

Overview and Scrutiny Task Group - Allotments

Agenda and Reports

For consideration on

Thursday, 24th June 2010

In Committee Room 1, Town Hall, Chorley

At 6.00 pm



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24 June 2010

Dear Colleague

**OVERVIEW AND SCRUTINY TASK GROUP - ALLOTMENTS -
THURSDAY, 24TH JUNE 2010**

You are invited to attend a meeting of the Overview and Scrutiny Task Group - Allotments to be held in Committee Room 1, Town Hall, Chorley on Thursday, 24th June 2010 commencing at 6.00 pm.

AGENDA

1. **Apologies for absence**

2. **Declarations of Any Interests**

Members are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda. If the interest arises **only** as result of your membership of another public body or one to which you have been appointed by the Council then you only need to declare it if you intend to speak.

If the personal interest is a prejudicial interest, you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

3. **Member of the public's request for Scrutiny (Pages 1 - 4)**

The two requests for a review of Allotments by members of the public are attached.

Members attention is drawn to the reasons given for the review.

4. **Background Information (Pages 5 - 36)**

A copy of the Allotments and Community Growing Report that went to the last meeting of the Equality Forum is attached.

5. **Scoping of the Review**

The Task Group will be requested to identify the principal objectives and desired outcomes of the inquiry.

a) Key aims and objectives

The Task Group may wish to consider shaping the inquiry around the following themes and objectives:

Waiting List provision

- Length of Waiting List
- Total allotments available
- Allocation criteria
- Size of existing plots
- Price

Accessibility

- Disabled access
- Raised beds
- Hard to reach groups

Tenancy Agreements

- Covenants
- Standards
- Rules and regulations

Community Growing

- Capacity
- Partnership working
- Private allotment sites
- Publicity/Communications

Members will be invited to comment on, add or revise, if necessary, these suggested elements of the inquiry.

b) Vision for the future

The Task Group will be requested to debate its views and aspirations for the long term future of Allotments in Chorley.

c) Scoping Document (Pages 37 - 38)

A copy of the scoping document is attached. The document will be completed to take account of Members discussions and submitted to the next meeting for endorsement.

d) Witnesses

The Task Group will be invited to identify the Members, Officers, individuals and organisations they wish to interview and/or consult during the course of the review.

e) Consultation/Research

Members may wish to consider obtaining information from a comparable authority on their allotment provision with a view to learning from best practice.

f) Site Visits

The Task Group will most likely wish to visit some of the allotment sites in Chorley to view at first hand and discuss with officers and allotment holders how the allotments are managed and the impact of any new initiatives.

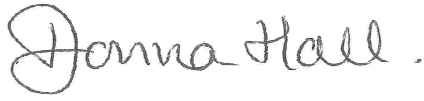
Members will therefore, be requested to suggest allotment sites that could be visited by the Task Group as part of its evidence gathering process.

6. **Future Meeting Dates**

The Task Group will be asked to agree a calendar of future meeting dates.

7. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Donna Hall
Chief Executive

Dianne Scambler
Democratic and Member Services Officer
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Distribution

1. Agenda and reports to all Members of the Overview and Scrutiny Task Group - Allotments (Julia Berry (Chair) and Anthony Gee, Marie Gray, Alison Hansford, Harold Heaton and June Molyneaux for attendance.
2. Agenda and reports to Martin Walls (Head of Streetscene), Andy Brown (Greenspace Co-ordinator), Alan Bothamley (Streetscene Co-ordinator (Grounds Maintenance)), Dianne Scambler (Democratic and Member Services Officer) and File for attendance.
3. Agenda and reports to Jamie Carson (Director of People and Places) for information.

This information can be made available to you in larger print or on audio tape, or translated into your own language. Please telephone 01257 515118 to access this service.

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون
کیجئے: 01257 515823

**REQUEST BY MEMBER OF THE COMMUNITY
 FOR A SCRUTINY INQUIRY**

The Councillors should scrutinise the following matter:
 Topic: Allotments

Please say why and give any supporting information (continue on a separate sheet if necessary)

The waiting lists are so long and the increase of demand.
 Lack of provision in Chorley
 To investigate waiting lists and management of lists.
 The use of farm land.
 Planning permission for polly tunnels, green houses or sheds on allotment sites - no evidence of council owned sites need planning permission, but planning department asking for planning permission on farm land that is now allotment sites.
 Disabled access to sites - within planning laws can this be improved. Wheelchair users and carers find it hard to push chairs, walking on uneven ground as there is not to be engineering works (ie hard paths)

I am
 a resident of Chorley Borough

Name: Miss Eleanor Smith	Signature:	Date:
Address: Address 56 Deerfold Applicant.Add2 Astley Village Applicant.Add3 Chorley Postcode PR7 1UH	Daytime Tel No: 07984285043	
	Mobile Tel No:	
	Fax No:	
E-mail: eleanorjanesmith72@yahoo.co.uk		

Please complete and return this form to the Director of Customer, Democratic and Legal Services, Town Hall, Chorley PR7 1DP. Alternatively you may fax the form on 01257 515150. Should you have any queries about completing the form please telephone 01257 515122, 515123 or 515118.

FOR OFFICE USE ONLY

Date Received: Date Acknowledged:

Target OSC: Decision Date:

Decision: Select Reject Reserve

Date Decision Notified: By:

Guidance Notes

1. Please complete the form overleaf if there is a topic or service you think should be scrutinised. It need not relate purely to services provided by Chorley Council and could cover any matter affecting local residents or businesses.
2. The OSC regularly reviews its work programme and takes account of matters raised by local people.
3. The Council focuses its scrutiny activities on the things that matter most and on outcomes that can make a real difference for local people. It simply has not got the resources to look at everything and has to prioritise. This means not all requests will be selected for inquiry. The Council has published its topic selection criteria and process within its Overview and Scrutiny Toolkit. This can be obtained from the contacts above or viewed on the Council's website www.chorley.gov.uk/scrutiny. The toolkit includes other useful information about how Overview and Scrutiny works in Chorley and a summary of the Council's vision, key aims and priorities. These will be useful to refer to when filling in your reasons and supporting information for a scrutiny inquiry on this form.
4. Scrutiny does not get involved in minor matters or individual concerns which are not of wider community significance. These need to be pursued through the appropriate Service Unit, Ward Councillors or Executive Member responsible. Nor does scrutiny deal with individual complaints which are dealt with through the Council's complaints procedure. Other topics not appropriate for scrutiny include matters that are subject to legal proceedings.

Requests for Scrutiny inquiries will be acknowledged within 5 working days of receipt. They will normally be considered at the next available meeting of the Overview and Scrutiny Committee and decisions notified within 5 working days. This Committee has six pre-scheduled meetings a year, but may meet more frequently, for example, to deal with matters of urgency. Details of meeting dates and agendas can be found on the Council's website or from Committee Administration whose contact details are given above.

**REQUEST BY MEMBER OF THE COMMUNITY
 FOR A SCRUTINY INQUIRY**

The Councillors should scrutinise the following matter:

Topic: The Provision of and servicing of allotments in Chorley

Please say why and give any supporting information (continue on a separate sheet if necessary)

I am the chairman of chorley Allotments Society. The number of allotments in the Borough is substantially below the level per 1000 households that is recommended. Whilst some progress has been made recently, the waiting list is still huge. We would like the organisation of the Wsllotments team, the priority given to provision, the potential of council and priavately ownes sites and the approach of other Depts - eg Planning, to be included in the review.

I am
 the Chair of a voluntary group with an interest in the Borough

Name: Mr Bill Taylor	Signature:	Date:
Address: Address 16 Delph Way Applicant.Add2 Whittle Le Woods Applicant.Add3 Chorley Postcode PR6 7TG	Daytime Tel No: 01257 262130	
	Mobile Tel No:	
	Fax No:	
E-mail: bill@taconsulting.org		

Please complete and return this form to the Director of Customer, Democratic and Legal Services, Town Hall, Chorley PR7 1DP. Alternatively you may fax the form on 01257 515150. Should you have any queries about completing the form please telephone 01257 515122, 515123 or 515118.

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Allotments and Community Growing

Baseline Data, Survey Results Report
and Recommendations.
December 2009



Updated April 2010.

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1. Introduction

Allotments provide an excellent opportunity to grow your own fruit and vegetables, meet new people and get plenty of fresh air and exercise. They are sustainable, reducing the carbon footprint of the food we eat and the impact on the environment. This can be taken a step further to provide training and skill building, companionship, health related benefits, and community cohesion in the form of Community Food Growing.

Community Food Growing (CFG) is a shared enterprise which is accessible to everyone regardless of age, background or disability. Anyone who wants to get involved and get growing can. Every community allotment has its own approaches but members will work together and generally allocate tasks and draw up a rota.

Members can join in with digging, planting, weeding, watering or landscaping in whichever area their skills and abilities best suit them. The idea behind a community allotment is that everyone joins in and contributes what they can, which doesn't have to be the same for each person.

The popularity of food growing is greater than ever before and the allotment waiting list at Chorley Council has grown by approximately 300 people in 2009 alone. The Small Holdings and Allotments Act (1908) places a duty on local authorities to provide sufficient allotments according to demand. This document sets out the strategic vision for the future of Allotment Provision and Community Food Growing in the Borough of Chorley.

2.0 Where are we now?

Last year NHS Central Lancashire led on and commissioned a feasibility study on CFG. The findings of this study were presented to the Chorley Local Strategic Partnership (LSP) – Health & Wellbeing Thematic Working Group (TWG) in June 2009. A multi stakeholder task and finish group was established to drive forward the recommendations for Chorley, which impact on the Sustainable Community Strategy for Chorley 2007-25 (Health Inequalities); The Lancashire Climate Change Strategy (Reduction in food carbon footprint) and a number of LAA indicators; as well as contributing to the Health Equality Strategy for Chorley.

