



Replacement Local Development Plan 2018-2033

Background Paper

July 2019

BP 30: Allotment Site Demand and Supply Report

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Contents

1	Introduction	4
2	National planning policy and guidance	4
3	Allotment standards	5
4	Current allotment provision	6
5	Areas of demand.....	8
6	Adopted LDP allocations.....	10
7	Developer contributions	11
8	Conclusion	11
	Appendix 1: Maps of individual allotments and community gardens	12

1 Introduction

- 1.1 This is one of a series of Background Papers accompanying the Replacement Local Development Plan (RLDP). When the Council publishes its Preferred Strategy and Deposit Plan, it must also explain how the policy has been formulated based on the evidence base available to the Council at the time.
- 1.2 The purpose of this background paper is to:
- set the Council's standard for providing allotments,
 - outline the current level of allotment provision,
 - identify those areas where there is the greatest demand for allotments,
 - update on progress of allocated sites in the Conwy Local Development Plan 2007-2022,
 - assess the requirement for new site allocations; and,
 - identify the future mechanism for securing developer contributions.

2 National planning policy and guidance

- 2.1 The Council has a statutory duty to provide allotments under the Small Holdings and Allotments Act 1908. Local authorities are under an obligation to provide sufficient plots for residents where they believe there is a demand for allotments. The Allotments Act 1925 requires local authorities to apply for the consent of Welsh Government should they choose to dispose of a statutory allotment.
- 2.2 Planning Policy Wales (PPW) has been revised in order to bring it in line with the Well-being of Future Generations (Wales) Act 2015. PPW is split into four distinct themes, which bring the requirements of the Act into context for planning policy and show the inter-linkages between planning policies. Allotments are included as a community facility, which falls into the Active and Social Places theme.
- 2.3 PPW states that community facilities, including allotments, contribute towards a sense of place, which is important to health, well-being and amenity. They are a key element of viable and sustainable places.
- 2.4 Para 4.4.2 requires planning authorities to develop a strategic and long-term approach to the provision of community facilities when preparing their LDP. The needs of the community should be considered, and it should be ensured that community facilities continue to address the requirements of local residents.
- 2.5 PPW states that allotments and community growing spaces have social, environmental, economic and health benefits. They can contribute towards a place's

identity, a sense of community and regenerate open spaces. Existing allotment sites should be retained and protected, particularly where they are an important part of the green infrastructure or have community value. Statutory allotments have legal protection. Local authorities have a statutory duty to provide land for allotments to meet locally identified demand. Development plans should include allocations for any additional allotments and community growing spaces required.

- 2.6 Technical Advice Note 16 (2009) provides advice on open spaces. Allotments are included as a typology in the definitions. Community gardens and urban farms are included in the same typology. They are considered an important green space and can contribute towards sustainability, provide opportunities for leisure, exercise, healthy food, improve biodiversity and encourage interaction between members of the community. All sites should include an element of wildlife habitat.
- 2.7 Statutory allotments (those with an area not exceeding 1,000sq m) should be protected, promoted and managed appropriately and should meet the local demand for allotments. Where it is proposed to develop them for other uses, the loss should be mitigated with a new, alternative site. When considering applications for disposal, the Welsh Ministers cannot take the merits of the development proposed into account. Whether the demand for allotments in that area could still be met is the concern.
- 2.8 LDP policies should address the need to provide and protect allotment / compost / wildlife sites where a shortfall is identified and to improve the accessibility of these sites for all users.

3 Allotment standards

- 3.1 There are no standards for allotment provision set in either the Small Holdings and Allotments Act 1908 or national planning policy in Wales. The 1969 Thorpe Report of 15 plots per 1,000 households is widely used. Due to the loss of allotments, the National Allotment Society recommends a minimum standard of 20 plots per 1,000 households. There is no set size for an allotment. The average plot is 250m². This would give a standard of 0.5 ha per 1,000 population. The National Society of Allotments and Leisure Gardeners (NSALG) 'Growing in the Community' recommends 0.2 hectares of allotments per 1,000 population.
- 3.2 No standards of provision are set in PPW or TAN16, as it should be locally defined to meet identified need. The TAN makes reference to Fields in Trust (FIT) recommended standards for other open space types. FIT updated their benchmark standards in 2015, and have found that the median level of provision for allotments, community gardens and urban farms in Wales was 0.3 hectares per 1,000 population.
- 3.3 The Council has adopted a standard plot size of 9x4m², which is 36m². It is considered that this better reflects the needs of Conwy's residents.

- 3.4 The Adopted Conwy LDP set an allotment standard that reflected local need at the time (2012). The Council's policy is to allow one allotment plot per household. To avoid the potential for double counting the standard was set on this basis, and not per population. It was calculated as 1.35m² per dwelling, which equates to approximately 0.3 hectares per 1,000 population. It is proposed to use the same methodology, but with updated figures, for the RLDP.
- 3.5 There are currently 332 allotment plots and 292 people on the waiting list for one. The true demand for an allotment is likely to be higher, as some may not have put their name on the waiting list if there is no allotment site near them.

Table 1: Allotment demand in Conwy County Borough

Source: Dwelling Stock Estimates, Welsh Government; Joint Housing Land Availability Study, Strategic Planning Policy; and Environment, Roads and Facilities, Conwy County Borough Council

Total allotment demand (plots)	624
Number of allotment plots	332
Number on waiting list	292
Estimated current number of dwellings	57,523
Current number of dwellings (2016/17)	57,203
Number of new dwellings constructed (2017/18)	320
Estimated current allotment demand (plots per dwelling)	0.011

- 3.6 The table above estimates the average number of allotment plots by dwelling for the County Borough. This figure can be used to estimate the likely demand for allotment plots arising from the new dwellings proposed in the RLDP. The table below shows the likely number of new allotment plots needed to meet current need and the increase estimated from the growth proposed in the RLDP Preferred Strategy.

Table 2: Allotment demand in Conwy County Borough

Source: Strategic Planning Policy and Environment, Roads and Facilities, Conwy County Borough Council

Number of new dwellings proposed by RLDP growth option	Estimated number of allotment plots required to meet arising need	Number of new plots required (including current waiting list)	Total allotment demand
Option 4 4,300	47	339	671

4 Current allotment provision

- 4.1 There are currently 17 allotment sites and one community orchard in the County Borough. Not all are Council owned. There are detailed maps and plot numbers for each site in Appendix 1.

Table 3: Allotment provision in Conwy County Borough

Source: Strategic Planning Policy and Environment, Roads and Facilities, Conwy County Borough Council

Allotment site	Settlement	Number of plots	Number vacant	Site size (m ²)
Towyn Way West	Towyn/Kinmel Bay	19	2*	1,765
Ffordd y Graig	Old Colwyn	19	2*	1,370
Bodlondeb	Conwy	29	1	2,520
Bodelwyddan Avenue	Old Colwyn	Not known		955
St George's Drive	Llandudno Junction	23	1	2,685
Bron y Nant, Dinerth Road	Rhos on Sea	43	1*	7,735
Bryn Eurn, Tan y Bryn Road	Rhos on Sea	83	6*	6,245
Conway Road	Llandudno	Not known		200
West Shore	Llanfairfechan	68	5*	9,880
St David's Road	Penmaenmawr	7	2	1,325
Rock Villa Road	Penmaenmawr	7	0	450
Gwel y Mor	Dwygyfylchi	4		305
Glan y Mor Road	Penrhyn Bay	2	0	545
Cwm Howard	Llandudno	Not known		15,580
Wellington Road	Old Colwyn	2	0	255
British Legion Club	Colwyn Bay	Not known		1,090
Ty Newydd, Old Highway	Colwyn Bay	24		5,355
Community orchard	Conwy	NA		6,955

*plots are under offer

5 Areas of demand

- 5.1 The table below shows where residents who are on the waiting list for an allotment plot currently live. It shows a demand in most settlements across the coast, and a smaller demand in rural areas. The true demand here is likely to be higher, where residents have not put their name on a waiting list as there is no current provision.

