to the DCLG. These were not necessarily public documents, is there any possibility of having them taken down?

The site they have been put on are as follows:
<http://www.whatdotheyknow.com/user/hkerrigan>

I have also been sent a copy of [REDACTED] comments but can not open them, and informed her of this, were you able to open yours?

Kind regards

[REDACTED]
 20/03/2013

[REDACTED]

From: [REDACTED]
Sent: 18 March 2013 17:46
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Farm Terrace Watford
Dear [REDACTED]

As you have asked that we should read your comments in conjunction with the Farm Terrace Group Submission, could you provide us with a copy by email please. I have confirmation that none of my colleague who have been sent your email have been able to open it, I would request that a further email be forwarded to all concerned so that we can read your comments in good time.

Thank you for your assistance and cooperation.

Regards

[REDACTED]

N.B.

[REDACTED] I do not seem to have received a copy of your comments, I would be grateful for the same by email.

From: [REDACTED]
Sent: 18 March 2013 00:49
To: [REDACTED]
Cc: [REDACTED]
Subject: Farm Terrace Watford
Importance: High

Sorry for the delay .Please read in conjunction with Farm Terrace Group Submission.

Click [here](#) to report this email as spam.

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[REDACTED]

From: [REDACTED]
Sent: 04 March 2013 22:47
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford

Thank you that is very helpful.

Regards
[REDACTED]

From: [REDACTED]
Sent: 04 March 2013 16:51
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford

[REDACTED]
I have written to [REDACTED] at NSAI G. She is the Eastern Region representative and her address is [REDACTED] email address is [REDACTED]

I have also written to [REDACTED] NSALG. Her address is O'Dell House, Hunter's Road, Corby, Northants. The e.mail [REDACTED]

regards

From: [REDACTED]
Sent: Monday, March 04, 2013 4:37 PM
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford

Dear [REDACTED]

Further to our telephone conversation last week, I wonder if you could kindly confirm the name and address of the party you have written to requesting comments on the Council's application, as I wanted to write to them requesting a copy of their submissions.

Kind regards

[REDACTED]
Watford Council Legal & Democratic Services

Tel: [REDACTED]
Fax [REDACTED]
Email [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 04 March 2013 16:37
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford
Dear [REDACTED]

Further to our telephone conversation last week, I wonder if you could kindly confirm the name and address of the party you have written to requesting comments on the Council's application, as I wanted to write to them requesting a copy of their submissions.

Kind regards

[REDACTED]
Watford Council Legal & Democratic Services

Tel [REDACTED]
Fax [REDACTED]
Email [REDACTED]

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[REDACTED]
[REDACTED]
From: [REDACTED]
Sent: 01 March 2013 13:04
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford
Attachments: 20130301123852732.pdf
Dear [REDACTED]

Please find attached a further scanned copy of the cover letter attached with the Council's application, I noted that the title to the letter stated "Willow Lane" that has now been corrected to read Farm Terrace Allotments.

Kind regards

[REDACTED]
[REDACTED]
Tel: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

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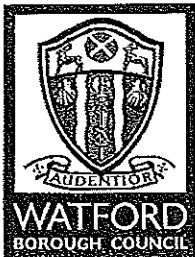
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Watford Borough Council

Town Hall · Watford · Hertfordshire · WD17 3EX

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DX 51529 Watford 2

Website www.watford.gov.uk Email enquiries@watford.gov.uk

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

By email and Special Delivery
F.A.O. [REDACTED]

enquiries to: [REDACTED]
phone no: [REDACTED]
our reference: NK/NKWW10015-2239
your reference:
doc ref: 2142690867
date: 08 February 2013
email: [REDACTED]
department fax 01923 278366

Dear [REDACTED]

Farm Terrace

**RE: Application for Appropriation of Willow Lane Allotments, Watford, Hertfordshire,
WD18 0JA**

The Council request the Secretary of States consent to appropriate the Farm Terrace Allotments for change of use/disposal for the benefit of the Watford Health Campus Scheme. The Council makes this request pursuant to Section 8 of the Allotments Act 1925.

The Council would request that consideration is also given to the fact that under Section 32 of the Small Holding and Allotment Acts 1908, where an allotment authority are of the opinion that any land acquired by them for allotments is not needed for the purpose of allotments, or that some more suitable land is available, they may sell or let the land, or exchange it for other land more suitable for allotments. The Council's view therefore is that the alternative allotments at Paddock Road and Hollywell Allotments will be more suitable to specific needs, and also a better quality allotment once it has been improved rather than Farm Terrace Allotments.

If consent is granted it will allow the Council to progress with the Watford Health Campus Scheme which is a large mixed regeneration scheme (which has already secured some Government funding). The Scheme's economic viability and overall quality would be significantly compromised with out being able to use the Farm Terrace Allotment land for the development.