Chorley Council are working in partnership with NHS Central Lancashire (HNSCL) Public Health Directorate, Lancashire Wildlife Trust and The Chorley Partnership Health & Wellbeing Thematic Working Group to deliver national, regional and local targets through a co-ordinated and integrated partnership approach.

The Primary Care Trust (PCT) has invested resources for the next 3 years on the promotion, coordination and pump priming of initiatives that support CFG. A multi agency stakeholder group has been established to oversee the delivery of the programme with Lancashire Wildlife Trust taking a lead role to write and oversee delivery of a Community Food Growing Action Plan for Chorley. This plan was launched in March 2010. A Community Food Growing Officer is starting in post on the 19th April to implement the action plan, working three days a week on a 3 year contract, based at the Council Offices. A funding bid was also submitted to the LSP to establish a one off community capacity building / engagement fund for the promotion of community food growing and sustainable carbon reduction across the neighbourhood footprint of the Borough of Chorley. The Chorley Community Growing Fund will provide small grants to schools, community groups and organisations to set up community food growing sites and educate people about how to grow and eat healthily. The outcome of the bid will be known mid April 2010.

Chorley Council are working closely with Lancashire Wildlife Trust, sharing information, staff time and resources to ensure success of the Community Food Growing Action Plan. In turn, Chorley Council are still talking a lead on provision of Allotments for the Borough and maintaining existing allotments.

Chorley Council carried out extensive consultation in September 2009 with current allotment holders and residents on the allotment waiting list, baseline data has been gathered and issues and impacts examined across the Borough to enable an ambitious yet realistic Action Plan to be drawn together to take forward the delivery of the Allotment Service. We know what our customers want and can therefore tailor future plans to meet expectation. This will be the key mechanism for the delivery of our vision.

A number of allotments are currently allocated and protected in the Borough under Policy LT11 of the Local Plan.

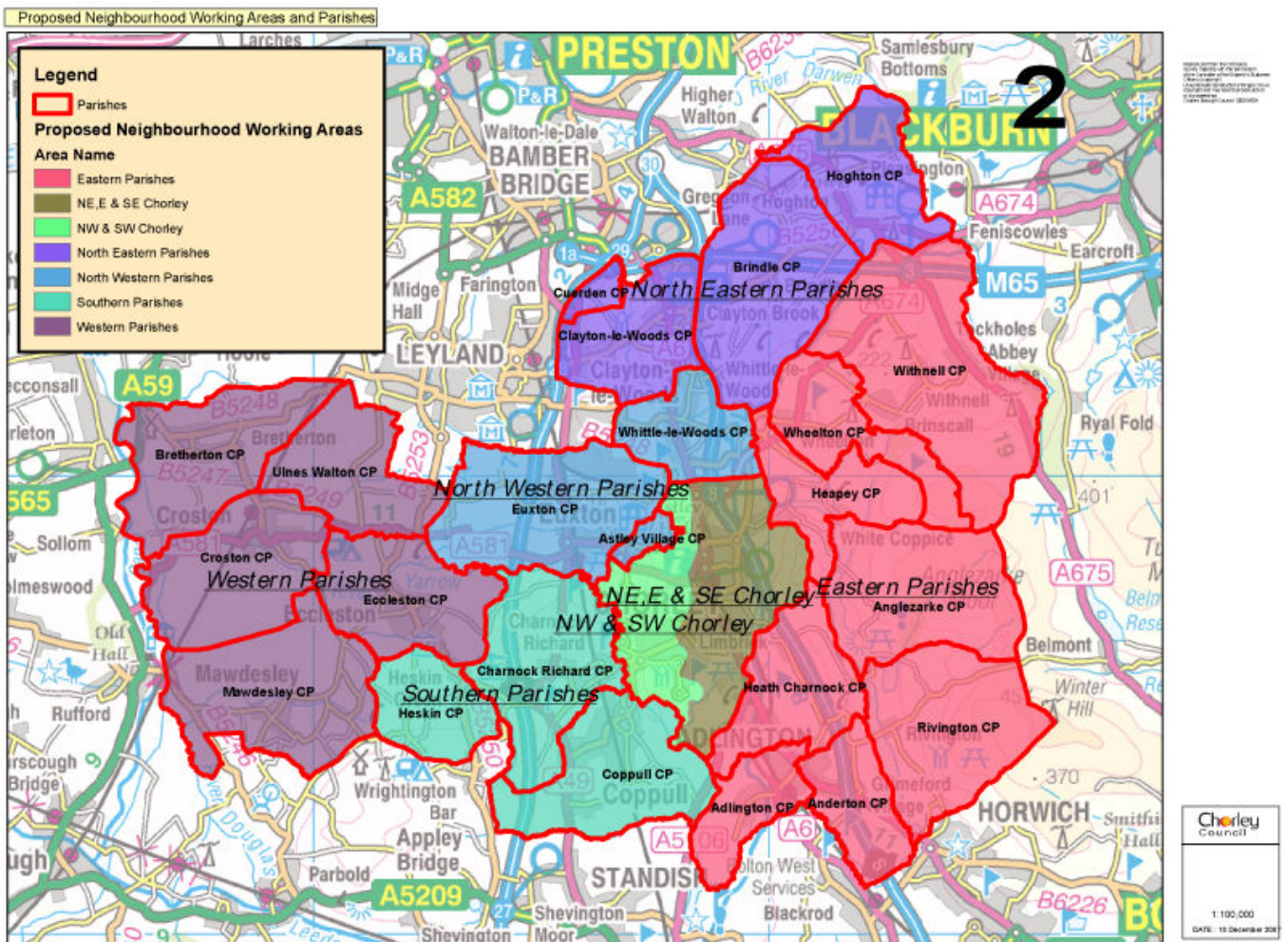
LT11 - The redevelopment of land which is or was last used for allotments will not be permitted unless either:
 a) an equivalent and equally convenient provision of allotments is laid out and made available elsewhere; or
 b) it is demonstrated that there is no local demand for allotments

The Council are currently producing a Local Development Framework (LDF) which will replace the Local Plan. The LDF will be made up of a number of documents including a Site Allocations Development Plan Document (DPD) which will allocate land in the Borough for various uses such as housing, employment and leisure. As part of this document there will be a review of all current leisure allocations, including allotments, to identify which sites should continue to be allocated and protected and identify whether there is a need to allocate more sites. The Site Allocations DPD is due to be adopted in 2012.

Neighbourhood working in Chorley is very successful and the provision of allotments and community growing has been consulted on through the Neighbourhood Plan Review. In each of the seven neighbourhood areas (see map below) there are current or potential allotment sites and community growing schemes. See Table 4 and 5 and cross reference with Maps in Appendix A.

This information has been fed into the NHS Plan for Community Food Growing and into the Council Action Plan for allotment and community growing provision. The relationship with schools, external organisations and community groups will be further strengthened.

In March 2010 the Council allocated £40,000 for providing new allotments in the Borough. Sites have been identified in Clayton-le-Woods, Brinscall, Anderton and Chorley. Consultation will begin shortly.



3.0 Baseline Data

The popularity of food growing has greatly increased over the last 10 years due to publicity on television gardening shows, environmental sustainability, healthy living and the credit crunch to name just a few reasons. In Chorley there is a waiting list for allotments and demand for plots is high.

There are three main types of organisations involved in day-to-day leasing and management of allotments:-

- Local Authority, e.g. Borough or Parish Council
- Private landowner, e.g. charitable trust, private individual, commercial company
- Allotment Association or Society, which is made up of the site's plot holders.

Chorley Council have a current waiting list of 436 as of October 2009. Ten years ago the same list had 20 people on it. The way in which the list has grown, and the numbers waiting in each parish, are shown below.

Table 1 – Waiting List Growth

2003	20
'04	19
'05	19
'06	63
'07	99
'08	140
'09	296

Table 2 – Waiting List by Parish as of march 2009

Chorley	212
Adlington	14
Anderton	4
Astley Village	9
Brindle	1
Brinscall	5
Buckshaw Village	10
Charnock Richard	5
CLW	20
Coppull	23
Croston	2
Eccleston	6
Euxton	24
Heapey	5
HeathCharnock	4
Wheelton	12
Withnell	4
WLW	13
Total	373

Table 3 - Current Council Provision

Site No	Name	Plots
1	Crosse Hall; Chorley	69
2	Bay Horse; Whittle-le-Woods	9
3	Duke Street; Chorley	4
4	Moor Road; Chorley	23
5	School Lane - Brinscall	3
6	Windsor Park; Chorley	27
7	Worthy Street; Chorley	6
	Total	147
Community Growing Projects		
8	Astley Park Walled Garden	Community Site
9	All Seasons Community Garden	Community Site

Current Council provision

Chorley Council currently has 147 plots on seven sites with differing levels of provision and management prescription, all are occupied. It is impossible to calculate accurately how long people will have to wait before being offered an allotment but on average it will be 7 years assuming the current level of plot turn around and if growth of the waiting list continues.

The number of allotments that Chorley Council provides has slowly grown in the last few years. When larger plots are handed back, we divide them to create facilities on a more manageable scale and thereby provide more people with the chance to get growing. In 2009 a further 27 plots were created on Crosse Hall and a further 6 plots created on Moor Road to met demand.

Astley Park Walled Garden was created in 2008 and is a community space enabling Chorley residents to learn about, watch or get involved in growing fruit and vegetables. There are two large plots and four raised beds for use by all. Similarly All Seasons Leisure Centre in Chorley created a Community Garden in 2009 which consists of raised beds. Table 4 outlines all current allotment provision, locations are shown on the maps in Appendix A.