Table 4: Current waiting list

Source: Environment, Roads & Facilities, Conwy County Borough Council

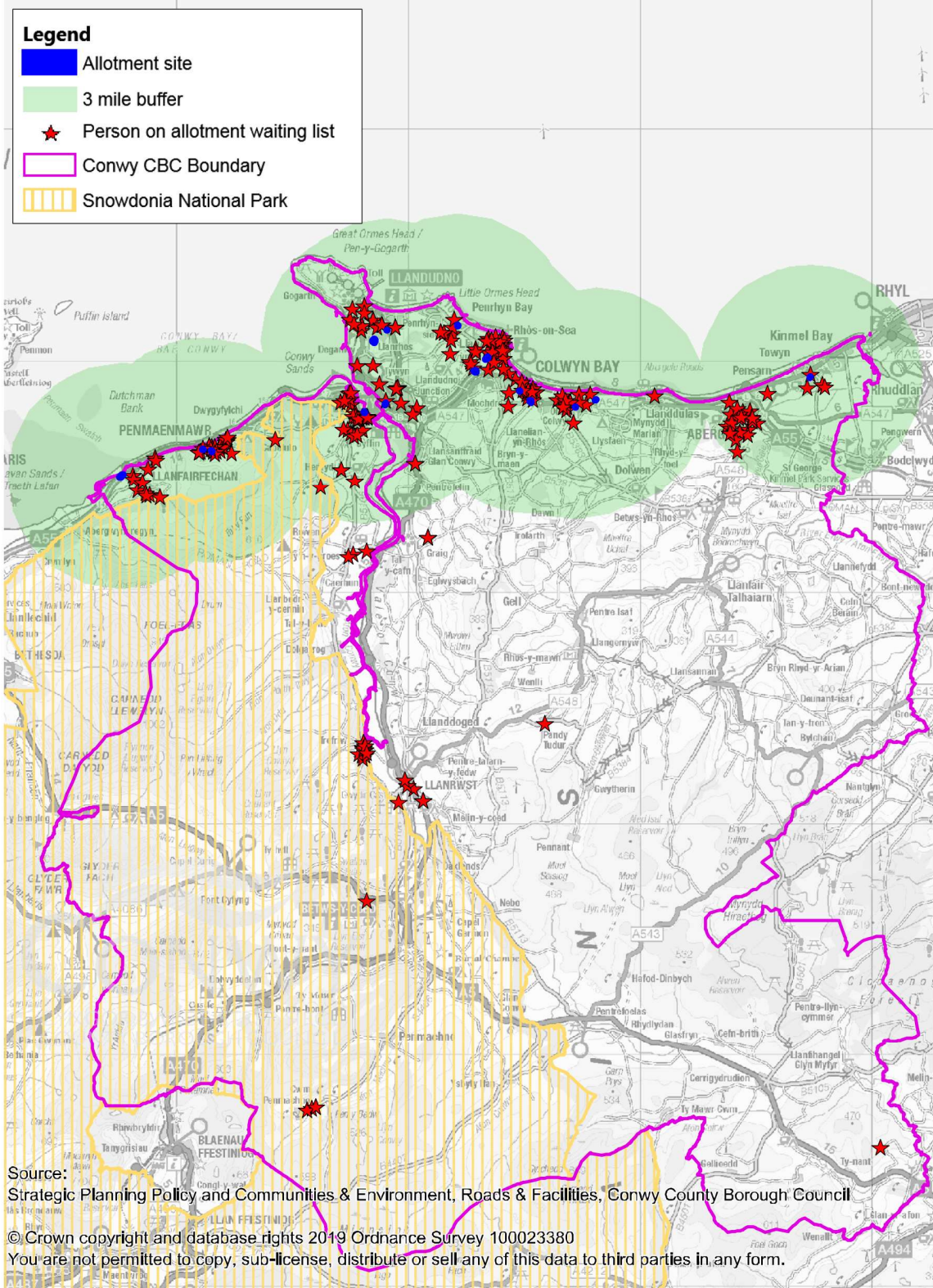
Settlement	Number on list	Settlement	Number on list
Creuddyn		West	
Conwy	32	Llanfairfechan	11
Deganwy	5	Penmaenmawr	27
Llandudno Junction	11	Dwygyfylchi	-
Llandudno	27	East	
Penrhyn Bay	6	Abergele	26
Central		Towyn	2
Rhos on Sea	30	Rural	
Colwyn Bay	25	Llanrwst	7
Old Colwyn	15	Trefriw	20
Mochdre	-	Other rural	17

- 5.2 The Council's policy is to allocate an allotment within a three mile radius of an applicant's home address. The location of the current allotment sites means that this is not always possible. The map below shows that there are gaps in allotment provision. There are none in the rural areas, and a small gap at Abergele. New allotment sites will be located to meet these areas of demand.

Map 1: Location of allotment sites and applicants on waiting list

Source: Strategic Planning Policy and Environment, Roads & Facilities, Conwy County Borough Council

Map 1: Location of allotment sites and applicants on waiting list



6 Adopted LDP allocations

- 6.1 LDP policy CFS/10 allocated five sites for allotments. The table below shows the progress for delivering these.

Table 5: LDP allotment site allocations

Source: Strategic Planning Policy, Conwy County Borough Council

LDP allocation	Allocated use	Site progress
Off Rhuddlan Road Abergele	Residential, employment, open space and allotments	Part developed for residential. Site development brief has been adopted as SPG. Financial contribution for allotments has been sought due to the complex nature of the site and bringing it forward for development.
Esgyryn Llandudno Junction	Residential, employment and allotments	Site developed. Allotments not come forward because of viability. Financial contribution sought instead.
North of Llanrwst	Residential and allotments	Site has not come forward for development.
North of Groesffordd, Dwygyfylchi	Residential and allotments	Site developed. Small area for allotments was provided by developer. Local community group will use it.
West of Gwrych Lodge Abergele	Allotments	Site has not come forward. There is a restrictive covenant on the land which needs lifting to enable use as an allotment.

- 6.2 The Council has adopted a site development brief as Supplementary Planning Guidance for the Ty Mawr site, which lies on the settlement boundary of Old Colwyn, but in Llysfaen ward. Originally this was allocated for residential and open space use. Following consultation with CCBC Environment, Roads and Facilities, allotments were also added to the uses on the site.

7 Replacement LDP strategic allocations

- 7.1 Land for allotments has been allocated in the following strategic sites for the RLDP Preferred Strategy:

Table 5: LDP allotment site allocations

Source: Strategic Planning Policy, Conwy County Borough Council

RLDP allocation	Number of plots	Area*
Llanfairfechan	40	1,440m ²
Deganwy / Llanrhos	40	1,440m ²

Old Colwyn	40	1,440m2
Llanrwst	30	1,080m2

*This is for the allotment plots only. Further land will be required for access.

7.2 Additional land may be allocated at Deposit stage.

8 Developer contributions

- 8.1 The current LDP and associated Supplementary Planning Guidance (SPG) requires all applications for new residential units to contribute financially towards the provision of allotments. This is to provide for allotments to meet the estimated demand generated by the new development.
- 8.2 Legislation regarding the Community Infrastructure Levy (CIL) is currently held in abeyance to await the Welsh Government Review. The Council is therefore progressing a Viability Assessment which considers planning obligations via both the current SPG approach and a CIL. This could impact how a planning contribution for allotments will be sought in the RLDP.

