

10.Allotments

10

Introduction and definition

- 10.1 The primary purpose of allotments is to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion.
- 10.2 Like other open types of open space, allotments have a number of wider benefits, in addition to their primary purpose. These include:
- Bringing together different cultural backgrounds and people of different ages
 - Improving physical and mental health
 - Providing a source of recreation
 - Making a wider contribution to the green and open space network
- 10.3 As a consequence of these wider benefits that are offered by allotments, allotments can improve the overall sustainability of our lifestyles through:
- Ensuring locally sourced food
 - Avoiding packaging
 - Protecting our natural resources
 - Promoting personal wellbeing.

Context

- 10.4 Allotments are becoming increasingly popular nationally and are fast becoming an alternative active pastime to participation in formal sport, particularly for older residents.
- 10.5 Mirroring the national trend, demand for allotments in Derby has been steadily increasing. More telephone calls have been received over the past 18 months relating to the availability of allotments than ever before. This increasing demand is illustrated through the waiting list figures, which have steadily increased.
- 10.6 To this end, use of allotments by local residents will be central in the achievement of the goals of Derby City Council's new combined facilities and physical activity strategy, 'Sport City Active City'. This strategy recognises the role that parks and other open spaces play in encouraging local residents to be more active and sets some objectives for achievement over the strategy period.
- 10.7 The Department for Communities and Local Government (DCLG) are responsible for national policy on allotments and consider allotments to be important in terms of bring together all sections of the community, as well as providing opportunities for people to grow their own produce and promote health and wellbeing. Allotments are uniquely protected through the legislative and planning framework within the wider context of a firm national policy to improve the quality of urban green spaces. Indeed, the Government has strengthened the policies and protections afforded to allotments, as evidenced by their inclusion as a specific typology within PPG17.

- 10.8 The DCLG aims to ensure that allotments are well managed, and are only disposed of where there is no demand for them and established criteria are met. As a consequence, the Borough, District or Parish are duty bound by the law [Section 23 of the 1908 Allotments Act (as amended)] to provide allotments for their residents if they consider there to be demand. They must take into a consideration a representation in writing by any six registered parliamentary electors or rate payers.
- 10.9 The Derby City Council Local Plan Review 2006 takes a similar view on the value of allotments to national planning policy specifically:
- Policy E2 states that development will only be permitting in Green Wedges for purposes including outdoor sport and recreation (including allotments), nature conservation areas and cemeteries; and
 - Policy L10 indicates that development which involves the loss of allotments may only be permitted if a series of exception criteria are met. There are no policies stating that allotments will be required as part of new development.
- 10.10 Derby City Council takes responsibility for the provision of allotments across Derby. In addition, to those sites owned by the City Council, there are some privately provided sites which are accessible to residents of the City.
- 10.11 This section evaluates the quality, quantity and accessibility of allotments across Derby City.

Current Provision - Quantity

- 10.12 There are currently 26 allotment sites across Derby City, of which 18 are owned by Derby City Council. The remainder of the sites are privately owned. In addition to these sites, Shardlow Road allotments falls just outside of the Derby City Council boundary but in light of the close proximity of the site, accommodates some of the needs of Derby City residents.
- 10.13 The size of sites (and hence the number plots available) ranges significantly from 0.4 hectares at Derwent Park Allotments to 6.33 hectares at Normanton Allotments.
- 10.14 15 of the 18 sites are leased by constituted associations. These associates pay annual rent to the Council and are responsible for the maintenance and management of the sites on a day to day basis. The Council have landlord responsibility and carry out at least one site visit per annum. They also offer basic advice and occasionally minor financial assistance.
- 10.15 The remaining three allotment sites in Council ownership are not managed by an Association. Instead, they have a site secretary who is paid a small fee. Plots on these allotments are directly let and are managed by the site secretary on a day to day basis.
- 10.16 The private sites are as follows:
- Borrowfield Allotments Association
 - International Allotments Association, Field Lane, Alvaston
 - Firs Estate Allotment Holders Association
 - Littleover Lane Allotments
 - Mill Dam Allotments (formerly Markeaton Garden Association)
 - Sinfin Lane Allotments Association
 - Spondon Horticultural Society

- 10.17 As highlighted earlier, in line with the national trend, demand for allotments has increased in recent years and this is reflected in the presence of waiting lists at sites across the City. As at February 2010, there were 438 names on the waiting list for a plot. Waiting lists at seven of the sites were not known. Waiting lists were particularly high at Kedleston Road Allotments (58 names), Spondon Horticultural Society (44 names), Mickleover Old Allotments Association (42 names), Vicarage Park Allotments Association (39 names), Chaddesden Park Allotment Association (37 names) and Nottingham Road and District Allotment Association (35 names).
- 10.18 While these waiting lists provide an indication of demand, it must be noted that they are not a definitive representation of the demand for allotments in Derby as;
- the number of people on waiting lists is transient and represents only a snapshot in time;
 - some people will put their names down on more than one waiting list; and
 - given the length of some of the waiting lists, some people on these lists may no longer require a plot, for example they may no longer want a plot, may have moved or have found an allotment on another site.
- 10.19 These waiting lists do however indicate that the demand for allotments in Derby currently outstrips the supply.
- 10.20 Adding to this, 42% of respondents to the household survey who do not currently use an allotment plot stated that they would be interested in renting a plot. The main reasons given for not currently having a plot were that there are no allotments within their locality and existing sites have large waiting lists.
- 10.21 The quantity of allotments across the City is summarised in Table 10.1.

Table 10.1 – Provision of Allotments across Derby City Council

Area	Current provision (hectares)	Number of sites	Smallest site (hectares)	Largest site (hectares)	LDF population	Provision per 1000 population
Central	13.72	5	1.10	4.57	39573	0.35
North East	13.26	5	1.18	4.59	52201	0.25
North West	7.50	5	0.39	3.63	38277	0.20
South East	12.97	6	1.35	3.16	53280	0.24
South West	15.07	5	0.81	6.33	38301	0.39
Overall	62.52	26	0.39	6.33	221,632	0.28

10.22 The key issues emerging from Table 10.1 and consultations relating to the quantity of allotments include:

- according to the household survey, while 25% of residents have no opinion on the quantity of allotments, there is a difference in opinion between other residents. 44% of respondents indicate that provision is insufficient, whereas 31% of residents feel that there are enough allotments;
- that all areas of the City contain allotments and that provision is relatively consistent both in terms of the number of allotment sites provided and also in the overall level of variation in the size of these facilities. Furthermore, provision per 1000 population is consistent, with the exception of in the Central and South West areas, where comparatively, provision is high;
- analysis of the waiting lists indicates that all sites with high waiting lists (detailed earlier in this section) are located in either the South West or the North East of the City;
- consultation undertaken as part of the household survey indicates that views are consistent across the City. However, in the Central area (47%) and South West (40%) the slight majority of residents state that the provision of allotments is sufficient. Interestingly, 14% of respondents in the Central area indicate that there are more than enough allotments. Provision per 1000 population is highest in the Central and South East areas of the City;
- other consultations support the overall perception that there are insufficient allotments. The issue was raised in both the Members questionnaire and at the Members workshop, and 44% of respondents to the officers' survey also considered the quantity of provision to be insufficient, while only 18% suggested that there were enough allotments; and
- at other workshop sessions, while the need for additional allotments was highlighted, the need to ensure that these are located in areas of higher demand was raised. The potential links between allotments and schools were also highlighted. Many schools are now seeking to provide allotments for educational purposes, as well as to encourage interaction amongst their pupils and it was suggested that this could be expanded to include allotments that are available to members of the local community.