Charges

The current rate for a Chorley allotment is £39.15 per annum (50% reduction for OAP/unemployed). This sits in the mid-range bracket of charges across the region.

Current Community Growing Schemes

Across the Borough there are a great number of established growing schemes, these are mainly in primary schools but there are also private allotment sites across the Borough. See table 4 and maps in Appendix A for more details.

Population Statistics

Eight of the Borough's Super Output Areas are in the bottom 20% for deprivation nationally. This is not a high level compared to other areas. However, these are areas where action still needs to be taken to improve the quality of life for the people who live there.

There are also significant health inequalities in Chorley. The NHS Chorley Health Profile 2007 shows that male life expectancy [76.3 years] is similar to the national average, whereas female life expectancy [80.5 years] is less than the national average. The percentage of the adult population which is obese is above the national average, as is the incidence of early deaths from cardio-vascular disease and cancer.

The total population in Chorley is predicted to rise over the period from 100,449 in 2001 to about 107,700 by 2010 and 115,700 by 2020. During this time, there will be a significant increase in people aged over 55, and a reduction in younger age groups, especially between 30 and 40. As more people live to a greater age the need for care and new ways of providing access to services will increase. Life expectancy also dramatically differs between wards in Chorley. (Chorley Sustainable Community Strategy).

Table 4. Existing Allotment Sites and Community Growing Areas.

Neighbourhood Management Area	Map Ref	Site Address	Land Ownership	Key Contact	Size / No of plots	Allocation in Local Plan	Category	Further Information
Western Parishes								
Bretherton		No Sites						
Ulnes Walton		No Sites						
Croston		No Sites						
Eccleston		Eccleston St Mary's CoE/Methodist Primary School	LCC	Mr Bill Mann		Settlement status	Gardening Club	
	32	Eccleston Apple Blossom	Parish Council				Fruit growing site	
Mawdesley		No Sites						
North Western Parishes								
Euxton	33	Euxton CoE Voluntary Aided Primary School		Mrs Chapman 263454	raised beds		Gardening Club	
Whittle-le-Woods	11	Bay Horse	Chorley Council	Cathy Hand	9 plots	LT11	Developed Allotment	
	68	Whittle-Le-Woods CoE Primary School	LCC	Jennifer Hall 262732		Settlement status GN1	Gardening Club	
Astley Village	14	Buckshaw Primary School	LCC	Karen Stephens	1 raised bed and 1 bed,	Protected open space	Gardening Club	
Buckshaw Village		No Sites						Golden Time gardening club, help from governors.
NE, E & SE Chorley NW & SW Chorley								
NE, E & SE Chorley. Chorley Town East	27	Crosse Hall Lane Allotments	Chorley Council	Cathy Hand	69 plots	LT11	Allotments	
	30	Duke Street	Chorley Council	Cathy Hand	4 plots	LT11	Allotments/Garden	
	72	Worthy Street	Chorley Council	Cathy Hand	6 plots	LT11	Allotments	
		Astley Park School, Queens Road	LCC	Gill Broughton	Poly tunnel		Growing Club	fruit and veg
	5	All Seasons Leisure Centre	Chorley Council	Louise Dagger	6 raised beds		Community Garden	
	10	Bagganley Lane	Private site	??	?	Allotments LT11	Allotments	
	47	Mayfield School		Rachel Kay 263063	?		Gardening Club	have funding for a poly-tunnel, want help from the community
	4	Albany Science College	LCC	Wendy Johnstone 244020	Bee hives		School garden	
	35	Gillibrand Primary School	LCC	Gwen Bode 274983	veg patch		Gardening Club	would like help.
NW & SW Chorley Chorley Town West		Chorley All Saints' CoE Primary School & Nursery Unit	LCC	Mrs S Partridge	?		Gardening Club	possible links to proposed garden area at Chorley Moor Community House
	7	Astley Park Walled Garden	Chorley Council	Alan Bothamley	2 plots and 4 raised beds	Protected open space	Gardening Club	1 Plot and 2 raised beds used by MASH, Barry Sharples, manager of respite care home on Long Copse, disabled children getting experience of growing.
	39	Holy Cross Catholic High School	LCC	Mrs W White 264596			Food Growing	Environment Land Based Diploma
	69	Windsor Park	Chorley Council	Cathy Hand	27 plots	LT11	Allotments	
	48	Moor Road	Chorley Council	Cathy Hand	23 plots	LT11	Allotments/Garden	
	60	Southlands High School - A Specialist Technology College	LCC	Mr Mark Fowle 414455	?		Gardening Club	
		St Gregory's Catholic Primary School	LCC	Elizabeth Brooks 264865	?		Gardening Club	
	62	St Mary's Catholic Primary School	LCC	Patrick Smyth 262811	raised planting boxes		Gardening Club	Hornchurch Drive



		The Parish of St Laurence CoE Primary School	LCC		?		Gardening Club	
Southern Parishes								
Charnock Richard	18	Christ Church Charnock Richard CoE Primary School	LCC	Mr M Walmsley 791490			Gardening Club	
Heskin	36	Heskin Pemberton's CoE Primary School	LCC	Sue Crawford 451365	veg patch		Gardening Club	
Coppull	24	Coppull St John's CoE Primary School	LCC	Mrs L J Ellis 791403	?		Gardening Club	
	23	Coppull Primary & Children's Centre	LCC	Sam James 791237	?		Gardening Club	
	54	Rear of 297 - 307 Chapel Lane	? Private?	?	Allotment Gardens	Allotments LT11	Allotments	In local plan
Eastern Parishes								
Rivington	56	Rivington Foundation Primary School	LCC	Mrs L Case 01204 696951	?		Gardening Club	
Anglezarke		No Sites						
Heapey		No Sites						
Adlington	63	Bonds Lane / Stonor Road	Private	Mrs Manley, Allanson Hall Farm, Adlington, PR74DG	4 plots	DC3.4 safeguarded land.	Allotments	
	3	Adlington Primary School	LCC	Tracey Taylor 480557			Gardening Club	
Anderton	6	Anderton Primary School	LCC	Ann Herrison 480551			Gardening Club	
Heath Charnock		No Sites						
Withnell	70	Withnell Fold Allotment		Sue Monaghan 01254 830475	?	LT11	Community Plot	
	52	Rear of 134 - 130 Bury Lane	? Private?	?	?	Allotments LT11		In local plan
	53	Rear of 23 - 38 Pleasant View	? Private?	?	?	Allotments LT11		In local plan
		End of Pleasant View	Bernard Cocker	Cockers garage 01254 830381	?	green belt	Allotments / chickens	
Wheelton		No Allotments						
Brinscall	59	School Lane	Chorley Council	Cathy Hand	3 plots	LT11	Allotments	
	13	Brinscall st John's CoE/Methodist Primary School		Caroline Haydock 830700				
Abbey Village	50	Park View Terrace (garden extensions?)	?	?		LT11	Allotments (Previously?)	
	1	Abbey Village School	LCC	Norma Tittensor			Gardening Club	
	55	Rear of 41 - 69 Bolton Road				LT11	Allotments (Previously?)	
North Eastern Parishes								
Clayton-le-Woods		Clayton Brook Primary School	LCC	Sam Liles 01772 313878			School Garden	
Cuerdon		No Sites						
Brindle		Hill Top Lane	Private	?	18?		Allotment	
Hoghton		No Sites						

4.0 Strategic Context

Delivering within National Strategic Priorities:-

What the law says

Small holdings and Allotments Act (1908)
Places a duty on local authorities to provide sufficient allotments according to demand.

Small Holdings and Allotments Act 1908

Consolidated all previous legislation and laid down basis for all subsequent legislation.

Placed a duty on local authorities to provide sufficient allotments, according to demand. Made provision for local authorities to purchase compulsorily land to provide allotments. Established the framework for the modern allotments system.

Land Settlement Facilities Act 1919

This Act was mainly to assist returning servicemen and opened up allotments to all, not just the 'labouring population'. The Act made metropolitan borough councils allotment authorities for the first time.

Allotments Act 1922

This Act was established to provide allotment tenants with some security of tenure. It also provided tenants with greater compensation at the termination of their tenancy and limited the size of an allotment to one-quarter of an acre, specifying that it should be used mostly for growing fruit and vegetables.

Allotments Act 1925

Required local authorities to recognise the need for allotments in any town planning development. Established 'statutory' allotments, which a local authority cannot sell or convert to other purposes without Ministerial consent. This Act was intended to facilitate the acquisition and maintenance of allotments, and to make further provision for the security of tenure for tenants.

Allotments Act 1950

This included:

- amendment of the provisions relating to rents that may be charged for allotments
- extension of period of notice to quit to 12 months for allotment gardens
- compensation payable to plot holder at whatever season of the year a tenancy terminates
- making plot holders who have allowed their plot to deteriorate through neglect liable to pay compensation on quitting
- allowance of certain forms of livestock (hens and rabbits) to be kept, although this can be, in some cases, restricted by local by-laws.

Other legislation which may be relevant includes:

- **The Local Government Act 1972** - Amended

the allotments legislation in a number of matters of detail, e.g. by removing the requirement upon local authorities to establish allotments committees (contained in Section 12 of the Allotments Act 1925).