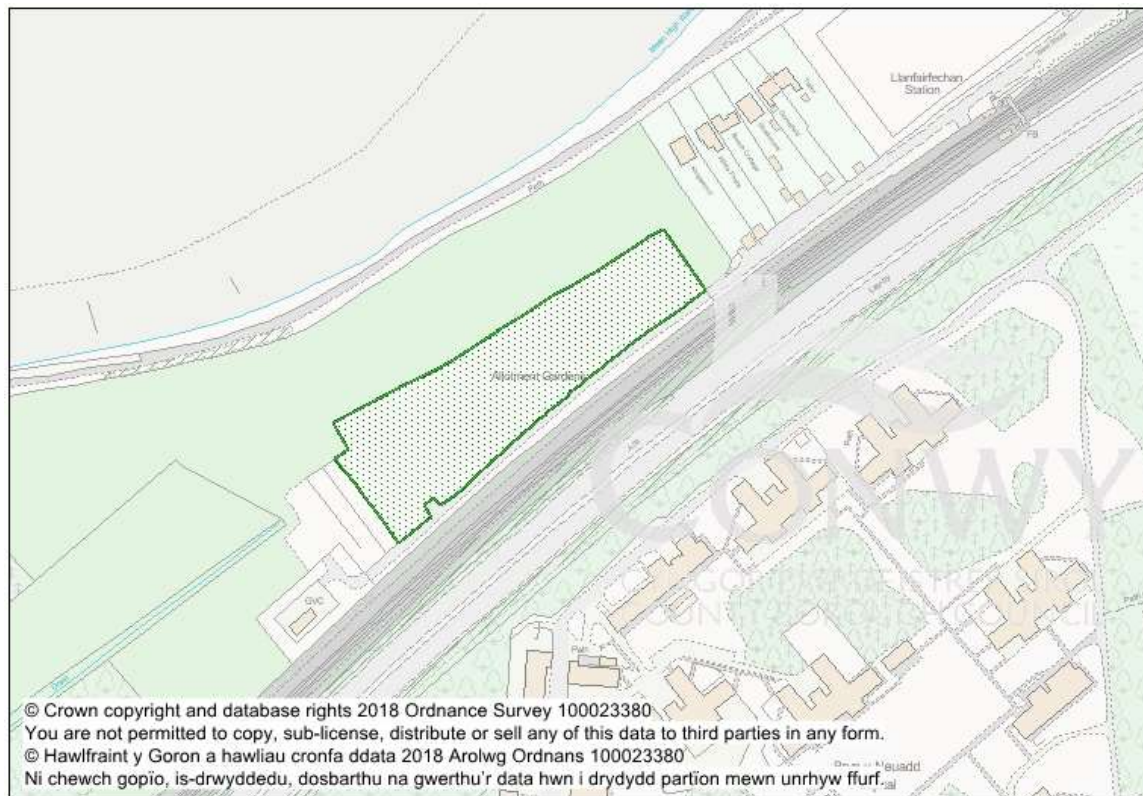
9 Conclusion

- 9.1 There are parts of the County Borough with no allotment provision. There are residents on the waiting list for these areas. There is also demand across all parts of the coast, where the level of current allotment provision does not meet this need. Sites will be allocated, where possible, to meet this identified need.
- 9.2 Future housebuilding and the resulting increase in demand for allotments will also be taken into account, to ensure that newly arising need is met.

Appendix 1: Maps of individual allotments and community gardens

West Shore, Llanfairfechan

Source: Strategic Planning Policy, Conwy County Borough Council

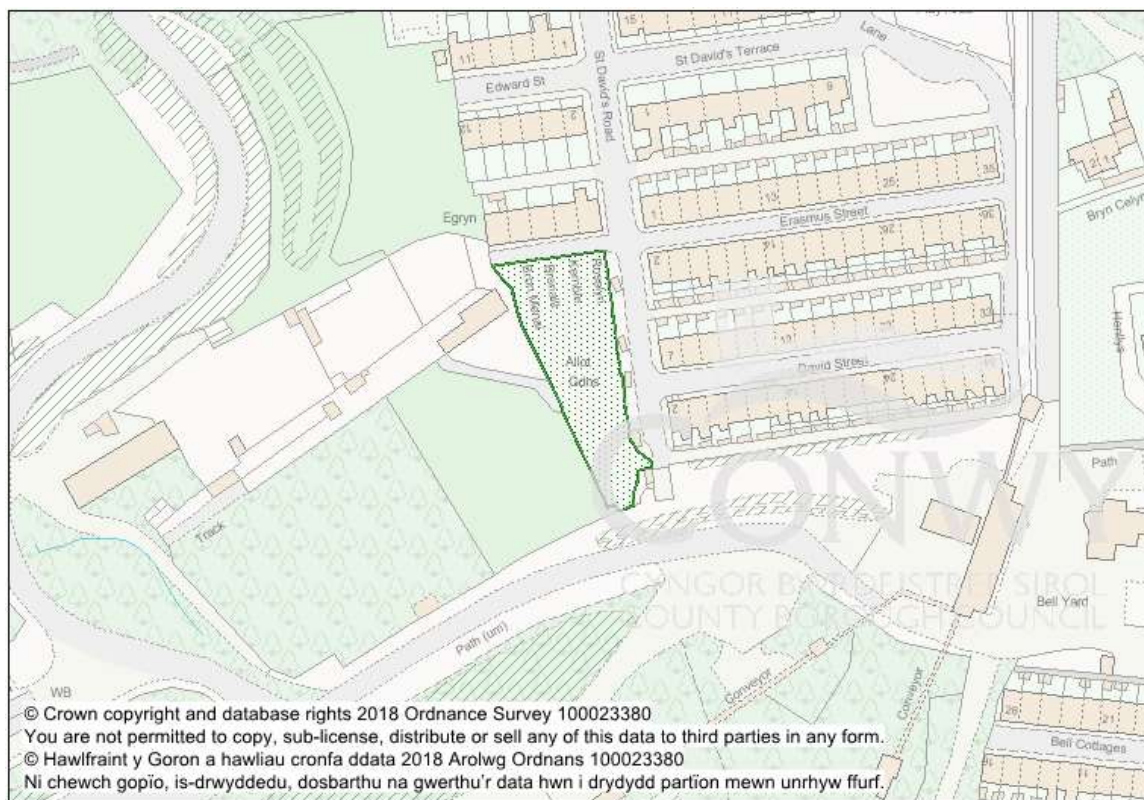


Area:	9,880m ²
Ward:	Bryn
Community Council:	Llanfairfechan
Operational:	Yes
Ownership:	CCBC

Total number of plots:	68
Number of vacant plots:	5 (currently under offer)
Number of accessible plots:	0 (wheelchair accessible in parts)
Number on waiting list:	13

