

Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



REVISED BACKGROUND PAPER 25 – SUBMISSION

Allotment Site Demand and Supply Report

August 2012

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1. INTRODUCTION

- 1.1 This paper is one of a series of background papers accompanying the Revised Deposit Local Development Plan (LDP) document.
- 1.2 The purpose of this background paper is to outline the current level of allotment provision, identify those areas where there is the greatest demand for allotments and assess any potential new allotment sites. The evidence included supports the planning decisions made as part of the development of the Conwy Local Development Plan.
- 1.3 Greater awareness of food miles and other environmental impacts of food production, coupled with people aiming to save money by growing their own fruit and vegetables, have contributed to the increased popularity of allotments. In providing adequate allotment plots, CCBC can help to improve residents' health and wellbeing and provide a means of reducing the carbon footprint of Conwy residents.
- 1.4 When this Background Paper was originally published in April 2009, 52 people were waiting for allotments throughout Conwy. According to figures supplied by Conwy County Borough Council's Environmental Services, the numbers on the waiting list had risen to 322 by March 2012, despite three new allotment sites being created.
- 1.5 The numbers of allotment plots across the county have been gradually rising, but not enough to meet the rapidly increasing demand; therefore this document outlines how the Conwy Local Development Plan will help meet this need.

2. PRESENT ALLOTMENT SUPPLY AND DEMAND

2.1 Allotment plots in Conwy are on 13 sites across the County Borough. The total of 324 plots is a significant increase on the 166 in April 2009. This is due to subdivision of existing plots and the creation of three new allotment sites.

2.2 Over the last two years, new sites have provided an additional 115 allotment plots across Conwy County Borough. Tan y Bryn Road, Rhos on Sea has 77 plots and sites at Towyn Way West and Ffordd y Graig, Old Colwyn each have 19 new plots. Subdivision of large plots allows a greater number of people access to allotments; the number of plots at the Llanfairfechan site has doubled over the past three years.

Allotment Site	Number of plots
Towyn Way West, Towyn	19
Wellington Road, Old Colwyn	2
Ffordd y Graig, Old Colwyn	19
Ty Newydd, Old Highway, Colwyn Bay	19
Glan y Mor Road, Penrhyn Bay	2
Tan y Bryn Road, Rhos on Sea	77
Dinerth Rd, Rhos on Sea	46
Cwm Howard, Llandudno	34
St George's Drive, Deganwy	17
Bodlondeb, Conwy	23
Rock Villa Road, Penmaenmawr	4
St David's Road, Penmaenmawr	4
West Shore, Llanfairfechan	58

Table 1: Present allotment provision.

2.3 Allotment sites are currently unevenly distributed across the County Borough, with most presently within the coastal areas between Llanfairfechan and Colwyn Bay (Figure 1). There is only one small new site with 19 plots in the Abergele and Towyn area and none inland or in the rural areas. The urban areas on the coast have higher populations, often with small gardens, explaining the greater need here; whereas in rural areas there is generally more space available for people to grow fruit and vegetables with less need for council-provided allotments. As the waiting list demonstrates however, there is still demand.