- **The Human Rights Act (1998)**
- **Town and Country Planning Act 1990,**
- **Local Government Planning and Land Act; 1980**
- **Acquisition of Land Act 1981**

Allotments and Community Food Growing directly links to the following **National Indicators:**

- Mental Health (self esteem, confidence building, relationships), social inclusion
- CVD – primary prevention and healthy lifestyles
- Cancer - primary prevention and healthy lifestyles
- NI 1 – People from different backgrounds getting on well together
- NI 6 – participation in regular volunteering
- NI 50 - Emotional Health of Children
- NI 55 – Obesity amongst primary school aged children in reception year
- NI110 – Young people's participation in positive activities
- NI 117 – 16 to 18 year old NEET

- NI 119 – Self reported measure of people’s overall health and wellbeing
- NI 152 - “out-of-work” benefits
- NI 153 - “out-of-work” benefits in worst performing neighbourhoods
- NI 163 – number of people of working-age with level-2 qualification
- NI186 – Per capita CO2 emissions in the LA area
- NI188 – Adapting to Climate Change
- NI197 – improved local biodiversity – active management of local sites

Delivering within Regional Strategic Priorities:-

- No known documents.

Delivering within Local Strategic Priorities:-

- A Sustainable Community Strategy for Chorley 2007 – 2025

The Community Strategy sets out how Chorley should develop over the next 18 years, it is an overarching strategy for the Council and its partners from voluntary, public, private and community sectors. Allotments and Community Food Growing are a high priority. The Sustainable Community Strategy is now in its 2nd year of delivery and sets out the vision for the borough and key indicators to achieve it. Allotment provision and Community Food Growing impact on the Sustainable Community Strategy for Chorley 2007-25 (Health Inequalities); The Lancashire Climate Change Strategy (Reduction in food carbon footprint) and a number of LAA indicators; as well as contributing to the Health Equality Strategy for Chorley.

There is a key relationship with the following priorities:-

Priority 1 Ensuring that Chorley is the pulse of a thriving Central Lancashire economy

Priority 2 Improving life chances for all

Priority 3 Developing local solutions to global climate change

Priority 4 Developing the character and feel of Chorley as a good place to live, work and play

Priority 5a Building stronger communities with improved access to services

Priority 5b Develop a stronger and more involved Communities Partnership – Increasing volunteering in Chorley.

- Local Development Framework (draft)

LT11 The redevelopment of land which is or was last used for allotments will not be permitted unless either:

- a) an equivalent and equally convenient provision of allotments is laid out and made available elsewhere; or
- b) it is demonstrated that there is no local demand for allotments.

- NHS Central Lancashire – A Strategy for Community Food Growing. Proposed Delivery in Chorley. 2008

- Chorley Council Corporate Strategy. Our Vision is that “we will make Chorley smile by being the most attractive, caring and vibrant place in the North West to live, to work, to invest and to visit. A key project for delivery between November 2009 – October 2010 is to “Establish a community growing scheme”. This will deliver the following strategic objectives:-

3. Supporting people to get involved in improving their communities
4. Improve environmental sustainability and combat climate change
5. Develop the character and feel of Chorley as a great place to live

and the following long term outcomes:-

- 4.2 An improved local environment
- 4.3 Seek to protect the local natural environment and improve biodiversity
- 3.1 People will be engaged in shaping and delivering neighbourhood plans

- Chorley’s Locality Plan. Underneath the Strategic Objective “Develop the character and feel of Chorley as a great place to live” Chorley Council have pledged to “work with local residents to increase the provision of allotments in the Borough, including through community gardening schemes”.

Together Chorley Council and Lancashire Country Council have pledged to work with partners in the seven neighbourhood areas to deliver the Neighbourhood Action Plans.

5.0 Results of the Survey

It is clear that there is a high demand for allotment sites in Chorley and that Chorley Council has a legal obligation to provide more plots to meet demand. In order to get a clear understanding of current provision, user satisfaction and the needs and aspirations, an allotments questionnaire was posted out to all current allotments plot holders and all people on the allotment waiting list in September 2009. A pre paid envelope was provided to aid easy return of the survey.

5.1 Summary

A total of 294 people returned the questionnaire, this was a return rate of 72% which is very high and shows the commitment to food growing in the Borough. Current allotment holders are generally happy with their plot and the allotment service. Of the people on the Allotment waiting list the majority would like an allotment within walking distance of their home, however, the longer they are on the waiting list the further they are prepared to travel. 40% of people on the waiting list were prepared to get involved with Community Growing, however 60% would prefer to wait for there own plot and didn't mind what size of plot there were offered, they just wanted to get growing!

The key reasons for wanting an allotment in Chorley are to grow fresh food, enjoy a hobby and to save money, another factor was that gardens are too small.

Chorley is an extensive Borough with significant areas of rural land but there is little allotment provision in these areas. Chorley Council is actively supporting the Parish Councils, community groups and individuals who are seeking land.

Chorley Council is working to reduce the allotment waiting list and create more allotments and support Community Food Growing projects. We have identified potential sites in local authority ownership. There are also opportunities on private land, and school grounds. See Table 2.

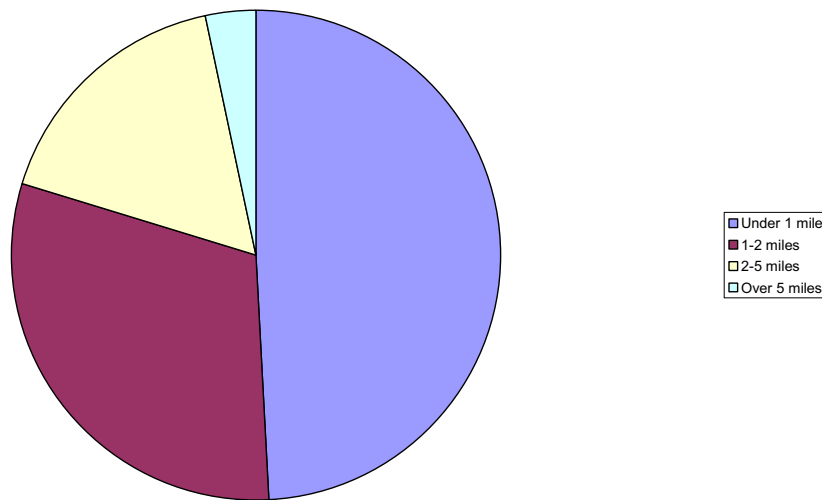
5.2 Current Allotment Holders

62% of people on the waiting list returned the questionnaire. This is a very good return rate and illustrates the number of people who care about the service we offer.

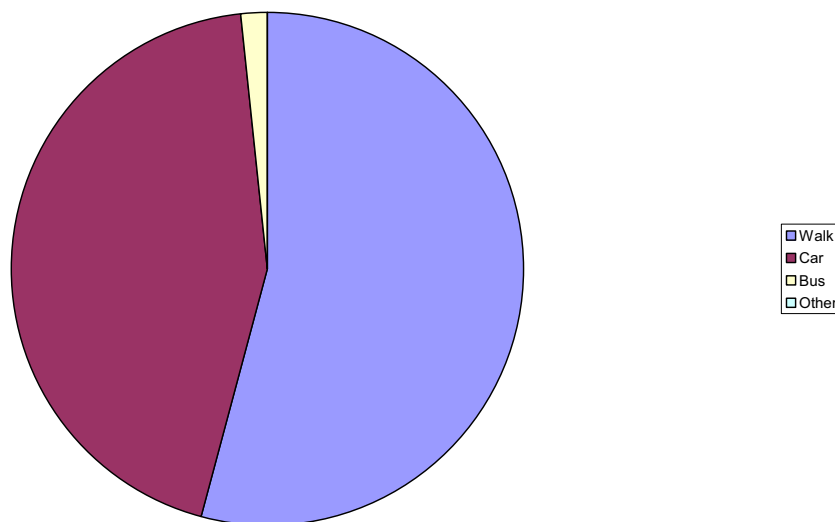
Of the current allotment holders only 3% were willing to share their allotment or reduce the size of their plot illustrating that customers are happy with the plots they have.

The charts below illustrate that the majority of existing allotment holders travel under 1 mile to their allotment plot and that most of them walk this distance. This is fantastic for sustainability and health related issues.

Distance travelled to allotment sites

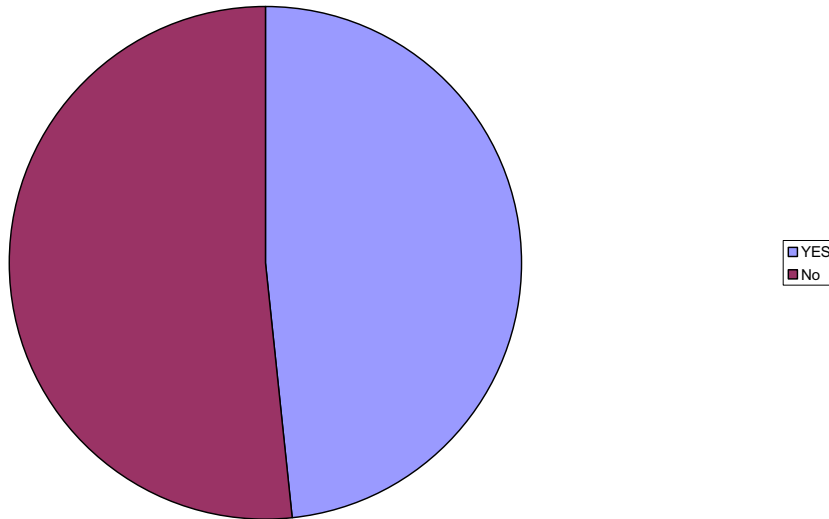


How allotment holders travel to site



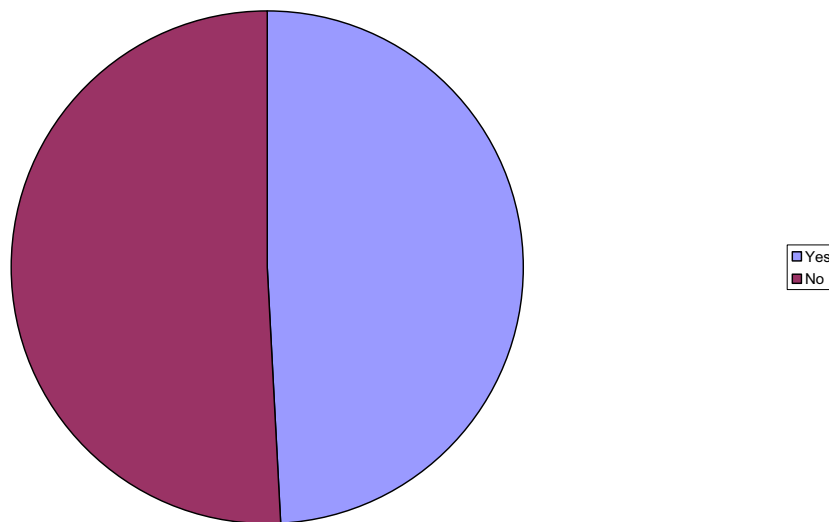
As would be expected 93% of allotment holders thought that the service was good value for money. The minority who didn't think their allotments were good value thought so because no water supply was available on site.