St David's Road, Penmaenmawr

Source: Strategic Planning Policy, Conwy County Borough Council



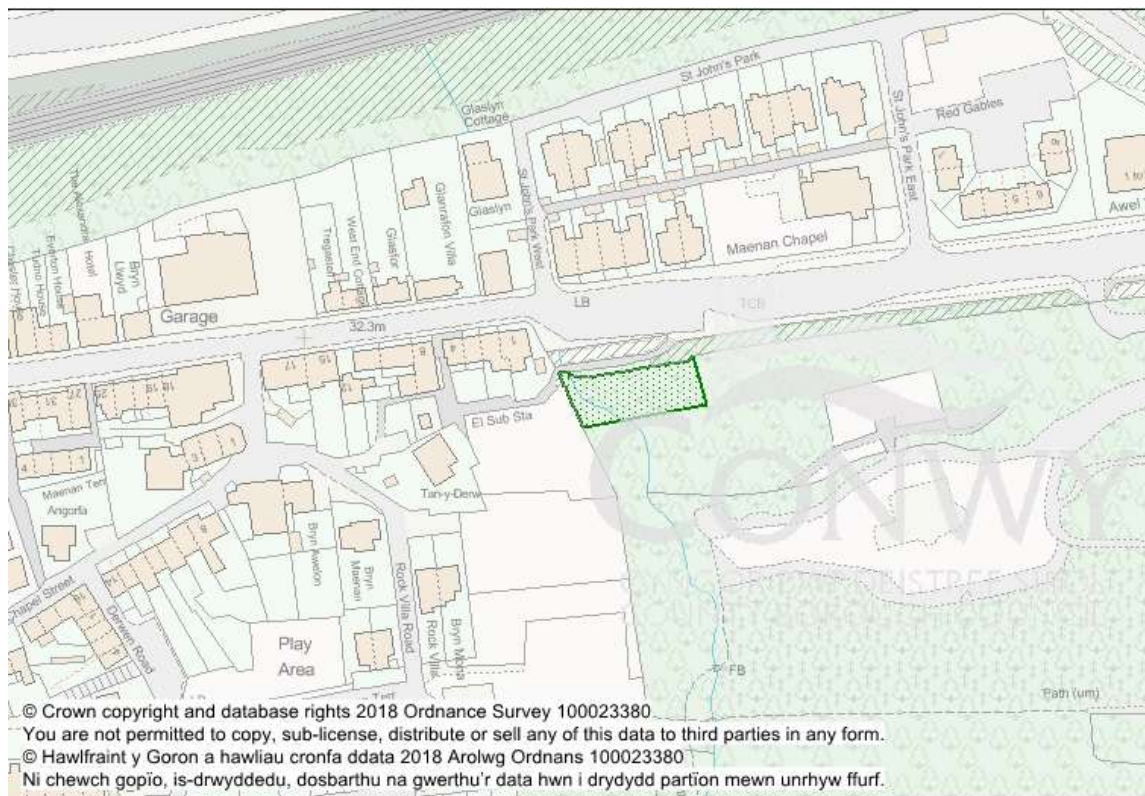
Area:	1,325m ²
Ward:	Pant-yr-afon/Penmaenan
Community Council:	Penmaenmawr
Operational:	Yes
Ownership:	CCBC

Total number of plots:	7
Number of vacant plots:	2
Number of accessible plots:	0

Number on waiting list:	18
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Rock Villa Road, Penmaenmawr

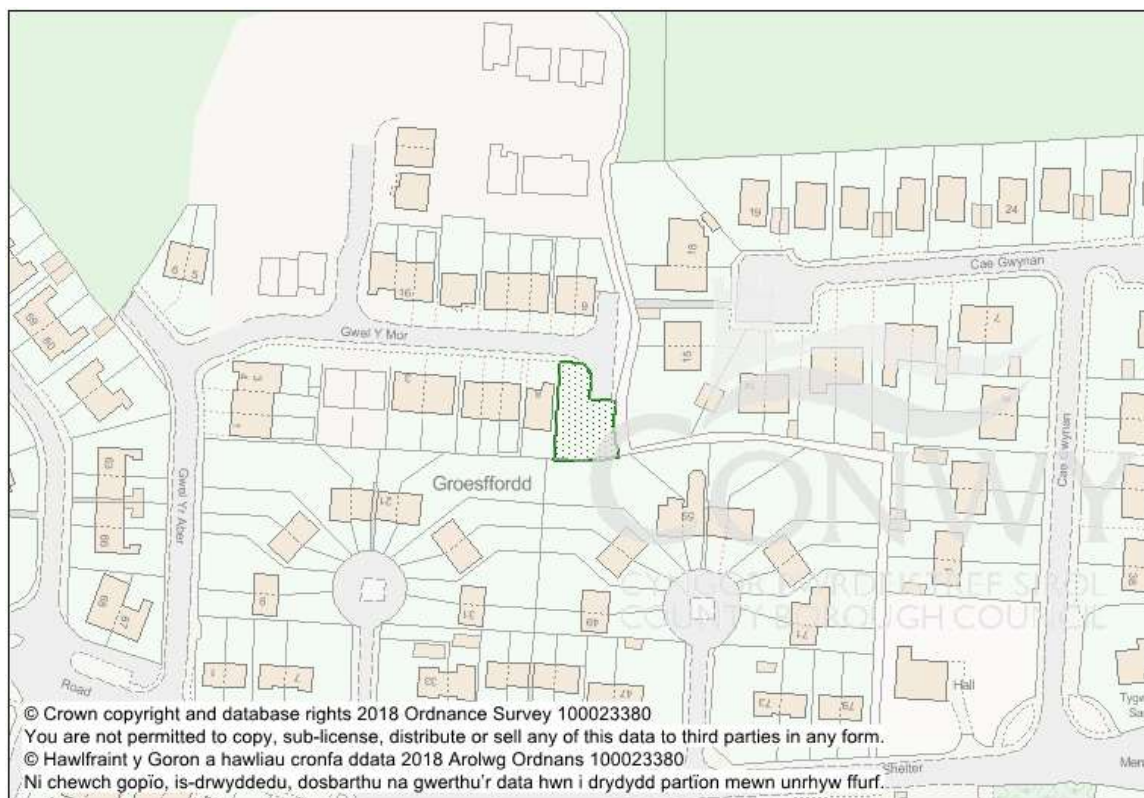
Source: Strategic Planning Policy, Conwy County Borough Council



Area:	450m ²
Ward:	Pant-yr-afon/Penmaenan
Community Council:	Penmaenmawr
Operational:	Yes
Ownership:	CCBC
Total number of plots:	7
Number of vacant plots:	0
Number of accessible plots:	0 (wheelchair accessible in parts)
Number on waiting list:	11

Gwel y Mor, Dwygyfylchi

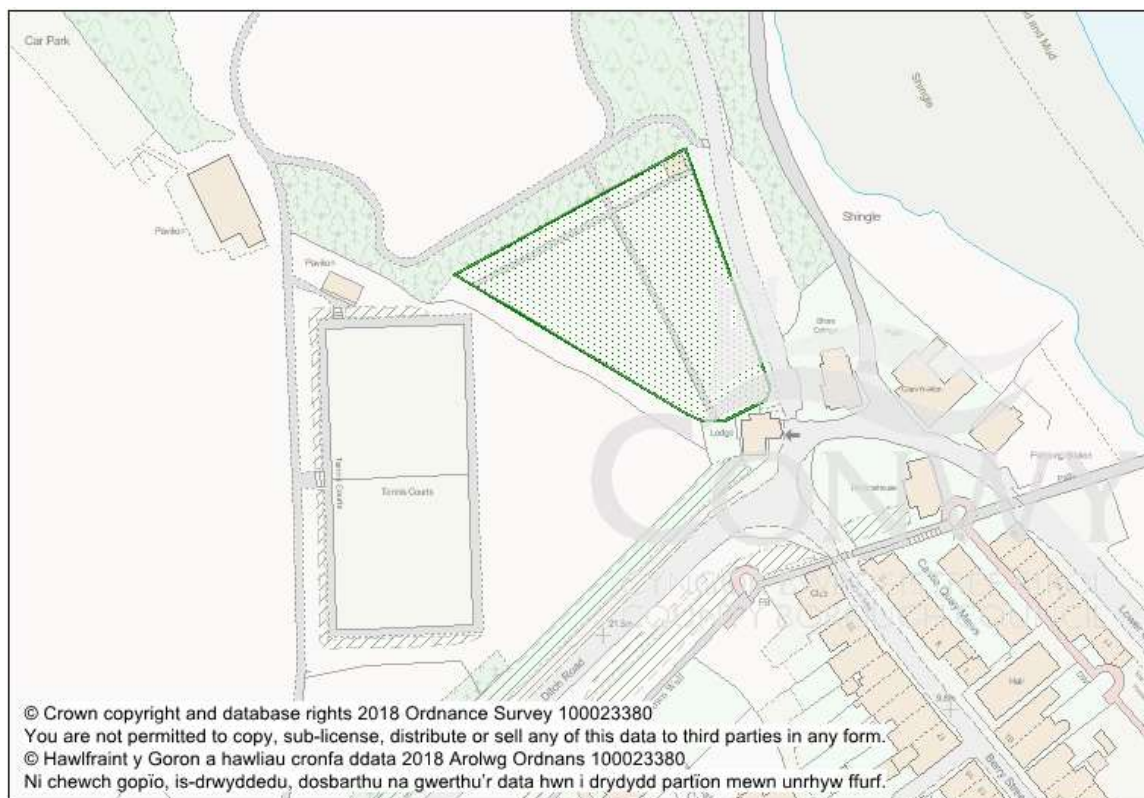
Source: Strategic Planning Policy, Conwy County Borough Council