10.23 Full consultation findings are set out in Appendix E.

Setting quantity standards

10.24 The recommended local quantity standard for allotments has been derived from the local needs consultation and audit of provision and is summarised overleaf. Full justification for the local standard is provided within Appendix E.

10.25 The standard recommends an increase on the existing level of provision. This is based on consultation findings, waiting lists across the City and evidence of increasing demand for allotments.

10.26 While the standard will consider the overarching requirement for the City as a whole, as a result of the demand led nature of allotments, the standards should be used as a guide only.

Quantity Standard (see Appendices D and E – standards and justification and worksheet)

Current Provision	Recommended Standard
0.28 hectares per 1000 people	0.30 hectares per 1000 people

Justification

Findings from local consultation identify high demand for allotments, with 44% of respondents to the household survey indicating that additional allotments are required. 42% of residents who do not currently have allotments suggested that they would be interested in renting an allotment if sufficient plots were available. Shortfalls and waiting lists were also identified during consultation with Members, internal officers and at workshops, reinforcing the need for higher levels of provision.

The local standard has therefore been set above the existing City wide level of provision placing an emphasis on new site development and also the protection of current allotment sites.

The standard takes into account the amount of additional space required to meet current and future waiting lists (assuming that half plots will be provided to take into account the issues relating to waiting lists – such as the duplication of names etcetera).

This standard should be applied to each part of the City to identify where provision falls below the minimum standard. Areas where new provision is required should be identified using the local standard as a basis, as well as local consultation and waiting lists at nearby sites.

Quality

Current position

- 10.27 The quality of existing allotments was assessed through site visits undertaken by pmpgenesis. The quality of allotments, based on the site visits, is summarised in Table 10.2.
- 10.28 Many of the allotments were locked at the time of site visits and no assessment could therefore be undertaken. The table overleaf therefore represents only those allotments for which assessments were carried out.

Table 10.2 - Quality of allotments in Derby City

Area	Range of quality scores	Average Quality Score	Key Issues identified
Central	-	-	-
North East	75% to 80%	78%	Some sites of lower quality in terms of ancillary provision and vegetation
North West	65%	-	Some issues with cleanliness and maintenance and poorer quality infrastructure
South East	33% to 97%	65%	Some issues with cleanliness and maintenance and poorer quality infrastructure at lower scoring sites
South West	42% to 95%	77%	Issues relate to the need for improved ancillary provision.
Overall	33% to 97%	72%	Key areas for improvement are ancillary provision and management and maintenance.

10.29 The key issues emerging from Table 10.2 and from consultations relating to the quality of allotments are summarised below. Full details of comments made during consultation are available in Appendix E.

- the household survey demonstrates positive perceptions of allotments, with 46% stating that the quality of allotments is average and 28% indicating that the quality of allotments is good. 21% of respondents felt that the quality of allotments is poor;
- site assessment findings support the household survey perceptions, with the quality of allotments generally rated as good (average quality score 72%). The quality of allotments is therefore higher than many other types of opens space in the City. The key issues identified for improvement were the maintenance of some sites, and the provision of ancillary facilities;

- supporting the findings of the household survey, Elected Members indicated that the quality of allotments was good (Chaddesden and Mickleover) or average (Blagreaves and Derwent). Respondents to the officers' survey were also positive, as most respondents with an opinion consider the quality of allotments to be average (27%) or good (17%);
- at drop in sessions, allotments were perceived to be of adequate quality, however theft and vandalism at this type of open space was identified as an issue by residents at the Pear Tree Library drop in session. Specifically, Normanton Road Allotments were identified as suffering from vandalism and theft. Site visits revealed that many sites were secure, and had strong locked gates to protect them from intruders;
- consultations highlighted that site infrastructure varies and the sites vary in character, which was also supported by site assessments. For example Mickleover allotments do not allow sheds and have grass paths, whereas other sites permit the use of sheds. Fences are not provided on all sites as some sites have hedged boundaries. Some sites have toilets but these have been provided through external funding. Similarly, some sites have also obtained funding for water. There remain however some allotment sites where these basic facilities are not provided; and
- the Council encourages all allotment associations to become affiliated to the National Society of Allotment Gardeners. There was a Derby Allotments Forum that was set up share best practice however this was not successful. Some of the associations do however share best practice and ideas informally.

Setting quality standards

- 10.30 The recommended local quality standard for allotments is summarised below. Full justifications and consultation for the local standard is provided within Appendix E.
- 10.31 The quality standard summarises the features that residents consider to be an important determinant of the quality of provision.

Quality Standard (see Appendix E)

Recommended Quality Standard

Local consultation, national guidance and best practice suggest that the vision for allotments should incorporate:

Essential	Desirable
High quality boundaries	Parking facilities at sites where residents have to travel by car to access them
Accessible water supply	Notice boards at site entrances
Clean, tidy and well maintained	Toilets
Safe and secure features	Access for disabled residents.

Accessibility

- 10.32 The accessibility of sites is paramount in maximising usage. Awareness of the opportunities available is also important to increase the take up of allotments. The recommended local standard is set in the form of a distance threshold and is derived directly from the findings of the local consultations.
- 10.33 Previous consultation undertaken, as well as anecdotal experience of detailing with day to day inquiries suggests that most residents allotments expect to find an allotment in close proximity to the home. This is supported by the findings of the consultations. Over two thirds of respondents to the household survey expect to walk to access an allotment (69%). 21% of respondents would expect to drive to access this type of open space. Almost 10% of residents would cycle or get on the bus. These expectations are replicated across the City.
- 10.34 The most common travel time expected by respondents is 10 minutes, although the average travel time is slightly higher at 13 minutes. Analysis of the range of responses indicates that views are predominantly spread between 10 and 15 minutes. The average times for travel to an allotment are highest in the Central area (indicating that residents have lower expectations about the proximity of an allotment to their home). Residents in the South East expect facilities to be nearest to them.
- 10.35 The main issue relating to access identified at workshops and the drop in sessions was the lack of availability of plots due to the large waiting lists. Members indicated that on the whole, access to allotments was good.
- 10.36 Site assessments indicate that access to allotments was generally perceived to be good or average. However, information and signage was highlighted as very poor and in need of significant improvement at many allotment sites.
- 10.37 To ensure access to allotments for a wide sector of the population, concessionary rates of up to 50% discount are available. These include rates for:

- Residents aged over 60
- Registered unemployed
- An invalidity pensioner
- Registered disabled
- A full-time student
- People receiving Working Tax Credit

10.38 Although concessionary rates are only available to Derby City Council residents, allotments in the City are accessible to anyone who wishes regardless of whether they live within Derby City boundaries or not.

Setting accessibility standards

10.39 The recommended local accessibility standard for allotments is summarised overleaf. Full justification for the local standard is provided within Appendix E. The standard takes into account the expectation that allotments will be provided locally.