Are you a member of Chorley Allotment Society?



A large number of allotment holders are already members of Chorley Allotment Society and of those that aren't a number of people wanted information about the society.

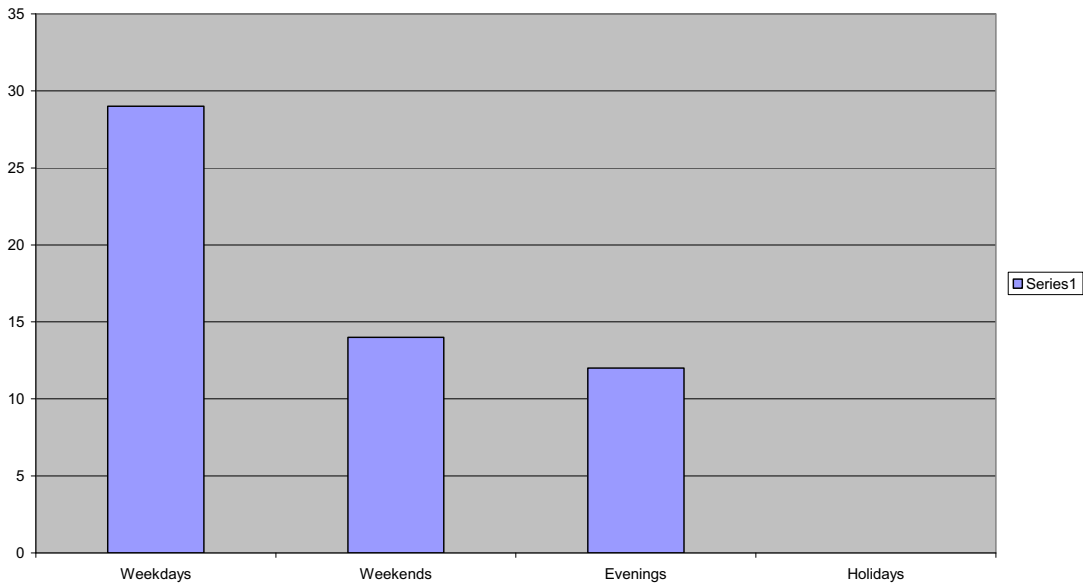
is your Allotment site secure enough?



Of the plot holders who didn't think their allotment site was secure enough the following reasons were cited.

- No secure fencing or gates
- Fencing needs repairing
- Vandalism and theft
- Plotholders don't shut the gate
- Need new lock on gate
- Required alley gates on Moor Rd.

Most common time of use



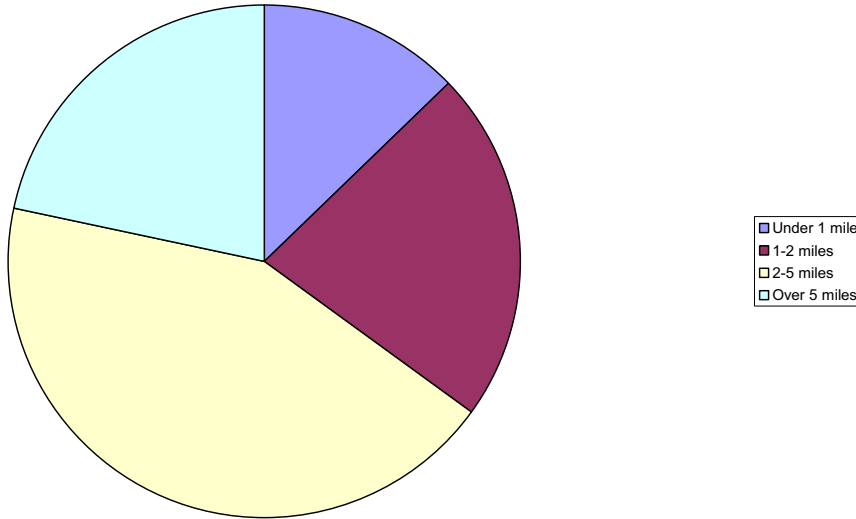
The majority of allotment holders use their allotments on weekdays. This is probably due to 53% of the holders being retired and having time to commit in the day.

5.3 Allotment Waiting List

59% of people on the waiting list returned the questionnaire. This has provided us with a very good representation of what is needed for the Borough to reduce the waiting list and where our priorities are.

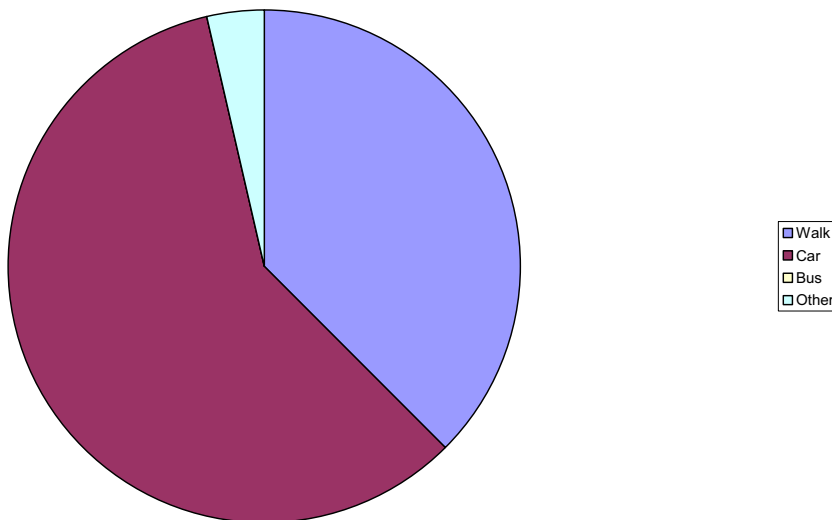
The longer people are on the waiting list the further they are prepared to travel to get an allotment plot (between 2 and 5 miles)

Distance prepared to travel to allotment site



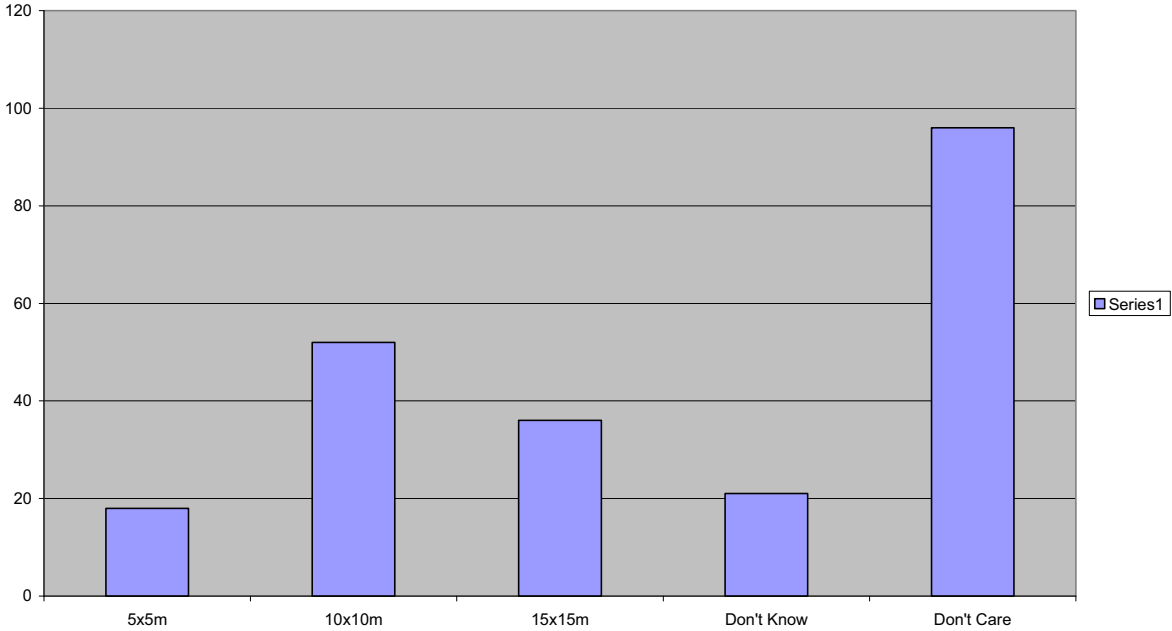
Most people would like an allotment plot under a mile of their home and to walk to site but due to the waiting list and number of allotment sites in the Borough people are more reliant on cars to travel to allotment sites.