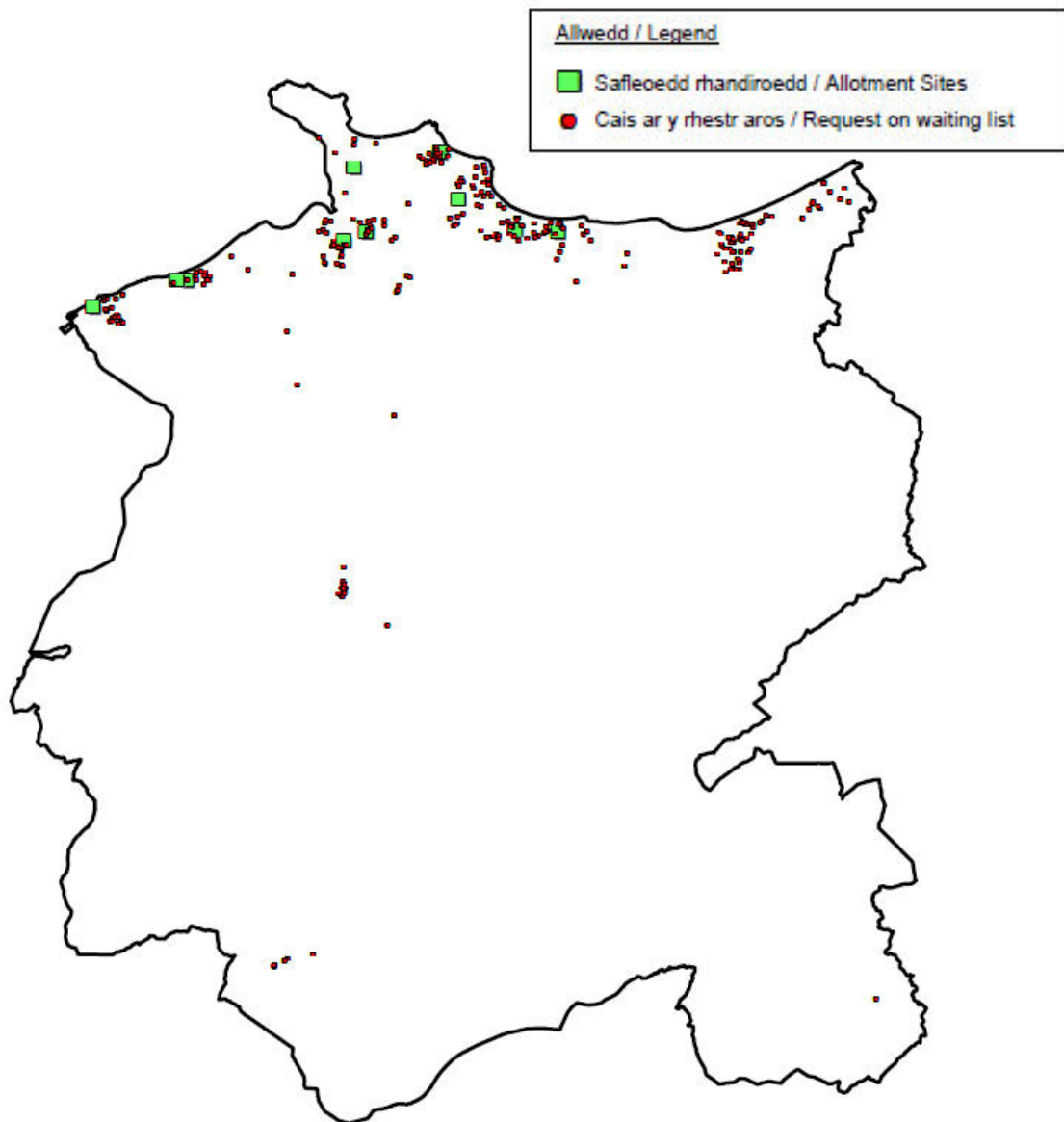


Figure 1. The distribution of allotment demand in Conwy, as at January 2010. Taken from CCBC Draft Allotment Strategy, June 2010.

- 2.4 The rapid increase in demand over the last three years has meant that there are now as many people on the waiting list as there are allotment plots. Some areas have demonstrated a sudden rise in applications, such as in Trefriw, Cwm Penmachno and Abergele, which may be due to local campaigns or media attention. The majority of the increase in demand, however, has been a gradual rise with applications being made more rapidly than plots are being vacated.
- 2.5 All areas have seen some increase in allotment demand; however the areas with most people waiting for plots are Abergele, Colwyn Bay and Conwy (Figure 1 and Table 2). Llanfairfechan, Conwy and Cwm Penmachno have experienced the most rapid increase in demand in the last three years.

Location	Numbers waiting	% of need
Towyn and Kinmel Bay	12	4%
Abergele and Pensarn	55	17%
Colwyn	29	9%
Conwy	44	14%
Rhos on Sea	86	27%
Penrhyn Bay	9	3%
Llandudno	7	2%
Deganwy	16	5%
Llanfairfechan	24	7%
Penmaenmawr	13	4%
Trefriw and Llanrwst	19	6%
Cwm Penmachno	7	2%
Corwen	1	0.3%
Total	322 applicants	

Table 2: Present allotment demand by area.

2.6 Through the Plan period, the aim will be to meet demand as fully as is reasonably possible and any suitable land will be considered for allotments. However, priority for new sites will be in the areas where demand far outstrips supply. The key focus areas with the highest demand are Abergele/Pensarn, Colwyn Bay/Rhos on Sea and Conwy. Some other areas with a lower, but still significant demand, are Llanfairfechan and Deganwy. There are several people waiting in Trefriw and Cwm Penmachno, however these locations suffer the added disadvantage of being a long distance from any current allotment sites, so even turnover of existing allotment plots could not provide convenient supply.

3. SITES PREVIOUSLY CONSIDERED

3.1 Several sites have been assessed for their suitability for use as new allotment sites; several of which were found to be undeliverable or unsuitable for various reasons (Table 3).