Accessibility Standard (see Appendix E)

Recommended Accessibility Standard

15 minutes walk (720 metres)

Justification

Consultation demonstrates that over two thirds of residents expect to walk to an allotment (69%). Residents expect to find allotments within close proximity of their home and this is echoed through both consultation findings and current usage patterns.

While the modal response is a 10 minute walk time, average expectations of residents are spread between 10 and 15 minutes. In order to promote a balance between the quantity of provision and the quality of facilities, a standard of 15 minutes has been set. This standard takes on board the aspirations that allotments will be local to the home, but ensures that these facilities are sustainable. Application of the accessibility standard, alongside the quantity standard and key findings from consultations will be used to determine priority areas for improvement.

Applying provision standards

- 10.40 The application of the recommended quality, quantity and accessibility standards provides an understanding of the existing distribution of allotments. In light of the demand led nature of allotments, this should be treated as an indication only. Demand for new provision should be identified through a combination of consultation, analysis of waiting lists and the application of standards.
- 10.41 Table 10.3 summarises the application of the quantity standard for each area of the City. Surpluses and deficiencies are calculated by applying the recommended standard to the existing and projected

populations. Calculations on future provision against the local standard assume that no further allotments will be provided. The quantity standards should be used to guide the amount of provision required, however an accessibility led approach should be taken in order to determine where new provision is needed.

- 10.42 Given the uncertainties that still exist around the levels and location of new housing developments, it has been assumed for the purposes of projecting open space need that population will grow uniformly across the city. The figures used consider only the impact of population growth within the city boundaries.
- 10.43 It is however acknowledged that plans to provide new housing on the edge of the city boundary within the South Derbyshire and Amber Valley Districts will also impact on demand for open space, as it is likely that these residents will travel into the city to use open spaces and sports facilities. The lack of clarity on the likely scale and location of development means that this impact cannot be quantified at the current time, but should be taken into account as part of the planning process for any new development.

Table 10.3 – Application of the quantity standard

Area	Current Shortfall / Surplus when measured against local standard (hectares)	Future Shortfall / Surplus when measured against local standard (hectares)
Central	1.85	-0.93
North East	-2.40	-6.06
North West	-3.98	-6.65
South West	-3.01	-6.75
South East	3.58	0.89
Overall	-3.97	-19.50

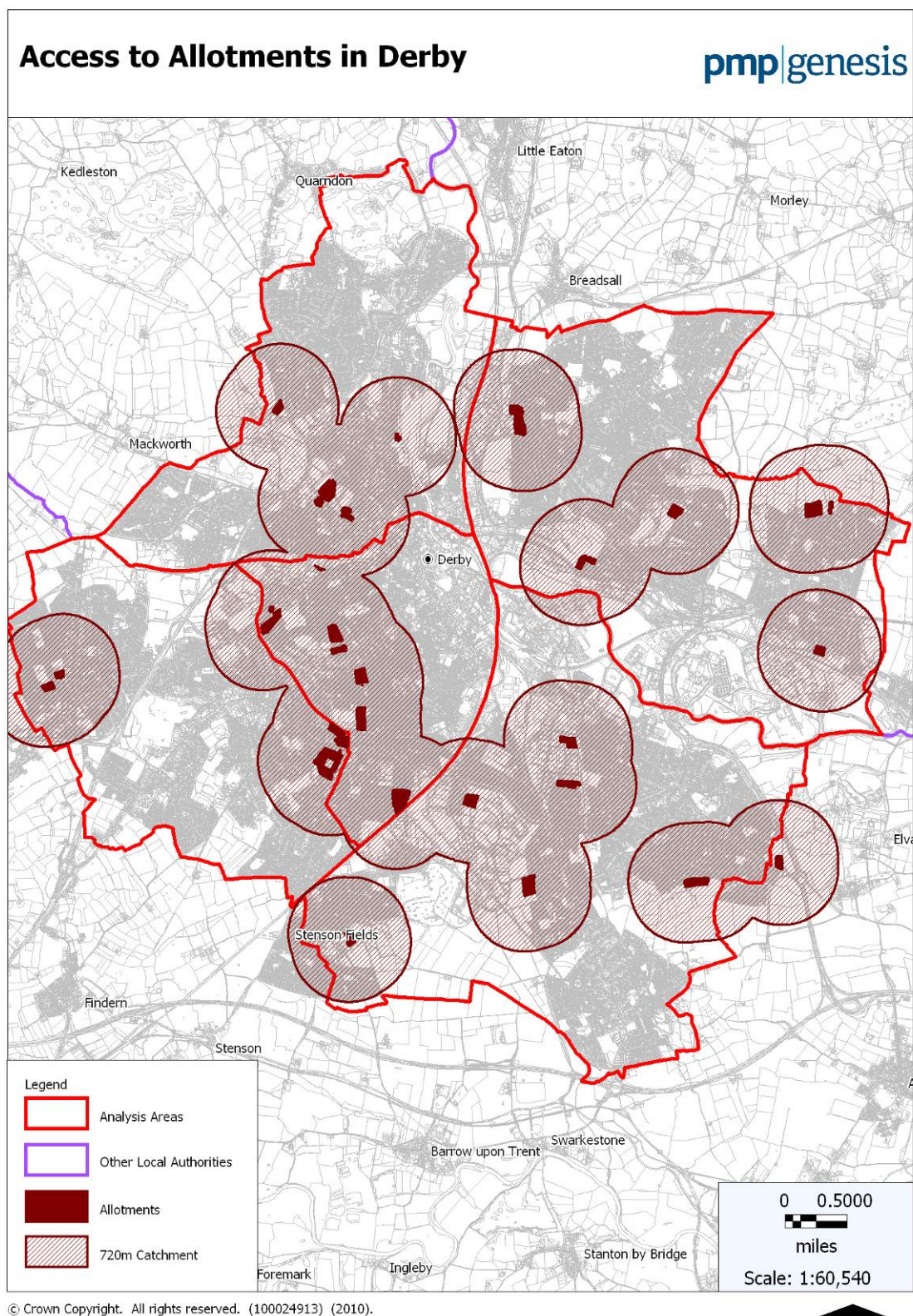
- 10.44 Table 10.3 indicates that the provision of allotments is insufficient to meet the recommended minimum standards. This is reflective of the large quantities of unmet demand that were identified during consultation.
- 10.45 When measured against the recommended minimum standard, the areas of higher deficiency are the North West and South West of the City. Provision in the Central and South East areas of the City exceeds the minimum standard.
- 10.46 Further analysis of the ward by ward distribution of existing allotments however indicates that within the neighbourhood areas, there are some wards where provision is high and others where there is no provision. In particular there is no provision in Littleover, Mackworth and Oakwood. This lack of provision is also reflected through the application of accessibility standards (outlined later in this section).

- 10.47 When taking into account the projected population growth, shortfalls in provision are likely to rise significantly when measured against the minimum standard, particularly in the South of the city where population growth is likely to be higher.

Accessibility

- 10.48 The application of the accessibility standard for allotments is outlined in Map 10.1 overleaf.