Area:	305m ²
Ward:	Capelulo
Community Council:	Penmaenmawr
Operational:	Yes
Ownership:	Private (CCBC managed)
Total number of plots:	N/A to be used by a community group
Number of vacant plots:	as one site
Number of accessible plots:	
Number on waiting list:	N/A

Bodlondeb, Conwy

Source: Strategic Planning Policy, Conwy County Borough Council



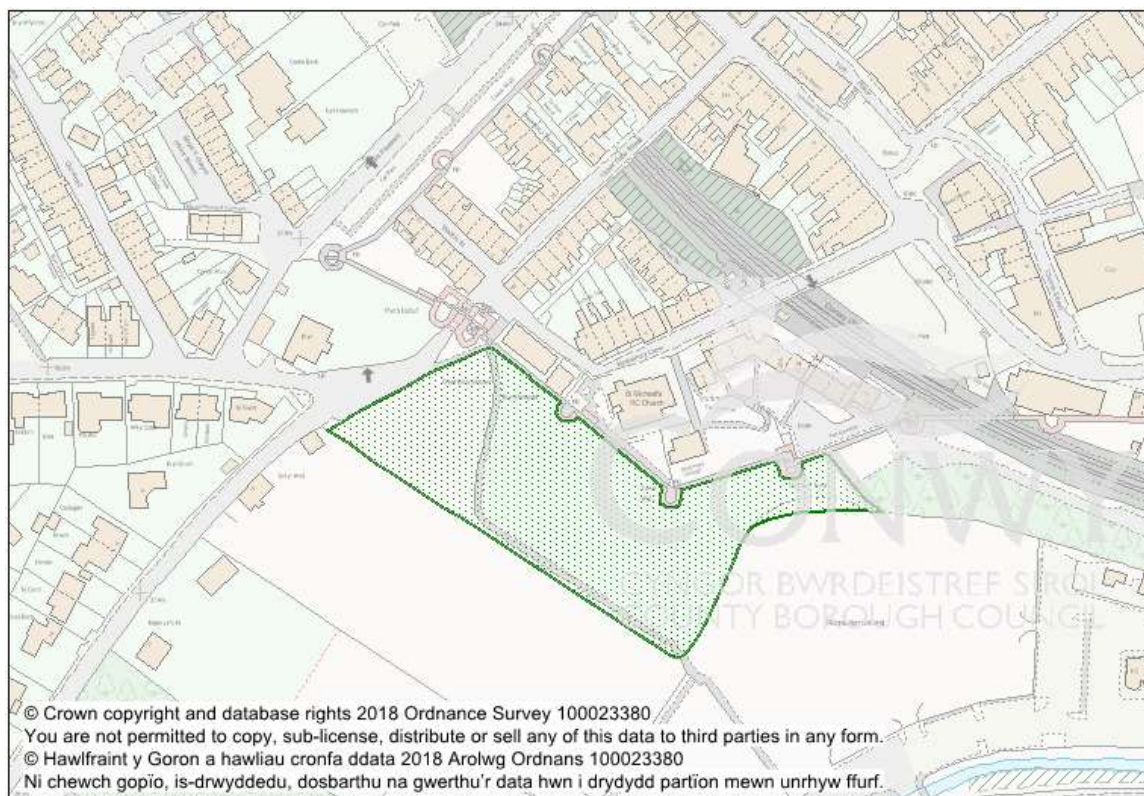
Area:	2,520m ²
Ward:	Conwy
Community Council:	Conwy
Operational:	Yes
Ownership:	CCBC

Total number of plots:	29
Number of vacant plots:	1
Number of accessible plots:	0

Number on waiting list:	42
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Community Orchard, Conwy

Source: Strategic Planning Policy, Conwy County Borough Council



Area:	6,955m ²
Ward:	Conwy
Community Council:	Conwy
Operational:	Yes
Ownership:	CCBC

Total number of plots:	NA
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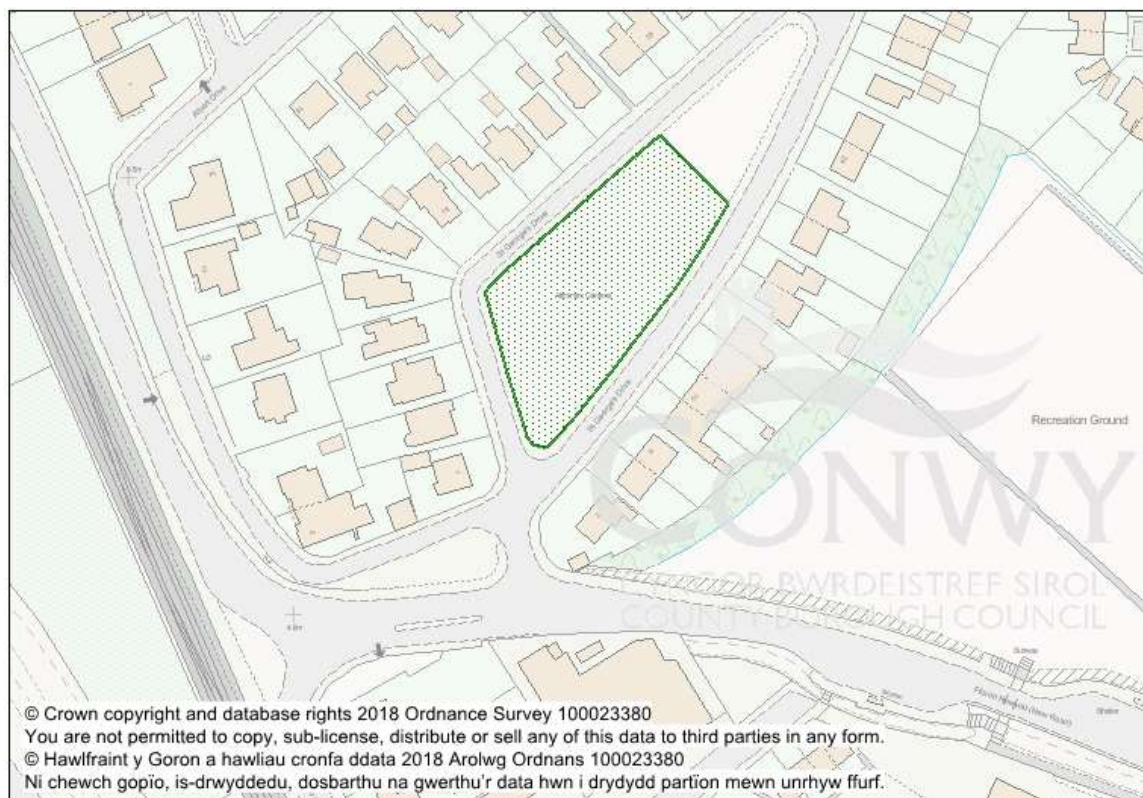
Number of vacant plots:	NA
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Number of accessible plots:	NA
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Number on waiting list:	NA
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St George's Drive, Llandudno Junction