Preferred method of transport to allotment site

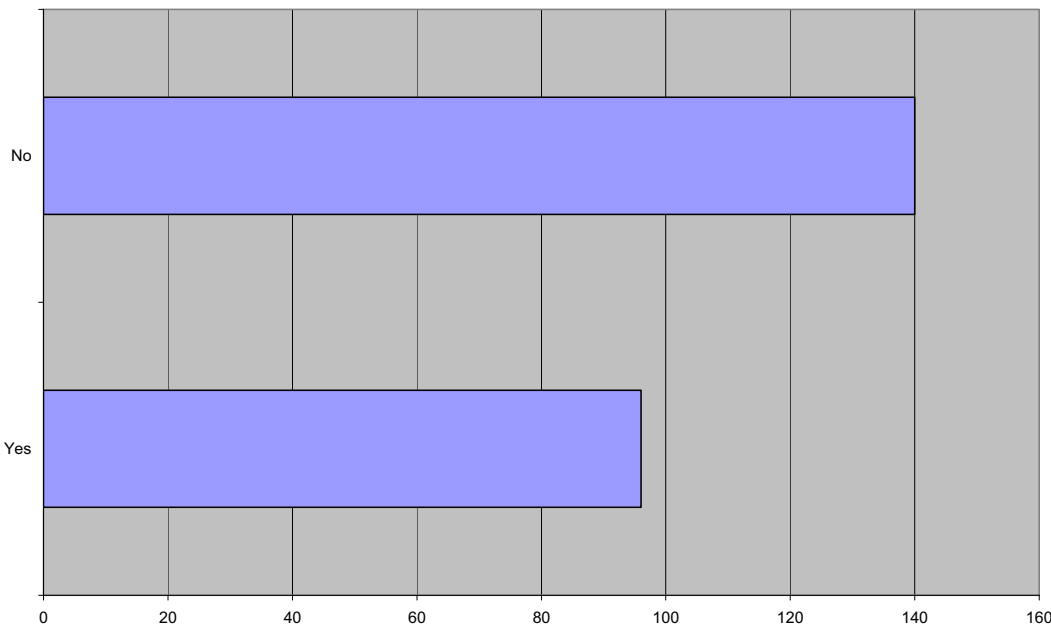


The majority of people on the waiting list don't mind what size of allotment they have as long as they can get growing.

Ideal plot size



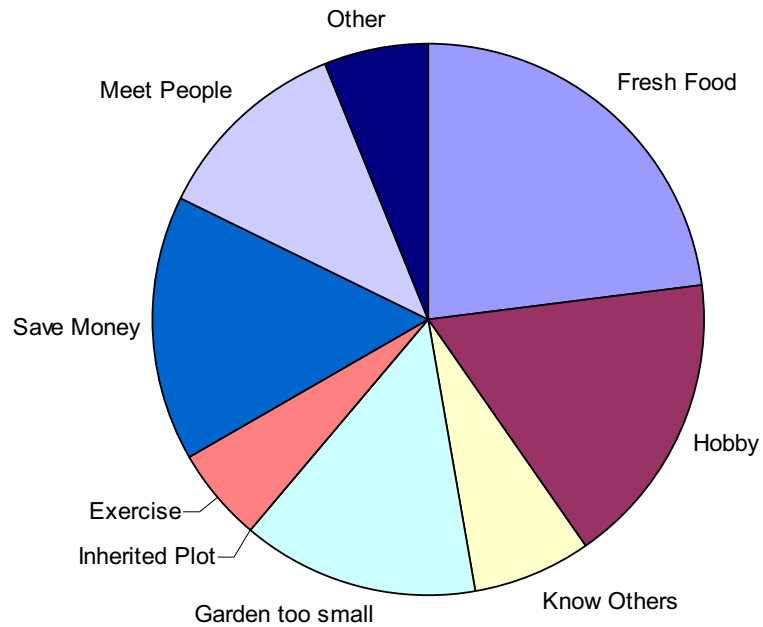
Waiting list members who would get involved with community growing



60% of people on the waiting list said that they weren't prepared to get involved with community growing, they would prefer to wait for their own allotment plot.

5.4 General Information.

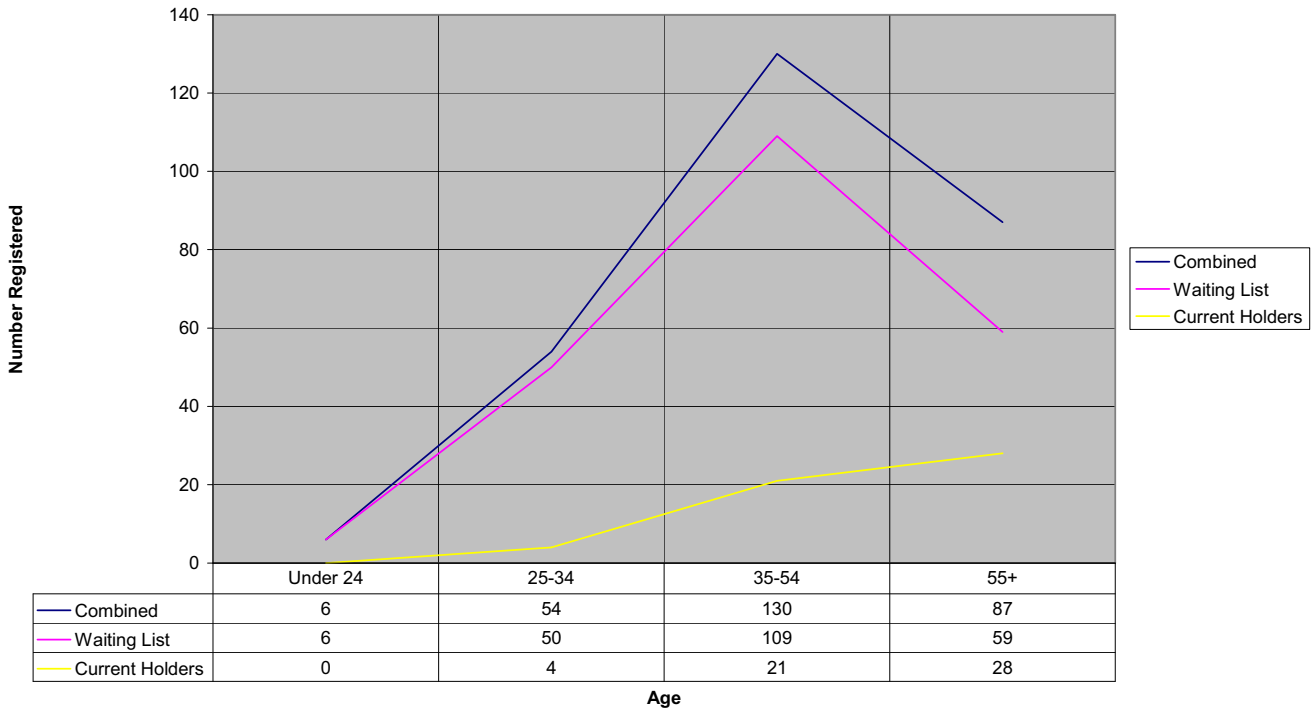
Reasons why customers want and/or currently work an allotment



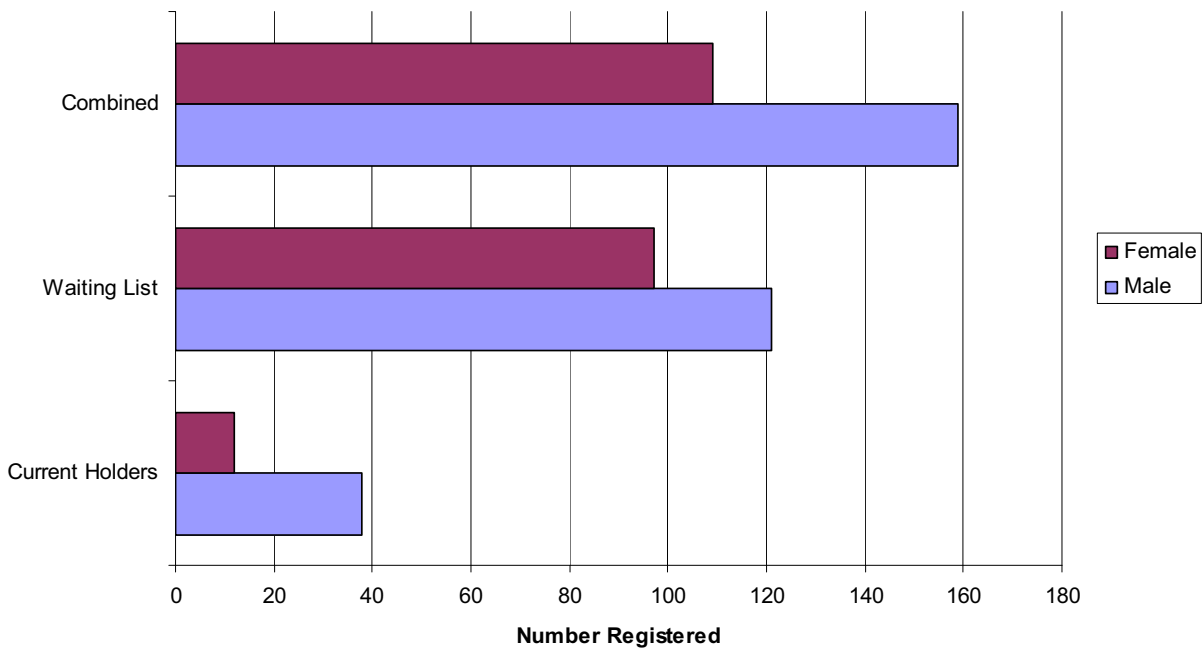
Other reasons in further detail:-

- Wildlife
- Community enterprise for people with learning difficulties
- Keep poultry
- Relaxation, peace and quiet
- Community spirit
- Enter horticultural shows
- Studying at myerscough
- Good for the environment – reduces food miles
- Enjoy the challenge, learning
- Can grow vegetables that are unavailable in the supermarket
- Therapeutic, stress relief
- Spend time as a family
- Have no garden or garden not suitable
- Teach children about growing and the environment

