

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 7 December 2015

Portfolio:	Policy and Resources
Subject:	Relocation of Allotments at Daedalus
Report of:	Director of Finance and Resources
Strategy/Policy:	Corporate Strategy
Corporate Objective:	To Maintain and Extend Prosperity A Dynamic, Prudent and Progressive Council

Purpose:

To advise the Executive of a proposal to relocate the allotments from the proposed site on Daedalus to an alternative location fronting Gosport Road, Stubbington, Fareham.

Executive summary:

On 6 October 2014, the Executive considered a report on the future ownership of land at Daedalus. Recognising the importance of the Daedalus site to prosperity and economic vitality of the Borough, the Executive agreed in principle to pursue the acquisition of the land at Daedalus from the Homes & Community Agency (HCA) which comprised the airfield and East/West Enterprise Zone development areas.

On 2 March 2015 the Executive received a further report on progress made to secure the transfer of land at Daedalus, and seek approval to complete the acquisition.

The purchase of Daedalus from the HCA was completed on 27 March 2015.

The report outlines that an alternative location has been considered to provide allotments, in close proximity to Daedalus and fronting Gosport Road, Stubbington in the ownership of Basil Baird (Fareham) Ltd. The provisionally agreed Heads of Terms for the lease of the site are set out in the confidential Appendix A for consideration by the Executive.

Within the Daedalus site as part of the community infrastructure provision and to discharge the Section 106 planning obligation, a site was allocated for the provision of allotments. In the absence of allotment provision within Daedalus itself a variation to the obligation will need to be sought and planning permission obtained for the alternative site.

Another site is also under consideration but will require the approval and co-operation of the land owner. If this site can be progressed it will be the subject of a further report to the Executive.

Recommendation/Recommended Option:

That the Executive:

- (a) supports in principle the proposed site for the relocation of the allotments and confirms the provisionally agreed Heads of Terms for a lease from Basil Baird (Fareham) Ltd as set out in the confidential Appendix A; and
- (b) delegates authority to the Director of Finance & Resources to conclude the lease of land for allotment provision; and
- (c) delegates authority to the Director of Operations, in consultation with the Director of Finance and Resources and the Executive Leader, to agree the final specification of the allotment layout.

Reason:

To consider the proposal to relocate the allotments from the proposed site on Daedalus to an alternative location fronting Gosport Road, Stubbington, Fareham.

Cost of proposals:

The costs of the proposal are shown in the confidential Appendix A to this report.

Appendices:

A: [Confidential Appendix](#) setting out the provisionally agreed Heads of Terms for the Lease of the relocated Allotment site. (Exempt By virtue of paragraph (3) of Part 1 of Schedule 12A of the Local Government Act 1972.)

B: [Site Plan](#)- Gosport Road, Stubbington

Background papers: None

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Executive Briefing Paper

Date:	7 December 2015
Subject:	Relocation of Allotments at Daedalus
Briefing by:	Director of Finance and Resources
Portfolio:	Policy and Resources

INTRODUCTION

1. The purpose of this briefing paper is to advise the Executive of a proposal for the relocation of the allotments that were originally to be located on Daedalus to an alternative site fronting Gosport Road, Stubbington, Fareham.
2. Another site is also under consideration in the Stubbington locality but will require the co-operation of, and terms to be agreed with, the land owner. Despite officers best efforts, limited progress to date has been made to secure the alternative site. If this site can be progressed it will be the subject of a further report to the Executive.
3. For the above reason officers are recommending that the Executive support in principle the proposed site for the relocation of the allotments fronting Gosport Road, Stubbington, and confirm the provisionally agreed Heads of Terms for a lease from Basil Baird (Fareham) Ltd as set out in the confidential Appendix A. If the other site option does not materialise the lease from Basil Baird (Fareham) Ltd will be entered into.