Source: Strategic Planning Policy, Conwy County Borough Council



Area:	2,685m ²
Ward:	Marl
Community Council:	Conwy
Operational:	Yes
Ownership:	CCBC

Total number of plots:	23
Number of vacant plots:	1
Number of accessible plots:	0

Number on waiting list:	18
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Conway Road, Llandudno

Source: Strategic Planning Policy, Conwy County Borough Council



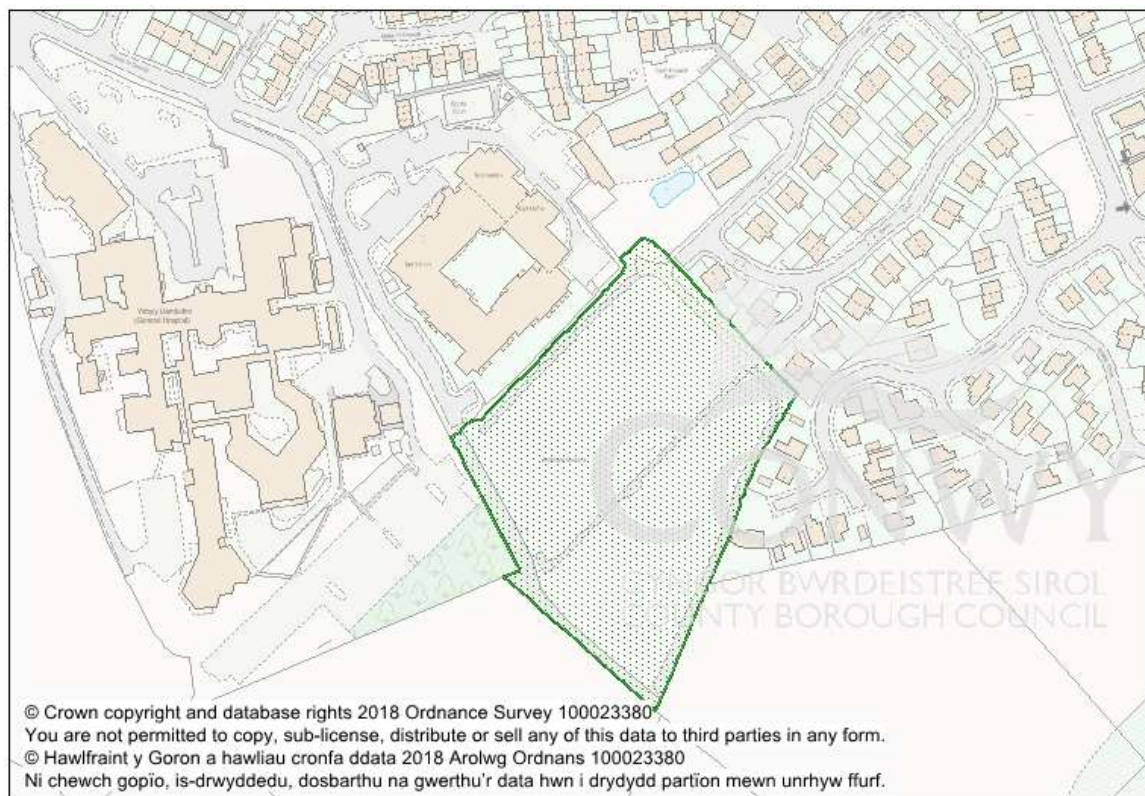
Area:	200m ²
Ward:	Tudno
Community Council:	Llandudno
Operational:	Yes
Ownership:	CCBC

Total number of plots:	Not known
Number of vacant plots:	Not known
Number of accessible plots:	Not known

Number on waiting list: Not known

Cwm Howard, Llandudno

Source: Strategic Planning Policy, Conwy County Borough Council



Area:	15,580m ²
Ward:	Tudno
Community Council:	Llandudno
Operational:	Yes
Ownership:	CCBC (managed privately)

Total number of plots:	Not known
Number of vacant plots:	Not known
Number of accessible plots:	Not known

Number on waiting list:	1
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Glan y Mor Road, Penrhyn Bay

Source: Strategic Planning Policy, Conwy County Borough Council



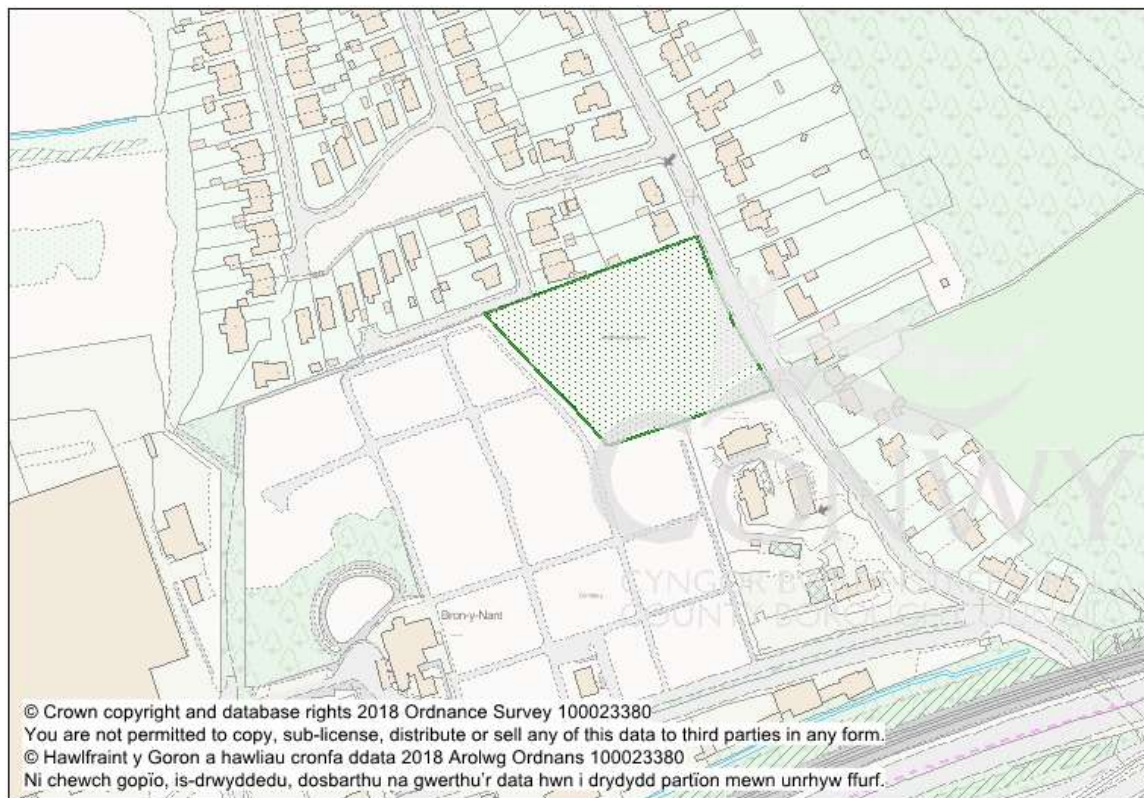
Area:	545m ²
Ward:	Penrhyn
Community Council:	Llandudno
Operational:	Yes
Ownership:	CCBC