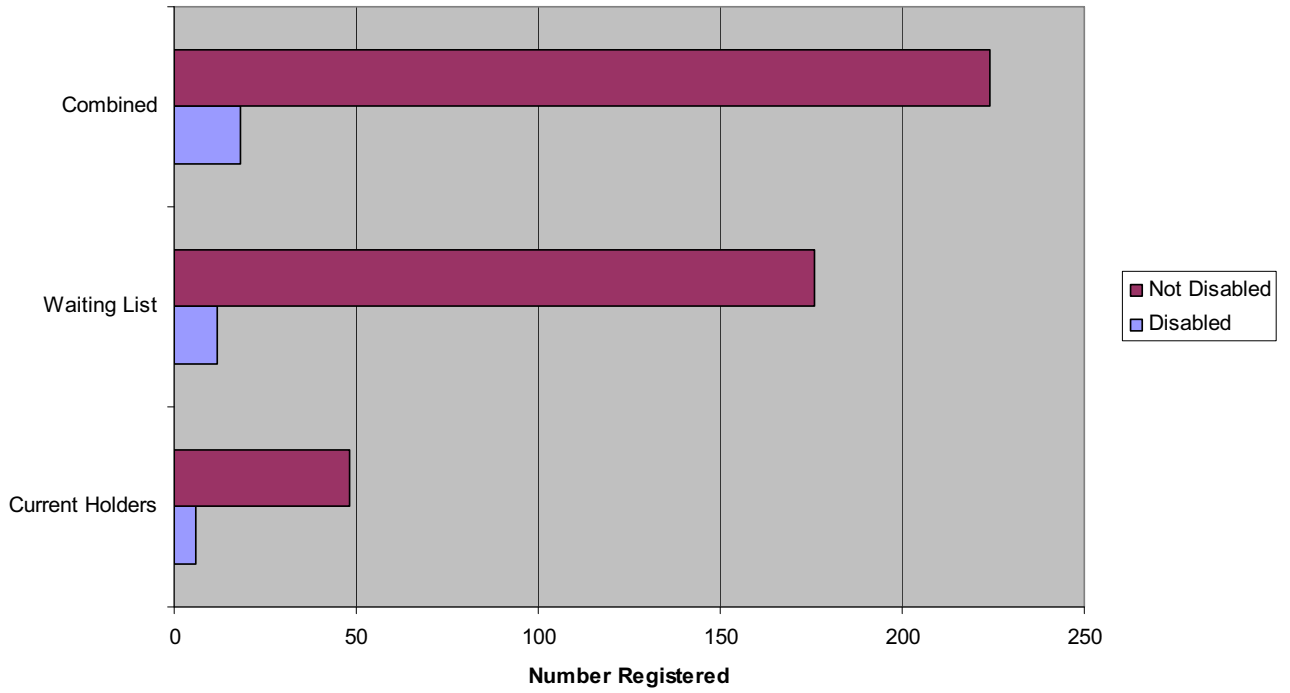
Allotment Holders - Age Profile



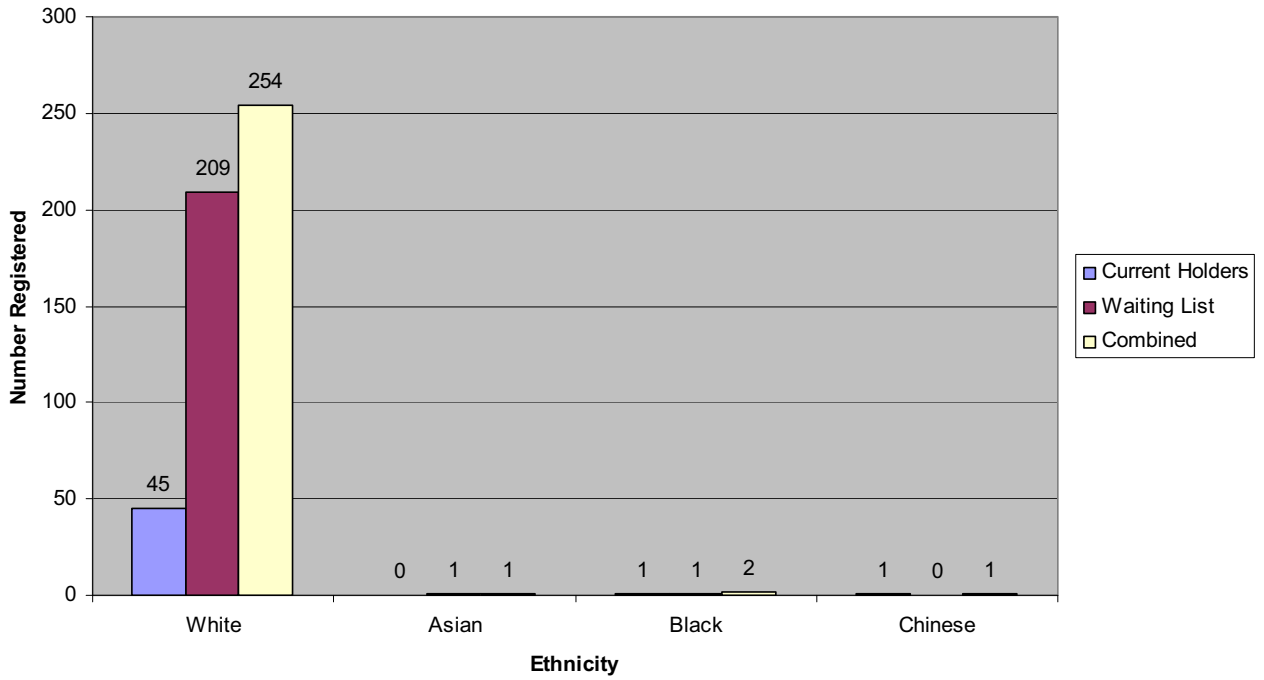
Allotment Holders - Gender



Allotment Holders - Disability



Ethnicity Profile



Allotment Holders - Employment Status



6.0 The Way Forward

Vision

“ To provide all residents in the Borough with an opportunity to have an allotment or get involved with a community food growing scheme”.

What we want to do:-

- To reduce the allotment waiting list
- To create a community food growing site in each neighbourhood area by 2011.
- To create 3 new allotment sites on Council land in Chorley by 2012

How will we achieve it?

- Delivery of the Vision is through a partnership approach between Chorley Council, Lancashire Wildlife Trust, Lancashire County Council, Parish Councils, Chorley Community Housing and Places for People.
- Use the allotment holders and allotment waiting list survey results to prioritise key areas for allotment and community food growing demand and focus on development of new resources in these key areas.
- Adopt the Chorley Community Food Growing Action Plan and for the partnership to implement the Action Plan with a lead from the Community Food Growing Officer.
- A number of potential sites have been identified that would go some way to reducing the waiting list. These are on both Council Land and Non Council land. See Table 5 and cross reference with maps in Appendix A.
Chorley Council will also support creation of allotment sites on non council land through an advisory capacity.
- Identify and apply for funding to deliver the community growing action plan and to create new plots on Council land.

Table 5. Potential Allotment Sites and Community Growing Areas.

Neighbourhood Management Area	Map Ref	Site Address	Land Ownership	Site Area	Current Use/Allocation in Local Plan	Key Contact	Category	Further Information
Western Parishes								
Bretherton		No land Identified						No networking requests
Ulmes Walton		No land Identified						No networking requests
Croston	2	Former Orchard	Diocesan land	?	Settlement Status	Parish Council	Allotments	
Eccleston	40	Land between Bradley Lane and Carr Lane	?	3.44	Safeguarded Land / Agricultural	Parish Council	Allotments	intergenerational project
	41	Land East of Tinklers Lane		4.88	Safeguarded Land / Agricultural	Parish Council	Allotments	
	42	Land off the Hawthorns	?	0.38	Settlement Status/agriculture	Parish Council	Allotments	
Mawdesley	46	Mawdsley St Peters Primary School	LCC	?	School land		Community Growing	
	65	The Legacy Rainbow House	?	?	?	?		
		No land Identified yet		?		Mawdesley Allotments & Small Holdings (MASH)	Allotments	next meeting 10th Feb at 7.30pm
North Western Parishes								
Euxton	28	Daisy Hill Field	?	2.72	Safeguarded Lane; farmland but not grazed	Parish Council	Allotments	
	37	Highways Avenue	Chorley Council	0.2	Open Space, playarea	Chorley Council/Parish Council	Community Growing Site	
	33	Euxton CoE Voluntary Aided Primary School	LCC		School land	Mrs Chapman 263454	Raised growing beds	potential fruit growing site
Whittle-le-Woods	68	Whittle-Le-Woods CoE Primary School	LCC		School Land	Clare Berryman 262732		
	43	Leisux Hall	Brothers of Charity	?	Disused growing area	Heather Hindmarsh, Ann	Community Plot	Open Mon - Fri, got parking and water.
Astley Village	8	Astley Community Centre	Chorley Council		?	Carol Hewison	Raised flower bed	
		Ravensthorpe Sheltered Housing	Places for People		?	Maria Ratcliffe	Raised Beds	
	9	Playing Fields	LCC		Protection of parks and recreational open space.	LCC	Open Space	
Buckshaw Village		No land identified						No networking requests
NE, E & SE Chorley NW & SW Chorley								
NW & SW Chorley Chorley Town West (CTW)	61	Southport Road	Chorley Council	3.51	vacant land/proposed playspace/proposed cemetery facilities. LT13.10	Chorley Council	Allotments	
	17	Chorley Moor Community House. Liptrott Road	CCH / Chorley Council	?	Allotment land on moor road	Collette Whittaker Timebank and Youth Worker. Richard Houghton CCH	Community Growing	Food for Life. links to church
	15	Proposed Buttermere Green Community Park	Chorley Council	?	Protection of parks and recreational open space.	Chorley Council	Community Growing	
	31	Eaves Green Community Centre	Chorle Council		Fenced garden area	Carol Hewison	Community Growing	
		Mayfield School	LCC	?	School Land	?		
	67	Whittam Road	Persimmon Homes	?	Allotment Lane sold for housing	?	Allotments	
NE, E & SE Chorley Chorley Town East (CTE)	49	MIND Centre, 208 Stump Lane	MIND	?	Garden	Karyn Jefferies	Community Allotments/Sensory Garden	
	73	Yarrow Bridge Depot	Chorley Council	?	Green Belt	Liberata	Allotments	