The Council requests that sufficient weight be given to the point that whilst the Council do not have the support of the National Society of Allotment and Leisure Gardens (NSALG) in making this application, regardless of such support if under Section 8 of the 1925 Act the Secretary of State is satisfied that the Council has satisfied the statutory obligation that either adequate provision will be made for the displaced plot holders, or that such provision is not necessary or is impracticable, then consent should be granted. The enclosed questionnaire covers this point in detail. It is the Council's view that Paddock Road Allotments are adequate provision for the relocation of the plot holders

It is most regrettable that whilst the Council have engaged with the Allotments holders and their National representative to address any issues or concerns that the plot holders may have in being relocated there has been confirmation from the NSALG representative the Council's application will not be supported and an objection will be raised, once the application has been submitted.

Whilst the Council are sympathetic to the views of the NSALG, this must be weighed up against the impact of the consent being refused. The impact of a negative decision will mean that the Health Campus Scheme without the Farm Terrace land will not be economically viable. Further the wider public would be denied an opportunity to a better hospital, housing and green space.

In addition to the above statutory obligations there must be consideration of how allotments came into existence and reasons and the decline in allotments for various reasons as outlined below:

The original motive behind provision for allotments was largely philanthropic. Many of the Inclosure Acts in the late eighteenth century included provision for allotments, so that agricultural workers would have a supplementary means of sustaining themselves and their families by growing food. In the nineteenth century provision was made in urban areas so that Labourers and industrial workers moving to the towns might have the opportunity to grow food. Local authorities were first placed under a duty to provide allotments towards the end of nineteenth century.

There was an expansion of allotments during the First and Second World War as the allotments made a significant contribution towards food production. Following the Wars the number fell as land used for allotments was returned to other uses. Also a study conducted by NSALG produced a summary of allotment provision, and found that high numbers of vacant plots and long waiting lists did not generally coincide, an example being given from the study confirms that in 1996, the Acreage was 25,393, the Total plots 296,923, Vacant 43,594, Waiting Lists 12,950, Per Cent Statutory 74, as opposed to the figures in 1978 where the Acreage was 49,105, Total Plots 479,301, Vacant 23,178, Waiting List -, Per cent Statutory 54. This not only confirms that the high numbers of vacant plots and long waiting lists did not generally coincide but that the need nationally for allotments has been diminishing.

Importantly although the Government recognises the value of allotments, it is also recognised that local authorities control the provision of land for allotments depending on local demand. As allotments serve very local needs, local authorities are best placed to take a view of the competing demands for resources for other recreational activities, local services and the need of regeneration for the local area.

Further more the enclosed questionnaire and appendices provided a detailed account of how the Council are able to satisfy the criteria pursuant to the guidance note under the (Planning Policy and Guidance note (PPG) 17 : Sport, Open Space and Recreation, which stipulates the criteria against which applications of consent to dispose of statutory allotments are to be determined.

The documents enclosed with this application and the questionnaire provided robust evidence supporting the Council's request to appropriate the statutory allotments. In addition the Council's commitment to providing financial support to the NSALG as detailed in the enclosed questionnaire.

I thank you for consideration of this application and look forward to your positive written response in this regard.

Yours sincerely



Head of Legal & Property Services

[REDACTED]

From: [REDACTED]
Sent: 21 February 2013 21:40
To: [REDACTED]
Subject: RE: Health Campus- Farm Terrace Allotments-Watford
Dear [REDACTED]

Further to our telephone conversation this afternoon, I would be grateful if you would confirm receipt of the second email with the plans attached in reference to Paddock Road.

Kind regards

[REDACTED]
Watford Council Legal & Democratic Services

Tel : [REDACTED]
Fax : [REDACTED]
Email: [REDACTED]

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25/04/2013

[REDACTED]

From: [REDACTED]
Sent: 21 February 2013 15:54
To: [REDACTED]
Subject: FW: B2B:Allotment maps for CLG
Attachments: Paddock Road Allotments 93v2Map1.jpg; Paddock Road Allotments 93v2_Map2.jpg

From: [REDACTED]
Sent: 21 February 2013 15:51
To: [REDACTED]
Subject: B2B:Allotment maps for CLG

From: [REDACTED]
Sent: 21 February 2013 15:47
To: [REDACTED]
Subject: B2B:Allotment maps for CLG

Dear [REDACTED]

Further to your email and our telephone conversation of earlier this afternoon as agreed I am attaching the requested plans.