Site	Reason for non-allocation
Quiet Garden, Towyn	Highways concerns – lack of parking
Princes Green, Penrhyn Bay	Highways concerns – lack of parking
Dale Road, Llandudno	Unsuitable site
Bron Vardre, Deganwy	Unsuitable site
Penmaen Road, Conwy	Contamination from former landfill site
Adj. to Vardre, Dwygyfylchi	Site removed at request of the owner
Off Parry Road, Llanrwst	Mixed-use site removed due to flood risk

Table 3. Eliminated sites with reason for not being allocated in LDP.

3.2 In many areas, no potential sites have been found, with issues ranging from flood risk, topography and simply no land available, such as with many of the urban areas. Dedicated allotment sites are also limited by the availability of council-owned land which must be suitable for purpose, in an appropriate location and not required for other purposes.

4. ALLOCATED SITES

4.1 None of the allotment sites previously considered for inclusion in the LDP was deliverable; however one new site has been identified and several others lend themselves to mixed-use allocations. Allocation of mixed-use sites means land not necessarily in Council ownership may be brought forward. The owner will benefit from residential land values for the bulk of a site, with a portion of land being given over to allotments in an area where suitable land may otherwise not be forthcoming.

4.2 Abergele South East

The owners of part of this large mixed use site have agreed to an element of allotments being included as part of the allocation. Abergele is one of the key areas with a high level of demand for allotments but presently no allotment sites in the area; the closest being a small site in Towyn. A significant element of open space will be provided on this large site, so an allotment site here would provide an important additional facility for the local population.

4.3 Site 176, Esgyryn, Llandudno Junction

The strategic development on this large site includes housing and employment allocations. Additional land will also be given over to allotments, to provide greater capacity in this hub location; accessible to residents of Llandudno Junction, Llandudno and Conwy.

4.4 Site 455, North of Llanrwst

A previous mixed use allocation in Llanrwst was removed due to flood risk, however the site on Llanddoged Road will now replace this. As there are presently no inland allotment sites in Conwy, this will provide a much needed facility for many residents such as those from Llanrwst, Trefriw and other rural areas.

4.5 Site 53, North of Groesffordd, Dwygyfylchi

A site previously earmarked as a mixed use site in Dwygyfylchi is no longer available, however this replacement site will be allocated to include allotments.

4.6 **West of Gwrych Lodge, Abergele**

Following the purchase of this land by a sympathetic landowner, this site has the potential to provide much-needed additional space for allotments in Abergele.

5. DEVELOPER CONTRIBUTIONS

- 5.1 In order to help supply adequate numbers of allotments in line with housing developments, a sum will be payable by developers, based on the number of houses to be built. Details of the calculation are also included in LDP4 – ‘Planning Obligations’ SPG.
- 5.2 The costs of providing allotments has been calculated at £1666.67 per plot, or £15 per square metre, based on recent allotment provision. The demand for allotments can be found by the number of plots presently in use, plus the numbers on the waiting list. This totalled 646 in March 2012.
- 5.3 The Statistics for Wales document ‘Dwelling Stock Estimates for Wales, 2010-2011’ estimates that there are 53,340 dwellings in Conwy County Borough. As the Allotment Service’s policy restricts allotments to one plot per household, the demand for allotments, divided by households gives the estimated demand likely to be generated per new dwelling built.

Existing allotment plots	324
Number of people waiting for allotments	322
Total demand	646
Size of allotment plot (m ²) *	111.11
Number of dwellings in Conwy	53,340
Allotment demand per dwelling (plots)	0.012
Allotment demand per dwelling (m²)	1.35

- * The size of plot takes into account paths and other land requirements
– the average overall land needed; not just the plots themselves.

Table 4. The calculation of the allotment requirement per dwelling.

- 5.4 A template has been created and will be made available to developers and planners to work out the allotments required to meet the estimated demand resulting from a new housing development. A commuted sum would then need to be paid to contribute to allotment sites in a suitable location.

6. CONCLUSIONS

- 6.1 The allotments service have made good progress in creating new allotment sites in some areas, however elsewhere are limited by the lack of land in Council ownership.

- 6.1 The LDP allocates four mixed use sites to include allotment provision in Abergele, Llandudno Junction, Llanrwst and Dwygyfylchi. One additional dedicated allotment site is proposed in Abergele. The LDP also supports the development of other suitable allotment sites through the Plan period.

- 6.1 As part of the requirements for open space for residential sites, developers will be asked to contribute a sum towards the development of allotments, proportional to the anticipated increase in demand generated by the development. This is included in Supplementary Planning Guidance LDP4: Planning Obligations.