Map 10.1 – Allotments in Derby City



- 10.49 Map 10.1 indicates that while allotments are relatively evenly distributed, provision within the Inner Ring Road is particularly limited. The majority of provision is clustered towards the centre of the City however and as a consequence, there are large numbers of residents living on the outskirts of the City who are outside of the catchment for an allotment. This gap in provision is particularly apparent in the South of the City.

Priorities for Future Delivery

- 10.50 The remainder of this section outlines the key issues and priorities for the future provision of allotments within Derby that have arisen from local consultation and the application of the quantity, quality and accessibility standards.
- 10.51 In line with the principles of PPG17, the priorities are set out under the headings of:
- Improving the quality of provision
 - Protecting existing provision
 - Disposal and redesignation
 - New provision
 - Improving access

Improving the quality of provision

- 10.52 Consultation findings indicate that the quality of allotments is perceived positively. Despite this, there is a significant variation in the facilities provided at each allotment site and in the character of each site. Many allotment societies have provided facilities themselves through internal and external fund raising. Site visits and consultations indicated that improved maintenance at some sites, along with increased ancillary provision (bins, seats, water supply and toilets where required) were particular priorities at allotments.
- 10.53 The recommended quality vision, based upon local consultation, identifies water, cleanliness and maintenance and secure boundaries as essential features of high quality allotments. Site assessments indicate that ancillary accommodation is one of the main features for improvement, but also highlights that signage is currently poor, another issue raised within the quality standards.

ALLOT1	Seek to enhance the quality of allotments in the City in line with the recommended quality vision. Site assessments and consultation indicate that improvements to ancillary accommodation (for example, toilets and water supply) and security and safety should be prioritised, along with improved cleanliness and maintenance and the provision of signage.
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- 10.54 Site visits and consultation indicate that some of the sites where improvement is particularly required is as follows:
- Normanton Allotments – suffers from vandalism – requires improvements to security
 - Brigden Allotments – improved cleanliness and maintenance
- 10.55 The provision of high quality allotments is important not just from a recreational perspective but it also plays an important role in providing wildlife habitats and contributing towards biodiversity. The

wildlife present at some of the allotment sites across the City was highlighted during drop in sessions and is also referenced on specific allotment web pages on Derby City Council's website.

- 10.56 Allotments contain some of the key habitats outlined in the lowland Derbyshire Biodiversity Action Plan, in particular hedgerows and ponds. Furthermore, from a negative perspective, the use of fertilisers and pesticides on allotments is a key threat to conservation. Sympathetic management of allotments should therefore be promoted and encouraged to maximise the diversity of habitats and species at allotments.

ALLOT2	As well as improving the function of allotments from a user perspective, ensure that the management, maintenance and future planning of these sites takes into account their role in nature conservation and biodiversity.
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Protecting Existing Provision

- 10.57 As of February 2010, waiting lists across the City for an allotment plot contained 438 names (although as highlighted earlier this represents a snapshot in time only). In addition to this, findings from the household survey reveal that 42% of residents would be interested in renting an allotment plot. Coupled with the recent documented increases in interest for new allotments, this highlights the high and increasing demand for allotments within Derby.
- 10.58 While new provision should be sourced where possible (specific areas referenced later), in the short term consideration should also be given to a change in management practice to maximise the number of residents that can use an allotment. Many allotment sites across Derby have already started to implement different practices, including half plots and starter plots. These practices could be adopted at allotments City wide, regardless of ownership. In particular the following options should be considered:
- Provide half plots to ensure that the site can accommodate a higher number of residents
 - Provide starter plots for residents who are new to allotment to gardening
 - Ensure that residents have only one allotment plot at any one time
 - Prioritise access for people living within the Derby City Council boundaries

ALLOT3	<p>Support should be given to allotment societies and management teams to implement appropriate policies to promote effective usage of allotments and provide the opportunity to participate to more residents. Techniques may include:</p> <ul style="list-style-type: none"> • providing half plots as opposed to full plots to ensure that sites can accommodate a higher number of residents; • providing starter plots for residents who are new to allotment gardening; • ensuring that residents only have one allotment plot at any one time; and • prioritising access for residents who live within the Derby City Council boundaries.
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- 10.59 As well as addressing management issues relating to existing provision, all sites should be protected from development to ensure that they are available long term to meet the needs of residents.

ALLOT4	<p>Include a policy within the Local Development Framework that protects allotments from development and allocates them as strategic open spaces. Allotments should only be permitted where it can be proven that the site is surplus to requirements and is unlikely to be required in future years.</p>
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Disposal and Redesignation

- 10.60 There are no recommendations for the disposal and/or re-designation of any allotments in Derby City. There are currently some allotments which are officially designated as allotments but are no longer used in this capacity. Where possible, the restoration of these sites as allotments should be considered.
- 10.61 Consultation and analysis of existing provision demonstrates a clear need to provide additional allotments (covered under new provision). Consideration could therefore be given to the re-designating other types of open space for the purpose of allotments. However, before this is considered, the impact on other types of open space will need to be assessed, through the application of local standards. Existing policies within the Derby City Council Replacement Local Plan suggest that allotments are also an acceptable form of land use within the green wedge. This opportunity could be explored further.

New Provision

- 10.62 In light of the demand led nature of allotments, application of the quantity, quality and accessibility standards should be treated as a starting point only. Detailed research and monitoring of local demand should be undertaken prior to the development of new allotments. Consideration of existing waiting lists is a particularly useful indicator of latent demand as is approaches for new allotments from local residents.

- 10.63 Application of the quantity standard indicates that there is a current shortfall of 3.97 hectares. In particular there are shortfalls in the West of the City (North West and South West) and also in the North East area. If no additional allotments are provided deficiencies, when measured against the minimum standards, will increase significantly as the population grows. Supporting the quantitative deficiencies, application of the accessibility standard indicates that there are particular gaps in access in Derby City centre (inner ring road area) as well on the outskirts of the City.
- 10.64 There is no provision in the wards of Oakwood (North East) Arboretum (Central area), Littleover (South West) and Mackworth (North West).
- 10.65 These deficiencies are also illustrated by the application of the accessibility standard as shown in Figures 10.1 to 10.4 overleaf. A lack of provision and demand for additional provision was identified during consultation in both Oakwood and Mackworth. Furthermore, members representing Oakwood and Mackworth both indicated that allotments were required. It was highlighted that there are currently plans to provide allotments in Mackworth through the neighbourhood board in conjunction with Derby Homes.