Regards

[REDACTED]

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Town Hall,
Watford,
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Paddock Road Allotments - Current Extent

Produced by Corporate GIS, February 2013



Scale: 1:1,300
at A3

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Paddock Road Allotments - Proposed Extension

Produced by Corporate GIS, February 2013



Scale: 1:1,600
 at A3

From: [REDACTED]
Sent: 21 February 2013 15:49
To: [REDACTED]
Subject: B2B:Allotment maps for CLG
Attachments: Farm Terrace Allotments 93v2.jpg; Holywell Allotments 93v2.jpg

From: [REDACTED]
Sent: 21 February 2013 15:47
To: [REDACTED]
Subject: B2B:Allotment maps for CLG

Dear [REDACTED]

Further to your email and our telephone conversation of earlier this afternoon as agreed I am attaching the requested plans.

Regards
[REDACTED]

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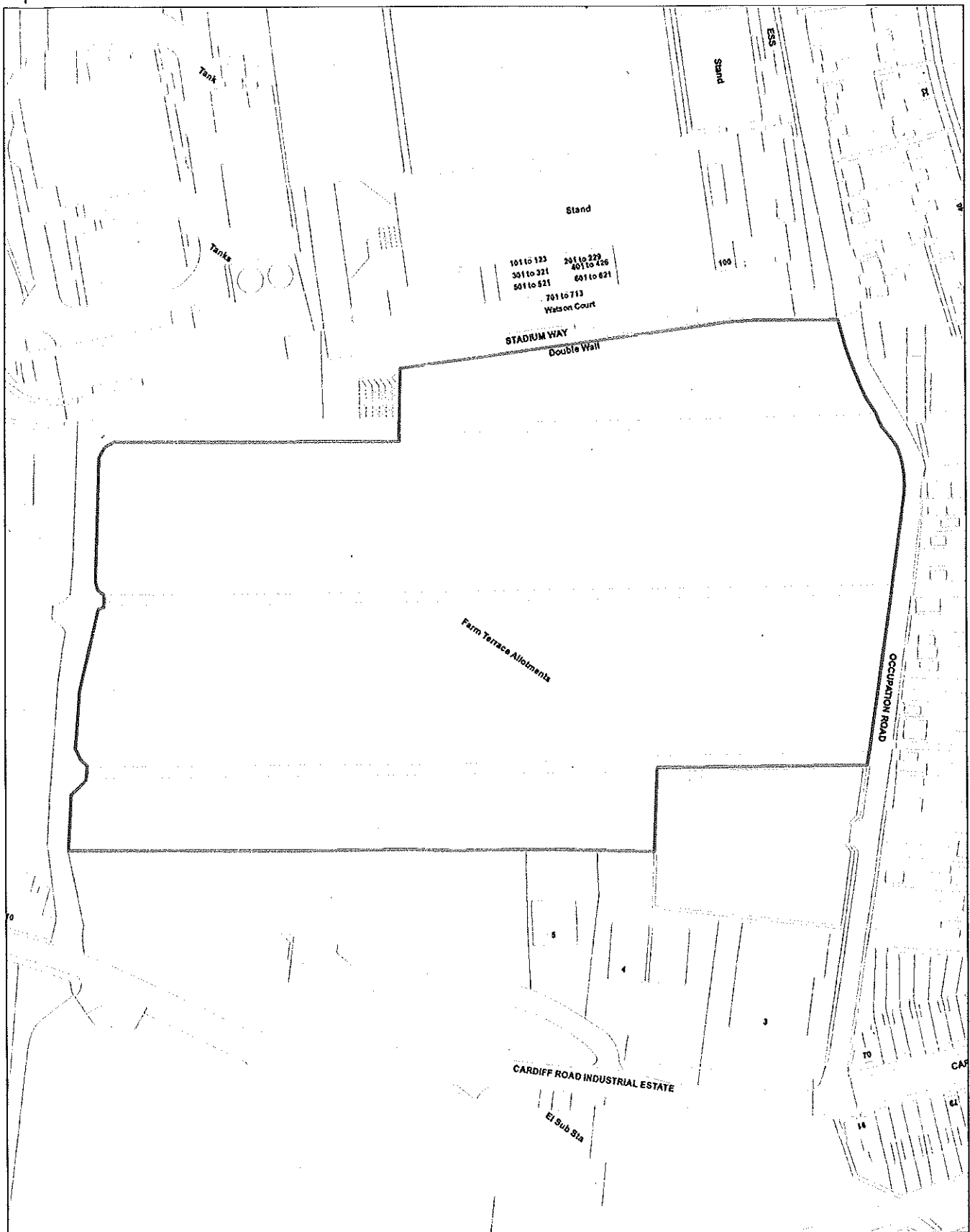
Thankyou.