BACKGROUND

4. In December 2013 the Council granted outline planning permission to the Homes and Community Agency for a quantum of employment based development at Daedalus, which included the provision of open space, allotments and landscaping. A Section 106 planning obligation was also agreed which requires, amongst other matters, that the owner submits the design of the allotments for approval by the Council and that they are delivered on site in accordance with the approved plans.
5. In March 2015 the Council acquired the Daedalus site. Since that time the Council has formally adopted A Vision and Outline Strategy for Daedalus following an Executive decision in October 2015. The strategy contained within the Vision identifies that the originally proposed allotments at Daedalus should be provided off site and a suitable alternative secured.
6. Details of a suitable alternative site are as set out in paragraph 10 of this report

ALLOTMENTS RELOCATION AND PLANNING IMPLICATIONS

7. The alternative location of allotments as identified by the adopted Vision will require the Section 106 planning obligation associated with the outline planning permission to be varied to reflect non-delivery on site.
8. The development of allotments on an alternative site will also require a separate planning application to be submitted to this Council (in its capacity as the Local Planning Authority) seeking permission for a change of use.

CURRENT ALLOTMENT SITE

9. The current allotments on Daedalus are located in the north west corner of the site. This comprises a triangular piece of land measuring some 1.0 hectares or 2.6 acres and adjacent to and accessed from Gosport Road via the Daedalus West gate.

OPTIONS FOR RELOCATION OF ALLOTMENTS

10. Negotiations have been concluded with Basil Baird (Fareham) Ltd to relocate the allotments on land in the company's ownership fronting Gosport Road, Stubbington as shown on Appendix B. The land is larger than that identified on Daedalus, being some 1.6 hectares or 4 acres. It is currently in agricultural production with a small proportion managed as set aside. The land is essentially flat with an existing field gate from Gosport Road. There is a sewer easement running along the eastern boundary of the site, which must be excluded from allotment use.
11. The Council informed Basil Baird (Fareham) Ltd that its preference was to acquire the freehold of the land. This was not acceptable and the Council were advised that if the land was to be made available for allotments this could only be on the grant of a lease. The provisionally agreed Heads of Terms for a lease from Basil Baird (Fareham) Ltd are set out in the confidential Appendix A.

OUTLINE SPECIFICATION FOR THE LAYING OUT OF THE ALLOTMENTS

12. The layout of the new allotment site has not yet been designed, but importantly the layout and facilities would need to satisfy the planning conditions for Daedalus. It is anticipated that the land could provide approximately 90 x 5-rod allotments, and would require the following facilities;
 - Drainage system (if found to be necessary)
 - 2m high deer fencing and security gates
 - Boundary hedge planting with native species
 - Access road into Allotments from Gosport Road
 - Loose fill car park
 - Loose fill surfaced path / grassed path network
 - Irrigation points for plot holder use
 - Signage
13. However, depending on availability of funds, consideration will also be given to
 - Possible raised allotment plots for people with limited mobility
 - A built structure for storage

- Toilet/kitchenette facilities
14. Detailed drawings of the new layout will be produced prior to the submission of the planning application.

FUTURE MANAGEMENT OF THE ALLOTMENTS

15. The existing allotment sites located throughout the Borough are managed by Allotment Associations under leases granted by the Council. Arrangements for the management of the new allotment site are yet to be determined, but could be leased to an existing Allotment Association, or leased to a new Allotment Association to be formed to manage this specific site.

FINANCIAL IMPLICATIONS

16. The cost of laying out the allotments can be met from the funding secured by the Council from the Homes and Communities Agency (HCA) at the time of acquiring the Daedalus site.
17. The rent to be paid to Basil Baird (Fareham) Ltd for the lease is set out in the confidential Appendix A. This, together with other on-going costs, will be met in part from the income derived from the allotments. Any net cost will be met from drawing down the residual funding from the HCA.

CONCLUSION

18. The report advises the Executive of a proposal to relocate the allotments from the proposed site on Daedalus to an alternative location fronting Gosport Road, Stubbington, Fareham. The Executive are recommended to support in principle the proposed site for the relocation of the allotments and confirm the provisionally agreed Heads of Terms for a lease from Basil Baird (Fareham) Ltd as set out in the confidential Appendix A.
19. The Executive are also asked to delegate authority for concluding the lease arrangement to the Director of Finance and Resources, and the final specification for the allotments to Director of Operations, in consultation with the Director of Finance & Resources and Executive Leader.