Figure 10.1 – Deficiencies of allotments in Mackworth

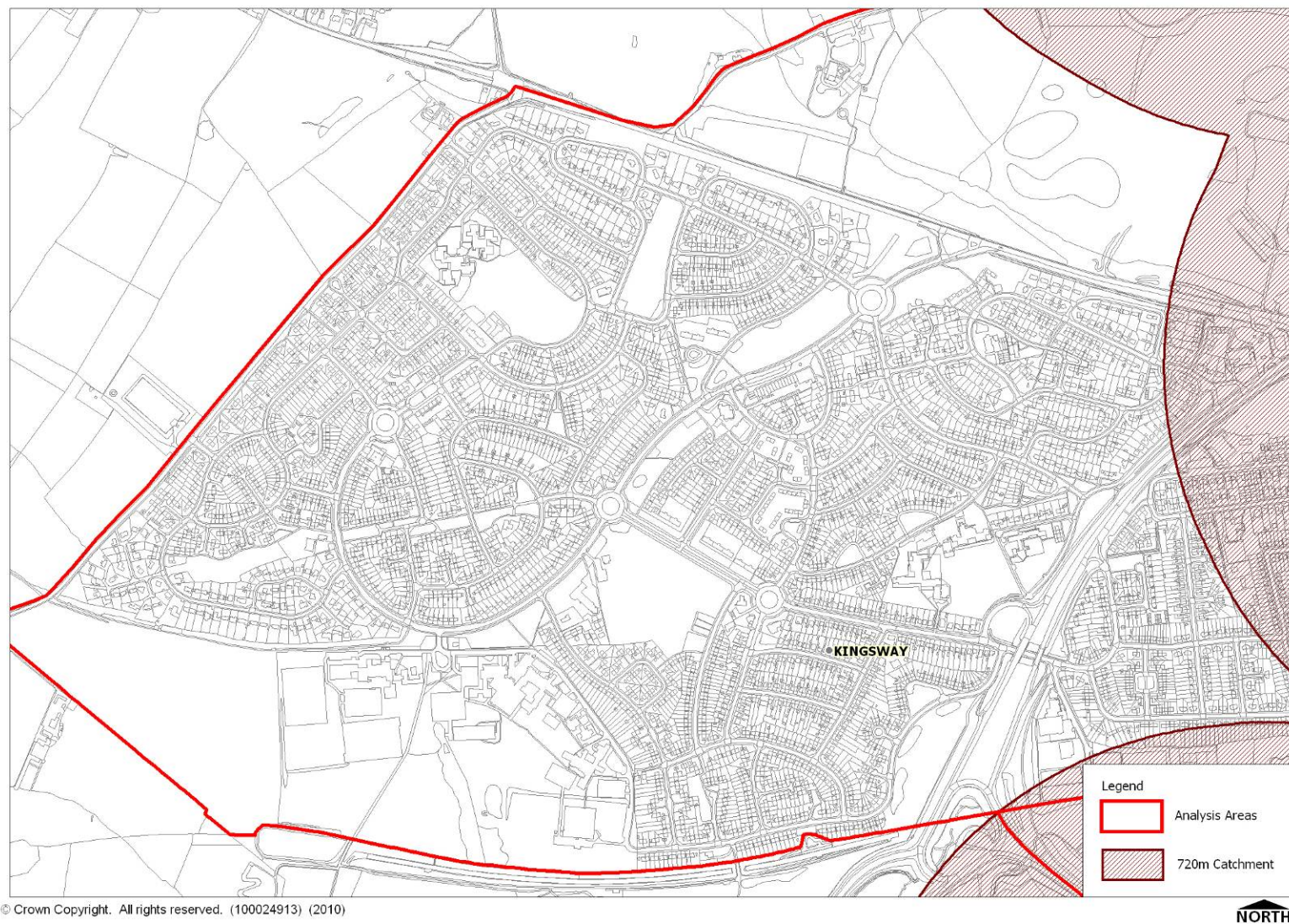


Figure 10.2 – Deficiencies of allotments in Oakwood

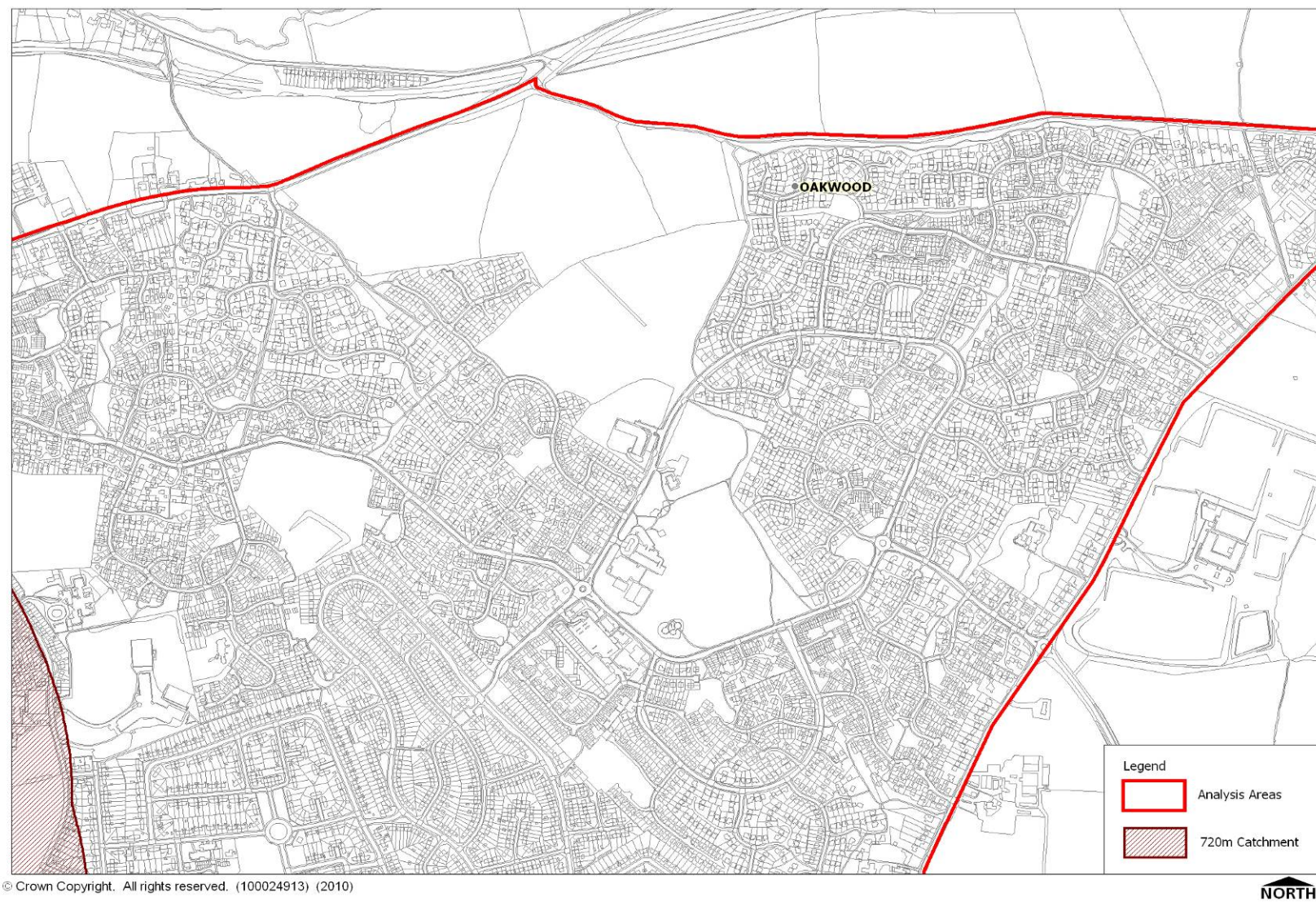


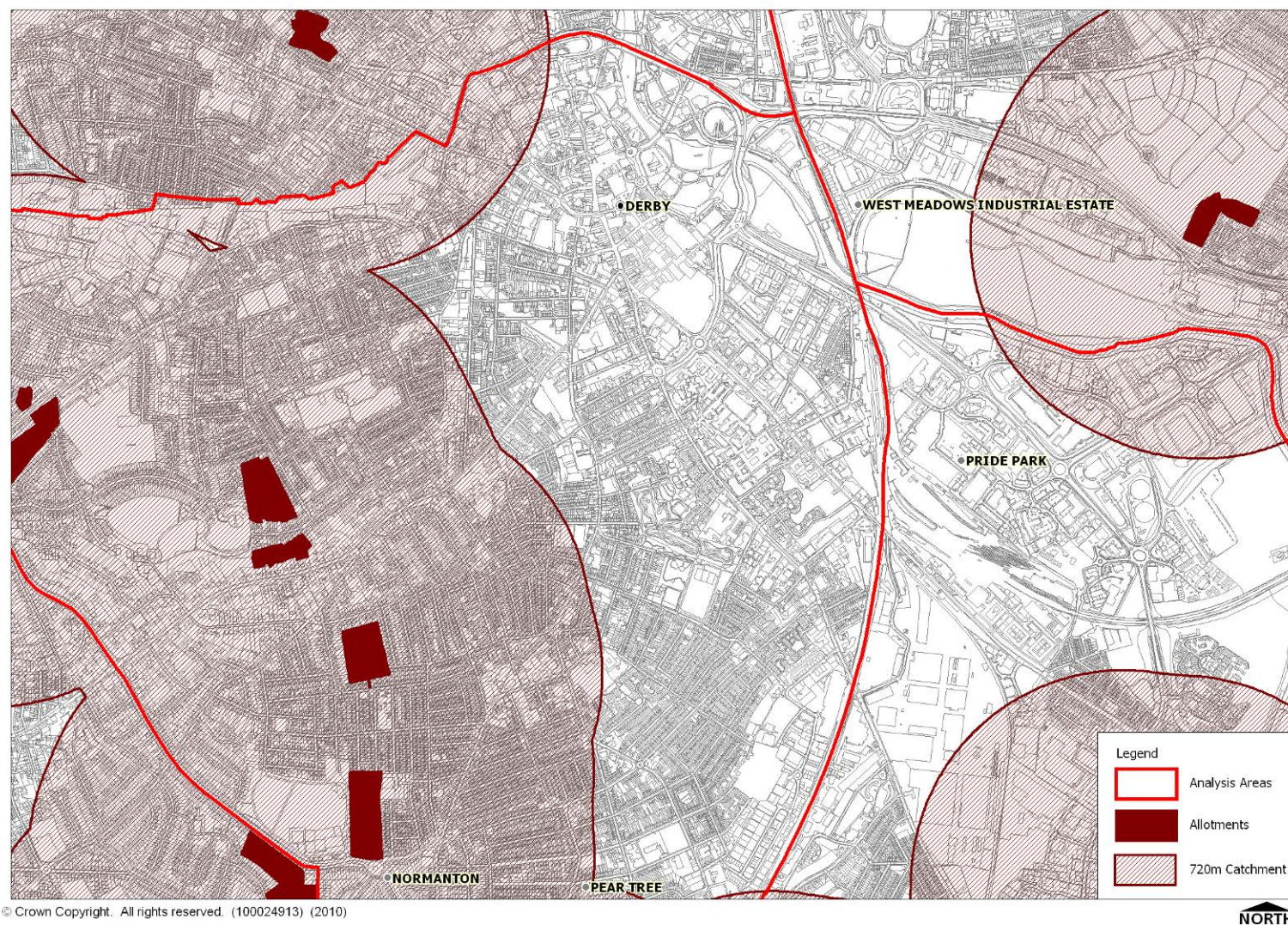
Figure 10.3 – Deficiencies of allotments in Littleover



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NORTH

Figure 10.4 – Deficiencies of allotments in the north of Normanton (Arboretum ward)



ALLOT5	In light of the deficiencies identified through both the application of standards, as well as the demand evident through consultation and enquiries for new allotments, seek to provide new allotments in Mackworth and Oakwood. Investigate demand for additional provision in Littleover and north of Normanton.
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- 10.66 When measured against the quantity standard, there are also deficiencies in Allestree, Boulton, Mickleover and small deficiencies in Chaddesden, Chellaston and Sinfen wards. Many of these deficiencies are also evident through analysis of accessibility standards (in particular in Chaddesden, Chellaston and Allestree).
- 10.67 Additional demand is portrayed in many of these areas, and there is evidence of latent demand in Allestree, Chellaston, Boulton Moor and Mickleover (all of which are also deficient when measured against the local standard). These areas of deficiency are highlighted in Figures 10.5 to 10.8.