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25/04/2013



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Town Hall,
Watford,
Hertfordshire WD17 3EX
Visit the Watford Borough Council website
www.watford.gov.uk

Farm Terrace Allotments

Produced by Corporate GIS, February 2013

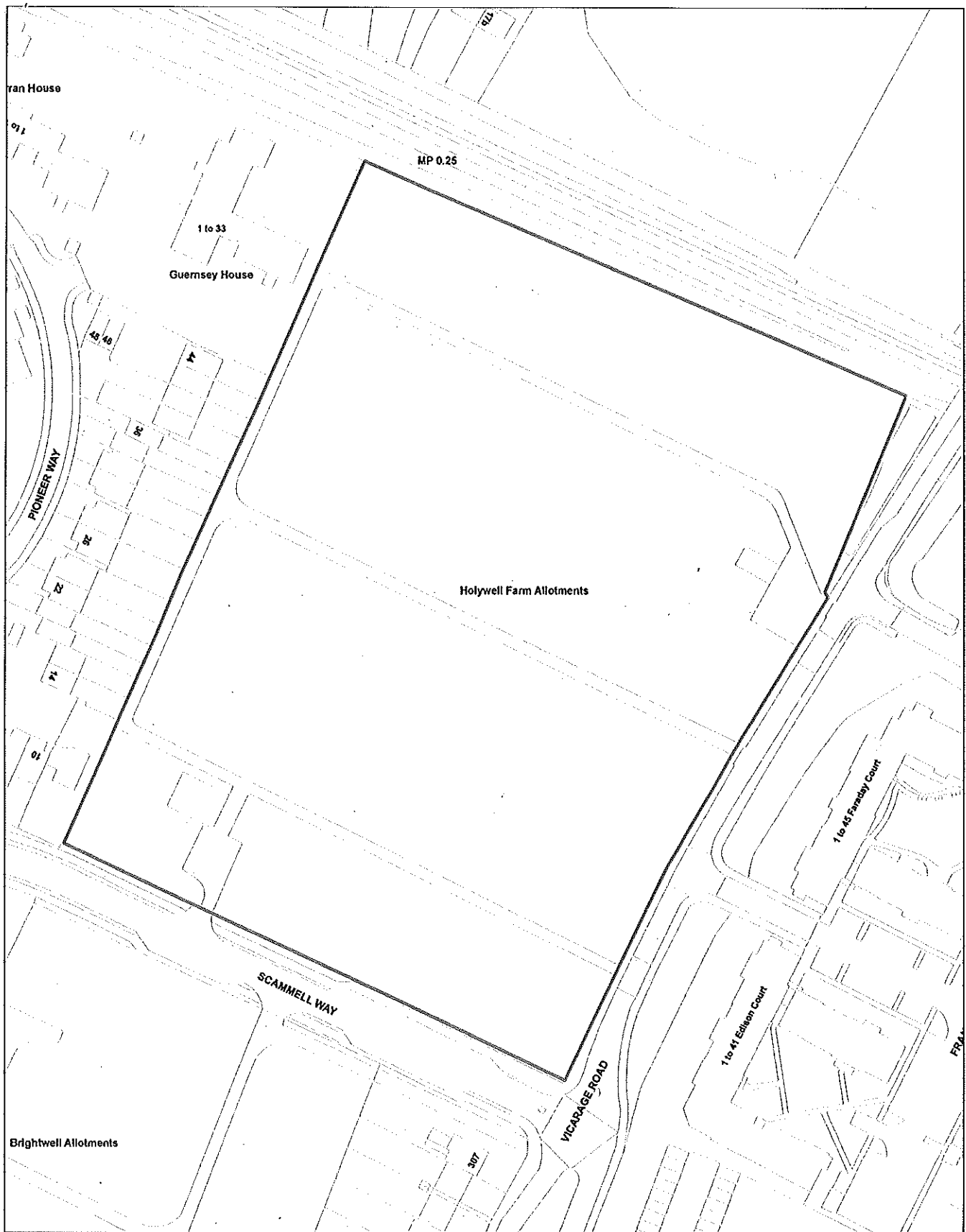


Scale: 1:1,000
at A3

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Kilometers

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Holywell Allotments

Produced by Corporate GIS, February 2013



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[REDACTED]

From: [REDACTED]
Sent: 19 February 2013 11:28
To: [REDACTED]
Subject: Farm Terrace Allotments, Watford

[REDACTED]

I refer to our telephone conversation of last week and your submission of the above application under Section 8 of the Allotments Act 1925.

Having quickly looked through the submission it would appear that the relevant maps showing the allotments sites have not been included. In view of this I would be grateful if you could provide a copy of the plan of Farm Terrace Allotments, showing the boundary of the site edged red. In addition I would be grateful if you could also provide plans of both the Paddock Road and Holywell allotment sites, showing the existing boundaries, also edged red, together with the potential expansion area.

If you require any further information then please let me know.

Regards

[REDACTED]
Planning Casework Officer
National Planning Casework Unit
5 St Philip's Place
Colmore Row
Birmingham
B3 2PW