Total number of plots:	2
Number of vacant plots:	0
Number of accessible plots:	0

Number on waiting list:	1
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Bron y Nant, Dinerth Road, Rhos on Sea

Source: Strategic Planning Policy, Conwy County Borough Council



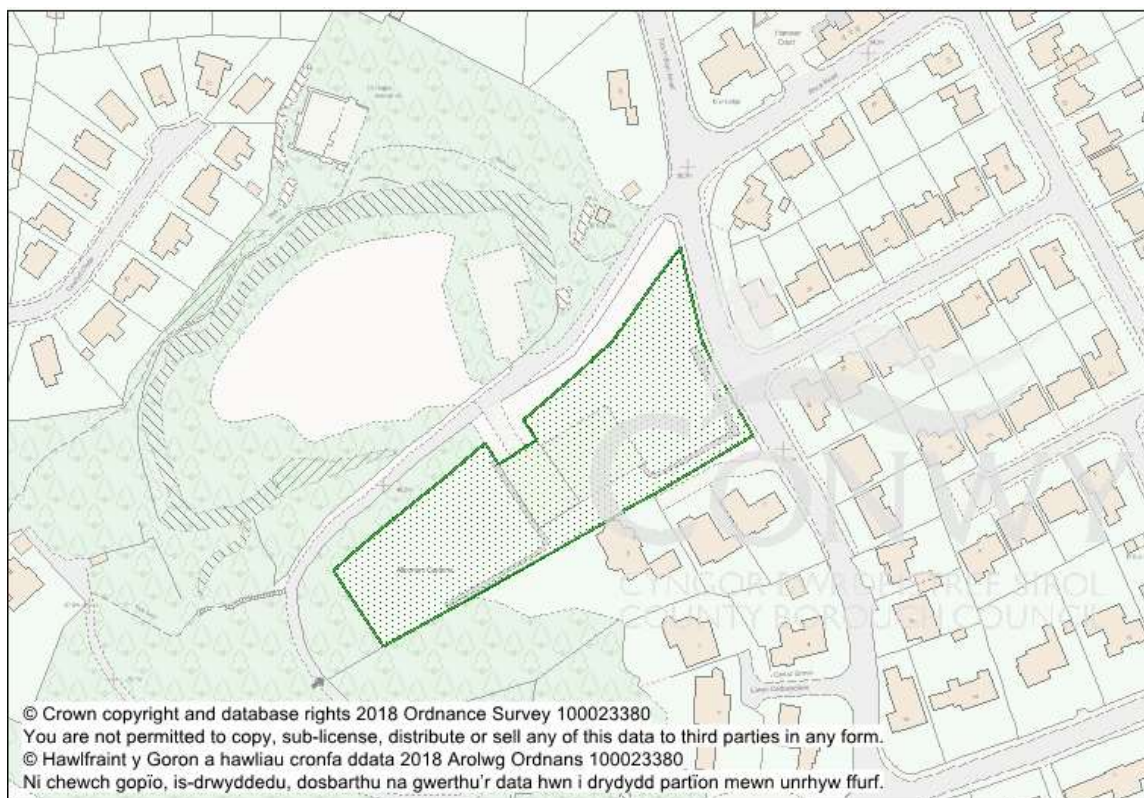
Area:	7,735m ²
Ward:	Llandrillo yn Rhos
Community Council:	Rhos on Sea
Operational:	Yes
Ownership:	CCBC

Total number of plots:	43
Number of vacant plots:	1 (currently under offer)
Number of accessible plots:	0

Number on waiting list:	18
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Bryn Euryn, Tan y Bryn Road, Rhos on Sea

Source: Strategic Planning Policy, Conwy County Borough Council



Area:	6,245m ²
Ward:	Llandrillo yn Rhos
Community Council:	Rhos on Sea
Operational:	Yes
Ownership:	CCBC

Total number of plots:	83
Number of vacant plots:	6 (currently under offer)
Number of accessible plots:	12

Number on waiting list:	57
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Ty Newydd, Old Highway, Colwyn Bay

Source: Strategic Planning Policy, Conwy County Borough Council



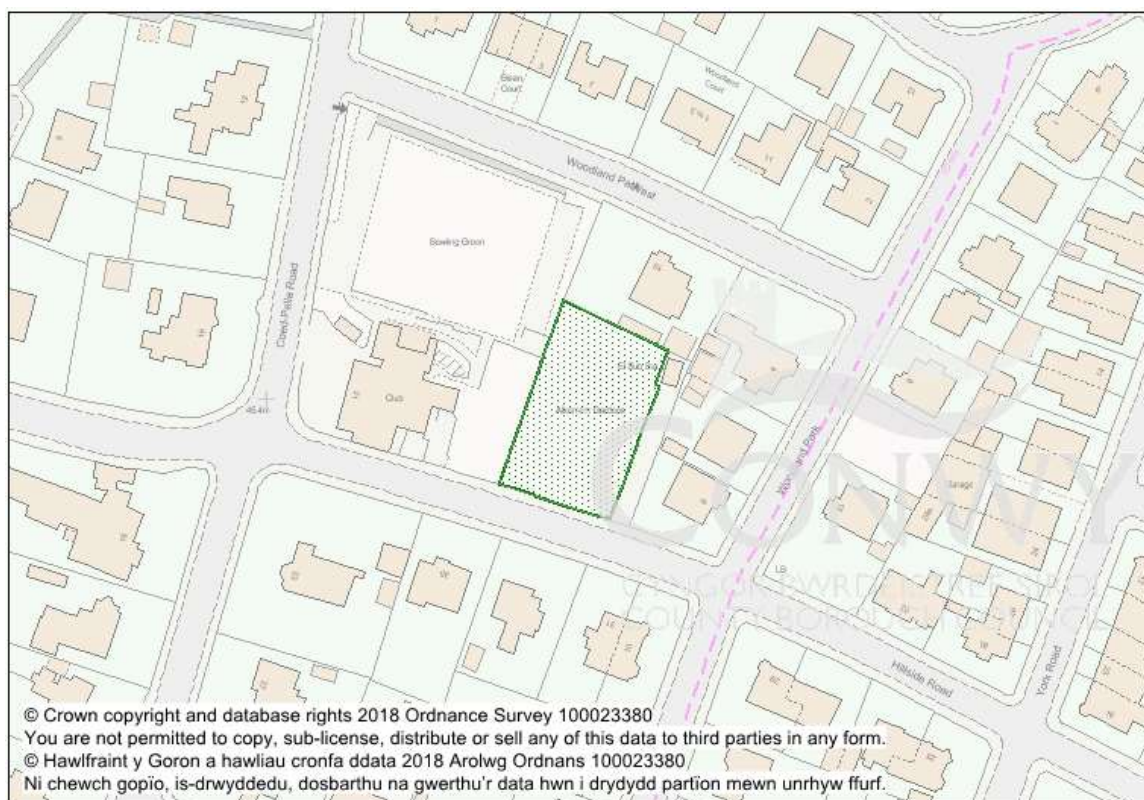
Area:	5,355m ²
Ward:	Rhiw
Community Council:	Colwyn Bay
Operational:	Yes
Ownership:	CCBC

Total number of plots:	24
Number of vacant plots:	0
Number of accessible plots:	0

Number on waiting list:	17
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British Legion Club, Colwyn Bay