Figure 10.5 – Deficiencies of allotments in Allestree



Figure 10.6 – Deficiencies of allotments in Chellaston

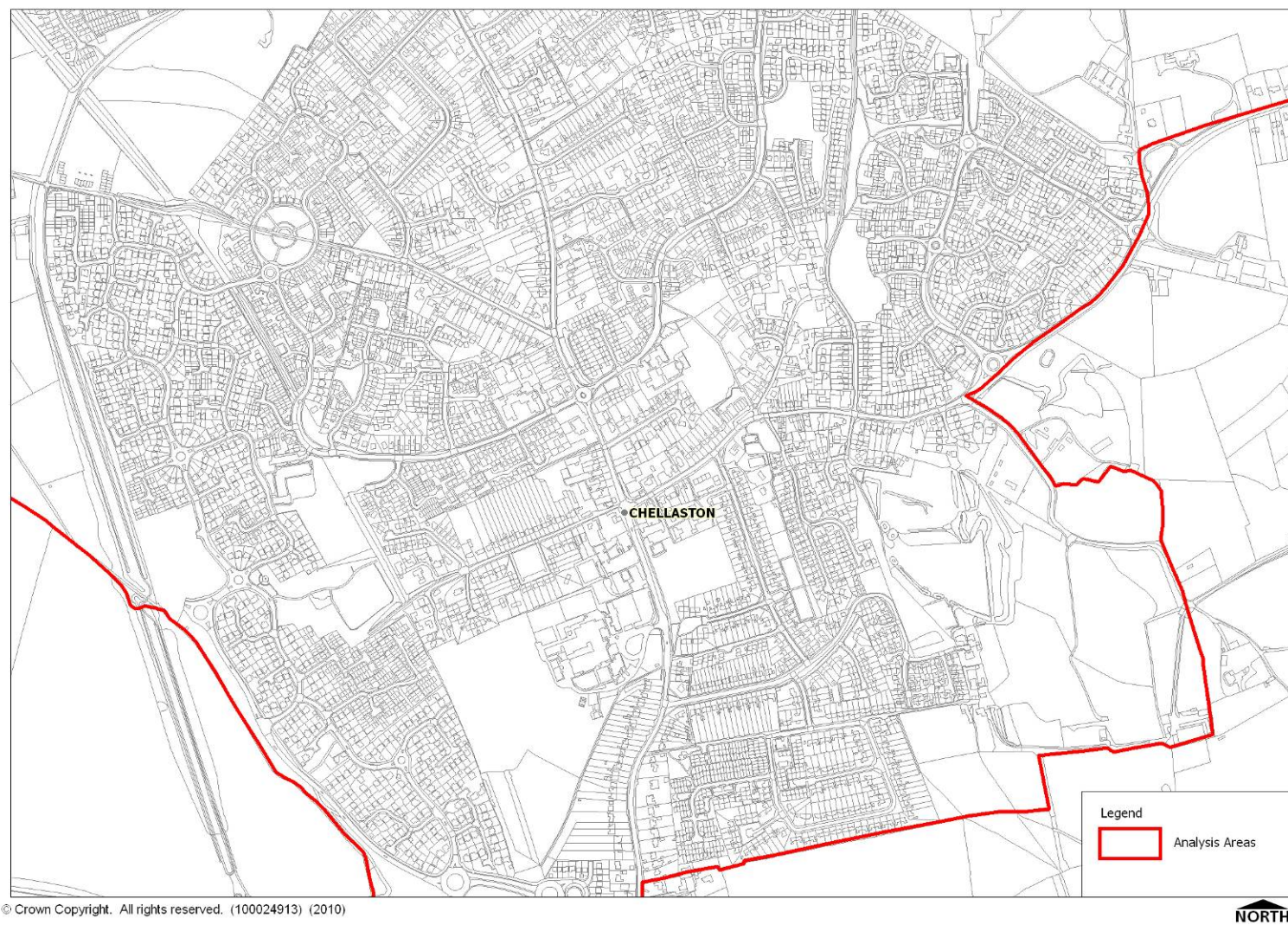


Figure 10.7 – Deficiencies of allotments in the north of Boulton Moor

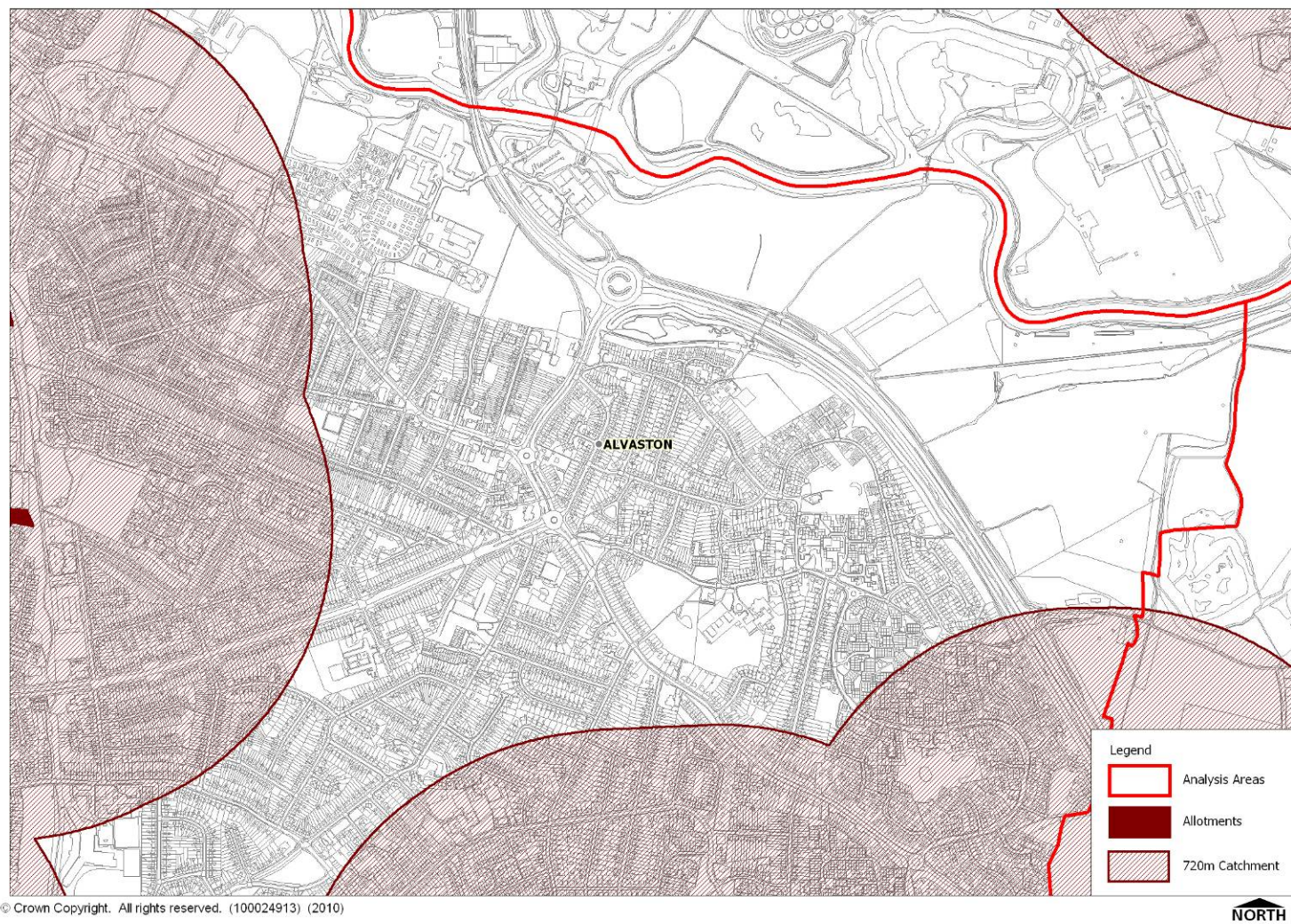


Figure 10.8 – Deficiencies of allotments in Mickleover



ALLOT6	In light of the deficiencies identified through both the application of standards, as well as the demand evident through consultation, seek to provide new allotments in Allestree, Chellaston, Boulton Moor and Mickleover.
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- 10.68 As identified above, there are some areas of deficiency in the City. Given that land is at a premium, the implementation of innovative solutions to provide allotments may be required. This may include negotiations with landowners for access to land, links with schools, or the provision of temporary allotments amongst other opportunities. Community gardens/allotments within parks may also provide another opportunity for consideration. The importance of creating links with schools was highlighted at two of the workshop sessions and some examples of good practice were highlighted. The location of allotments at school sites would help to build these links.

ALLOT7	Explore innovative solutions for the provision of allotments in parts of the City where land is at a premium. This may include the location of allotments at school sites, the provision of temporary allotments on derelict or brownfield sites or negotiations with landowners for new provision. Consideration could be given to redesignating other open spaces (for example amenity green spaces) as allotments in areas where provision exceeds the minimum standards.
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- 10.69 Given the identified need for new provision both now and as the population grows, it will be important to ensure that the Local Development Framework takes into account the need for new developments to contribute towards the provision of allotments, as well as towards the more traditional types of open space. This will be particularly important in light of the location of areas of high unmet demand in close proximity to the proposed areas of high population growth and the proposed Sustainable Urban Extensions. New residents moving into/adjacent to these areas will exacerbate the already high levels of unmet demand.