	26	Cowling Road	Chorley Council	?	farmland leased. EM1.7 Business / Industrial Site	Liberata	Allotments and Community Growing	Key Site, master plan and costings being prepared
	30	Duke Street Playing field subject to land exchange	LCC	?	Playing Field	Liberata	Allotments	
	29	Duke Street Children's Nursery	LCC	?	School Land	Anne Callander	Raised Veg Beds	has funding in place
	64	Tatton Community Centre	Chorley Council	?	Protection of parks and recreational open space.	Chorley Council	Community Growing	
	25	Cotswold House	Chorley Council	?	Homeless Centre and Garden	Lorraine Mcintyre	Raised Beds/play area	
	66	Weldbank Lane	Chorley Estates Ltd	?	Previous allotment site	Linda Draper, 43, Weldbank Rd, hoping to lease land	Community Growing	
Southern Parishes								
Charnock Richard		No land identified						
Heskin		No land identified						
Coppull	22	Chapel Lane	Private, lease to Parish Council	?	open space	Parish Council. Nora Ball	Community Garden	
Eastern Parishes								
Rivington		No land Identified						
Anglezarke		No land Identified						
Heapey		No land Identified						
Adlington	16	Land behind Adlington Cemetery	Chorley Council	?	Safeguarded Lane DC3.3	Chorley Council	Allotments	
	34	Fairview Youth and Community Centre	Chorley Council	?	Open space	Community Association	Community Growing	
Anderton	57	Rothwell Road	Chorley Council		Proposed play space LT3.4	Chorley Council	Allotments and Community Growing Site.	Key Site, master plan and costings, prepared. Can provide 95 allotment plots and a Community Food Growing Area
Heath Charnock		No land Identified						
Withnell	51	Pleasant View, Memorial Garden	LCC/Parish Council	?	Memorial Garden / Reserved School Site PS6.2	Parish Council	Community Plot	
	71	Withnell Fold Primary School	LCC	?	School Land	Penny Denver	Raised Veg Beds	
Wheelton	12	Black Lion Field, Blackburn Road	?	?	Settlement Status/agriculture	Parish Council	Allotments	
	58	Scamblers Farm	Unknown, land not registered.	?	agriculture	Janine Deady	Community Plot	
Brinscall	13	Brinscall st John's CoE/Methodist Primary School			School Land	Caroline Haydock	Gardening Club	
		Land at Lodge Bank	Chorley Council		Proposed Play Space, currently used for grazing horses	Chorley Council	Allotments and Community Growing	Potentially provide 60 plots
Abbey Village		No sites identified						
North Eastern Parishes								
Clayton-le-Woods	21	Clayton Green Sports Centre	Active Nation / Chorley Council	?		Chorley Council	Childrens area/veg growing	
	20 & 19	Clayton Brook Community & Youth Centre /village Hall	Chorley Council		Settlement GN1	Clayton Brook Together. Karen Martyniuk	Raised Veg Beds	
	44	Manor Road	Chorley Council	?	Proposed Playspace LT13	Chorley Council/Liberata	Allotments and Community Growing	Key Site, master plan and costings prepared. Can provide 26 allotment plots and a Community Food Growing Area
Brindle		No land Identified						
Hoghton		No land Identified						

7.0 Conclusion

Chorley Council will initially focus on creating allotment provision on 3 new sites; these are:-

	Potential Site	Number of plots created	Allocation in local plan	Cost of creation	Cost of annual maintenance	Potential Income
Phase 1	Rothwell Road, Anderton	56 plots and a community food growing area in phase 1. A further 30 plots in phase 2.	Proposed play space LT3.4	£18,000 approximately	£1,500 approximately	£2190 approximately
	Manor Road, Clayton-le-woods	26 plots and a community growing area	Proposed play space LT3.4	£10,000 approximately	£700 approximately	£1,020 approximately
	Lodge Bank, Brinscall	40 plots and a community food growing area in phase 1. A further 25 plots in phase 2.	Proposed Play Space LT3.4	£10,000	£1000	£1570

Please note that the cost of creation and cost of annual maintenance is a guide only and more quotations are required. Plans of the sites are available.

Phase 1 focuses on land which is easiest to create allotments plots from with reference to terrain, drainage, vehicular access, existing leases, opposition from local people and reference to the Site Allocations Development Plan Document (DPD) through the Local Development Framework.

A total of £40,000 would be required to reduce the existing allotment waiting list by 1/4.

There are other potential sites for allotment creation in Council ownership:-

	Potential Site	Approx number of plots created	Allocation in local plan	Other information
Phase 2	Duke Street	60?	Parks and Recreational Open Space	This land is currently owned by LCC and we are looking at doing a land transfer
	Cowling Road, Chorley	100+	EM1.7 Business / Industrial Site.	Site investigation and site history needed
	Southport Road, Chorley	50?	Vacant land / proposed playspace/proposed cemetery facilities	Vehicle access is currently not possible without expensive highway infrastructure works e.g. mini roundabout.
	Yarrow Bridge Depot	100	Green Belt	Allocation in LDF to be decided.

See site maps for further information in Appendix B

Benefits

- **Members**

There is pressure from members to alleviate the allotment waiting list, expectation is high and provision is needed quickly.

- Reduction of the allotment waiting list
- Get local people involved in community food growing and deliver the Corporate Priority
- Partnership working with the NHS and Lancashire Wildlife Trust
- Hitting National Indicator targets and NHS priorities.

Constraints

Re-sourcing

As with all local authorities, funding to create new sites is an issue. There may be potential in future section 106 agreements with developers of housing and commercial sites. These monies however tend to go towards infrastructure and play provision. To create the new sites capital investment is needed and future revenue is needed to keep up the maintenance. £40,000 of capital money has been made available in 2010/2011 towards creation of new allotment sites.

Local Development Framework

The Council are currently producing a Local Development Framework (LDF) which will replace the Local Plan. The LDF will be made up of a number of documents including a Site Allocations Development Plan Document (DPD) which will allocate land in the Borough for various uses such as housing, employment and leisure. As part of this document there will be a review of all current leisure allocations, including allotments, to identify which sites should continue to be allocated and protected and identify whether there is a need to allocate and more sites. The Site Allocations DPD is due to be adopted in 2012. The Rothwell Road site and Manor Road site could be developed as allotments before 2012 as long as it could be proved that the land wasn't needed as play space. Allotments would not be created at the Cowling Road site until the DPD is adopted as it may be needed for a business or industrial site. The other proposed sites would also need to be investigated further.

Planning Permission

Planning permission for allotments is complex.

Advice from Chorley Council is that before embarking on new project to create allotments or put up sheds and greenhouses, advice must be sought from the planning department.

More information to follow shortly.

Outline Project Plan**Phase 1**

Task	Duration	Start	Finish	Resource
Consultation on proposed site designs with Liberata, Chorley Allotment Society and Council Staff including planning, grounds maintenance, contaminated land, community safety, highways and parks and open spaces. Look into previous site uses, carry out borehole trials if necessary. Consult with the utilities companies for all sites, especially Rothwell Road. Environment Agency,	1 months	March 2010	April 2010	Staff time
Finalise site designs and specification	1 month	March 2010	April 2010	Staff time
Consultation with surrounding houses and buildings to the proposed sites.	2 months	April 2010	June 2010	Staff time
Get quotes for ecological surveys and implement	2 months	April	June 2010	Staff Time £2000?
Secure funding to create the community growing areas on the sites	?	April – research June – submit bid	indefinite	Funding bids available. LWT to submit bids Match funding from CBC
Start work on site	2 months	July	November	Contractor, CBC grounds maintenance
Plots allocated to people on the waiting list		August	Jan 2011	Admin time

Appendix A

Appendix B

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Scrutiny Inquiry Project Outline Template

OVERVIEW AND SCRUTINY INQUIRY PROJECT OUTLINE

Review Topic: Allotments

Objectives:

Desired Outcomes:

Terms of Reference:

Equality and diversity implications:

Risks:

Venue(s):

Timescale:

Start:

Finish:

Information Requirements and Sources:

Documents/evidence: (what/why?)

Witnesses: (who, why?)

Consultation/Research: (what, why, who?)

Site Visits: (where, why, when?)

Officer Support:

Lead Officer:

Democratic &
Member Services Officer:

Likely Budget Requirements:

Purpose

£

Total

Target Body¹ for Findings/Recommendations

(Eg Executive Cabinet, Council, partner)

¹ All project outcomes require the approval of Overview and Scrutiny Committee before progressing