Source: Strategic Planning Policy, Conwy County Borough Council



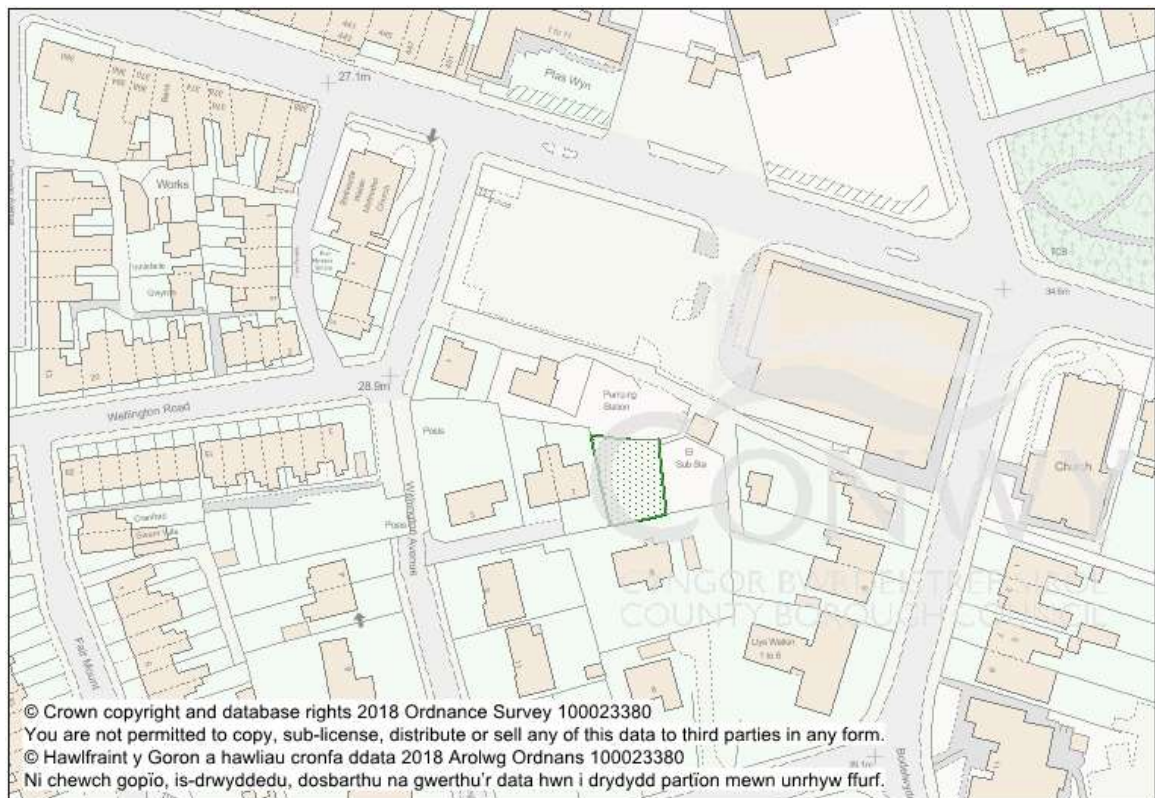
Area:	1,090m ²
Ward:	Rhiw
Community Council:	Colwyn Bay
Operational:	Yes
Ownership:	Private

Total number of plots:	Not known
Number of vacant plots:	Not known
Number of accessible plots:	Not known

Number on waiting list:	Not known
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Wellington Road, Old Colwyn

Source: Strategic Planning Policy, Conwy County Borough Council



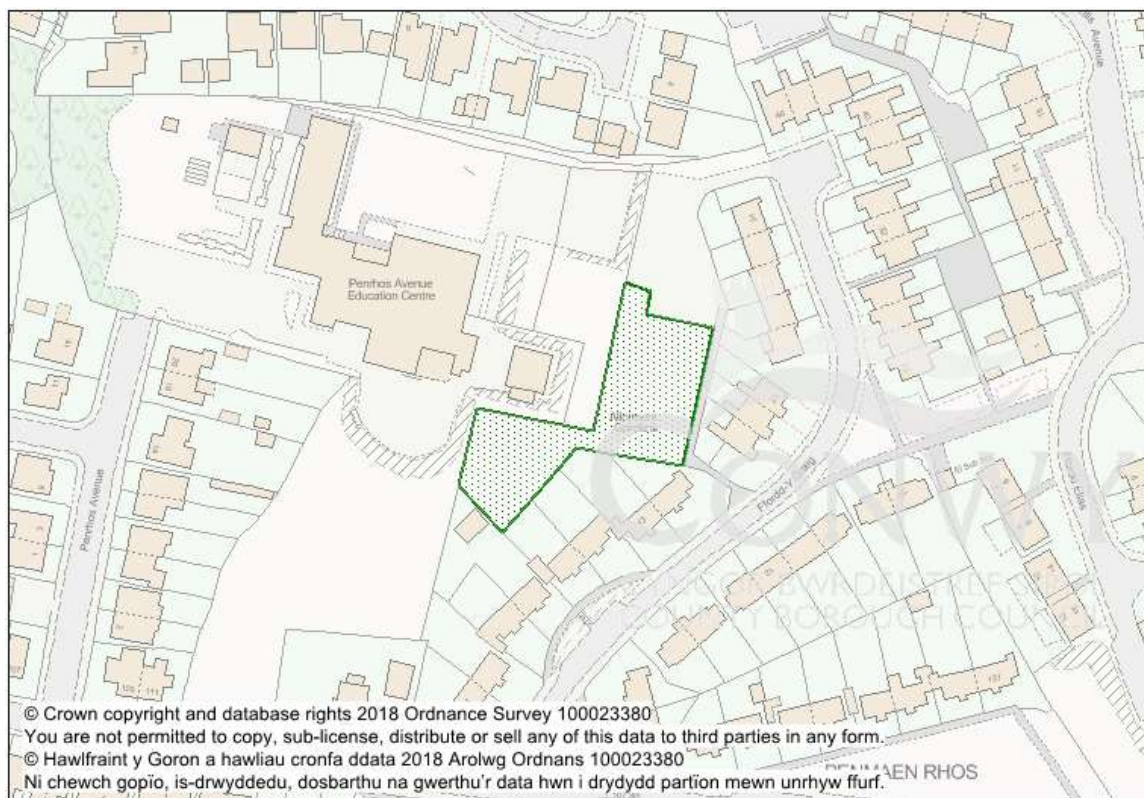
Area:	255m ²
Ward:	Colwyn
Community Council:	Old Colwyn
Operational:	Yes
Ownership:	CCBC

Total number of plots:	2
Number of vacant plots:	0
Number of accessible plots:	0

Number on waiting list:	8
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Ffordd y Graig, Old Colwyn

Source: Strategic Planning Policy, Conwy County Borough Council



Area:	1,370m ²
Ward:	Colwyn
Community Council:	Old Colwyn
Operational:	Yes
Ownership:	CCBC

Total number of plots:	19
Number of vacant plots:	2 (currently under offer)
Number of accessible plots:	2

Number on waiting list:	8
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Bodelwyddan Avenue, Old Colwyn

Source: Strategic Planning Policy, Conwy County Borough Council



Area:	955m ²
Ward:	Colwyn
Community Council:	Old Colwyn
Operational:	Yes
Ownership:	Private

Total number of plots:	Not known
Number of vacant plots:	Not known
Number of accessible plots:	Not known

Number on waiting list:	Not known
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Towyn Way West

Source: Strategic Planning Policy, Conwy County Borough Council



Area:	1,765m ²
Ward:	Towyn
Community Council:	Towyn and Kinmel Bay
Operational:	Yes
Ownership:	CCBC
Total number of plots:	19
Number of vacant plots:	2 (currently under offer)
Number of accessible plots:	2
Number on waiting list:	8