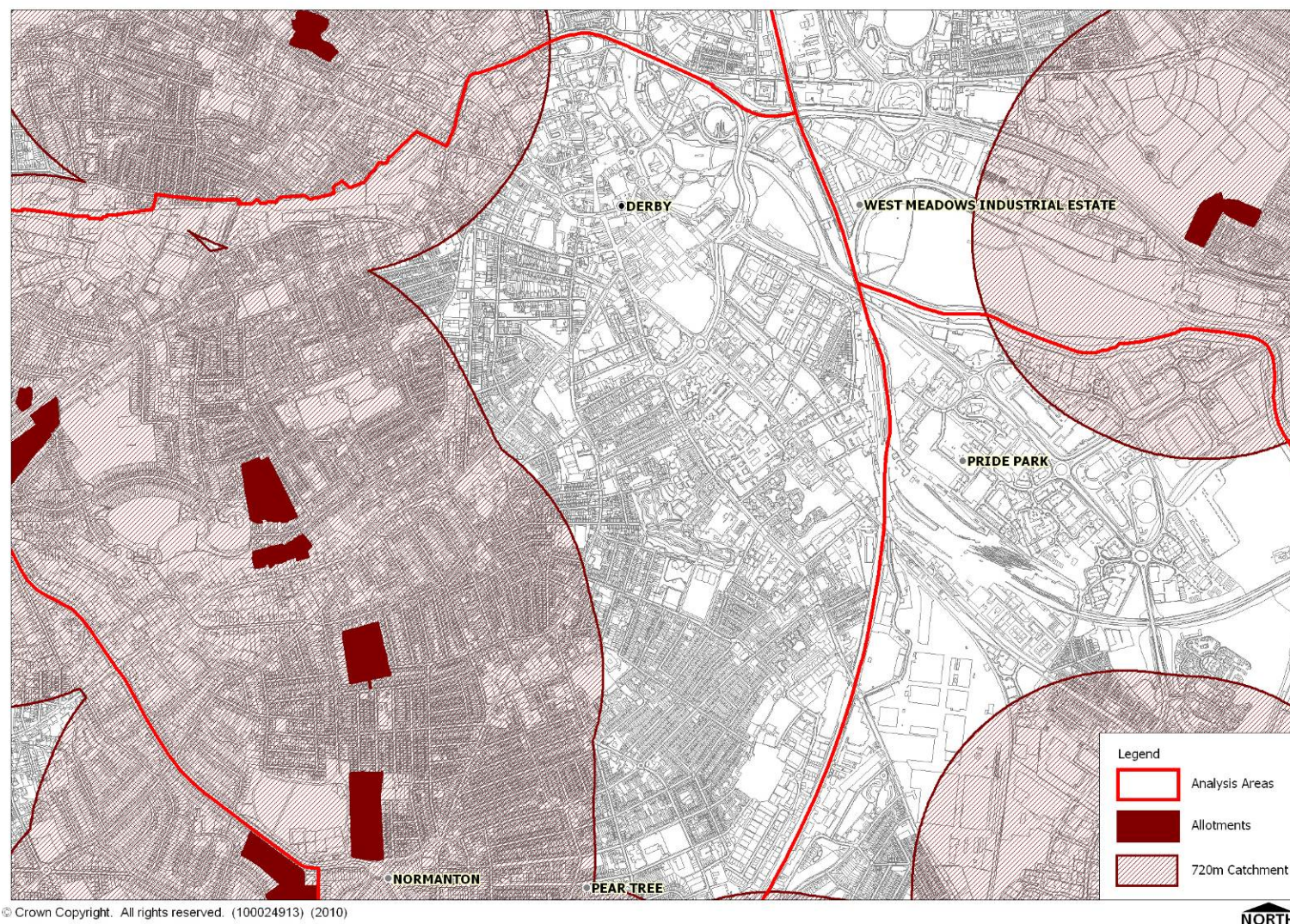
ALLOT8	Ensure new housing developments contribute to any increase in demand as necessary through the inclusion of appropriate policy in the Local Development Framework. It may be necessary to consider innovative solutions to the provision of allotments, for example the location of facilities at school sites. The impact of the new development should be ascertained by the application of the quantity standard.
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Increasing Access to Allotments

- 10.70 Application of the accessibility standard indicates that allotments are distributed in the centre of the City. Access for residents in the inner ring road is limited and there is also a lack of allotments on the outer periphery of the City. This means that there are parts of the City where residents are not within close proximity of allotments.
- 10.71 While there is an acknowledged need to provide additional allotments across the City, in some areas, land is at a premium and in the event that it is not possible to provide allotments within the appropriate catchment, it will be important to enhance access routes to nearby allotments and ensure that allotments are accessible by sustainable modes of transport. This will be particularly important in the City centre area where there is a trend towards flats and apartments (which have more limited garden space) and residents are therefore perhaps likely to want to use an allotment.

10.72 This area is illustrated in Figure 10.9.

Figure 10.9 - Lack of access to allotments in the City centre



ALLOT9	Seek to increase access to allotments across Derby through the creation of sustainable green routes.
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- 10.73 Allotments provide important opportunities for physical activity as well as for socialising and growing your own produce. As highlighted, Derby City Council seeks to become the most active city by 2015. The new combined facilities and physical activity strategy, 'Sport City Active City' recognises the role that parks and other open spaces play in encouraging local residents to be more active. In order to maximise the impact that allotments can have on the achievement of this goal, it is essential to raise awareness of the opportunities available in the city.

ALLOT 10	Seek to promote the City's allotments through improved publicity, for example, leaflets, posters and online information.
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Summary

- 10.74 There are currently 26 allotment sites across Derby City, 18 of which are owned by Derby City Council. These facilities are dispersed across Derby City. All but three of the allotment sites are managed on a day to day basis by constituted allotment associations.
- 10.75 Consultation and analysis of waiting lists indicate that provision is insufficient to meet local demand. Demand has risen steadily in the City in recent years and the number of inquires about new allotment plots has grown significantly. 42% of respondents to the household survey stated that they would be interested in using an allotment but do not currently rent one. This highlights the value of existing allotments to residents, and there is a need to protect such sites from residential development.
- 10.76 The demand led nature of allotments means that the need for new provision should be determined through consultation and evidence of latent demand, as well as the application of local quantity, quality and accessibility standards. The key priorities for new provision in Derby are currently in Mackworth, Littleover, Oakwood. There is also evidence of latent demand in Allestree, Chaddesden, Boulton Moor and Mickleover (all of which are also deficient when measured against the local standard).
- 10.77 While new provision is a key priority in some areas, there are also qualitative improvements required at some sites, in particular updates to the infrastructure and provision of a water supply is a key priority at many sites.
- 10.78 The key priorities for improving the provision of allotments over the Local Development Framework period therefore include the need to:
- ensure that allotments are protected from development through the Local Development Framework;
 - consider allocating new sites for allotments in the Local Development Framework and ensure that contributions are required towards allotments as part of new development;
 - consider alternative management arrangements at existing sites to maximise the number of residents that can be accommodated; in particular consider opportunities to provide half and starter plots, and to prioritise residents living in the Derby City boundaries;

- improve the quality of existing allotment sites in order to ensure that all sites are of adequate quality to meet the needs of local residents. Management and maintenance of allotments should be sympathetic to the biodiversity values of allotments as well as their function as a recreational opportunity; and
- seek to increase access to allotments across Derby, in particular from the City centre area.