

2025 -  
2033

# Allotment Strategy

**Allotment Strategy 2025-2033**  
**Nuneaton and Bedworth Borough Council**



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## Foreword

*Allotments have a long and valued history providing the residents of Nuneaton and Bedworth the opportunity to grow their own food, enjoy healthy outdoor activity and connect with nature. They offer far more than just a growing space – they help with wellbeing, community spirit and environmental awareness. The strategy reflects a shared ambition to encourage more people to take up allotment gardening- promoting healthy lifestyles, biodiversity and climate friendly practices.*



*Councillor Brady Hughes – Portfolio Holder for Leisure and Health*



## Executive Summary

The Allotment Strategy (2025-2033) presents an analysis of the allotment landscape within Nuneaton and Bedworth Borough, highlighting its importance as a vital component of greenspace and community well-being. Currently, the borough has twenty-eight allotment sites, providing over 37 hectares of growing space, with a notable demand reflected in a waiting list of an average of four people per site.

Allotments serve various functions, including food cultivation, social interaction, and biodiversity support. The council's past strategy expired in 2022, necessitating the development of a new plan to address current needs and future planning.

The document outlines the statutory obligations and historical context of allotment legislation, as well as planning frameworks guiding allotment provision at national and local levels.

Allotments offer significant social, environmental, and economic benefits, contributing to health and well-being, biodiversity, and food security.

Current and future allotment provision is assessed quantitatively and spatially, with strategies outlined for meeting demand through planning processes and new developments.

The management structure, including lease agreements, funding mechanisms, and service level agreements, is detailed, emphasising community engagement and the promotion of allotment benefits.

An action plan is proposed, focusing on securing allotment land, ongoing maintenance, community engagement, and a strategy review every five years.

In summary, the allotment strategy for Nuneaton and Bedworth Borough highlights the importance of allotments as valuable assets for community health, environmental sustainability, and social cohesion. Through strategic planning, effective management, and community engagement, the council aims to continue and expand allotment provision and maximize their benefits for residents.

# 1 Introduction

Allotments are an important part of greenspace provided by Nuneaton and Bedworth Borough Council (NBBC). Allotment sites fulfil numerous functions including providing space for cultivating fruit and vegetables, a social space to help with physical and mental wellbeing and areas for increased biodiversity.

There are currently twenty-eight allotment sites across Nuneaton and Bedworth, providing over 37 hectares of growing space for the Borough's residents. 21 of these sites are owned by the Council and managed by allotment societies through leases. These provide just over 30 hectares of allotment space. A further five are privately owned (providing 4.7 hectares) and two are on sites where NBBC itself leases from a third party and then sub leases the site to an association (providing 2.3 hectares). Six new allotment sites are proposed, as part of new developments, and the future ownership and management of these are still being resolved - either falling to residents' management companies or through future adoption by NBBC to be leased on to associations. Table 1 details the allotment sites in the borough and their management.

The social and environmental benefits that allotments provide are well-established. As well as providing opportunities for growing healthy food, allotments provide mental and physical wellbeing benefits that come from the adoption of an active lifestyle, support social cohesion, and can address issues of social isolation.

Allotments are significant in supporting biodiversity (especially, the important connectivity between different areas of greenspace) and can form part of the council's response to the climate change emergency by addressing urban warming, capturing and storing carbon (through soil action) and absorbing precipitation.

The significance of allotments to Nuneaton and Bedworth's residents are reflected in the waiting list for allotment spaces which currently runs at an average of four people per allotment site.

The Council adopted a strategy for allotments in 2012 and updated this in 2018. The current strategy expired in 2022 and a new strategy is needed to update the current situation and plan for the future.

The strategy will:

- Consider allotment provision in terms of national, regional and local legislation and policy.
- Consider the benefits of allotments in the context of Nuneaton and Bedworth's overall provision of parks, and green infrastructure.
- Assess current and future levels of provision geographically and spatially against national provision standards.
- To review how NBBC can support the work of local allotment federations and associations to improve the facilities at allotment sites.

- To review how best to standardise advice on specific allotment-related subjects and help promote allotment gardening in the borough.

Table 1

#	Site name	Ownership	Ward	status B- built TBB - to be built	area (Ha)
NBBC owned					
1	Bulkington Road Allotment Association	NBBC	Poplar	B	1.315
2	Barnacle Lane Allotment Association	NBBC	Bulkington	B	1.556
3	Mount Pleasant Allotment Association	NBBC	Slough	B	2.233
4	Newdigate Road Allotment Association	NBBC	Slough	B	1.294
5	Royal Oak Lane Allotment Association	NBBC	Exhall	B	1.239
6	School Lane Allotment Association	NBBC	Exhall	B	0.447
7	Smorrall Lane Allotment Association	NBBC	Heath	B	1.454
8	Wheelwright Lane Allotment Association	NBBC	Exhall	B	0.758
9	Marston Lane Allotments	NBBC	Bede	B	2.135
10	Queen Street Allotment Association	NBBC	Poplar	B	0.155
11	Ryder's Hill Allotment Association	NBBC	Camp Hill	B	1.423
12	College Street Allotment Association	NBBC	Wem Brook	B	0.712
13	Vernons Lane Allotment Association	NBBC	Bar Pool	B	1.96
14	Higham Lane Allotment Association	NBBC	St. Nicolas	B	1.483
15	Aberdeen Road Allotment Association	NBBC	Attleborough	B	1.483
16	Hilltop East Allotment Association	NBBC	Wem Brook	B	1.031
17	Shepperton Allotment Association	NBBC	Wem Brook	B	0.652
18	St Mary's Road Allotment Association	NBBC	Abbey	B	0.773
19	Weddington Allotment Association	NBBC	Weddington	B	1.873
20	Woodstock Allotment Association	NBBC	Attleborough	B	0.199
21	Greenmoor Rd & Milford Street Allotments	NBBC	Bar Pool	B	6.109
				sub- total	30.284
NBBC leased					
22	Little Hoarstone Allotment Association	WCC/NBBC	Whitestone	B	1.016
23	Bowling Green Lane Allotment Association	Private/NBBC	Heath	B	1.285
				sub- total	2.301
Private sites					
24	Stockingford 'The Cabbage' Allotment Association	Private	Kingswood	B	2.731
25	Weddington Sports & Social Club	Private	Weddington	B	0.169
26	Atholl Crescent Allotment Site	Private	Arbury	B	0.437
27	The Weavers Allotment Association	Private	Wem Brook	B	0.565
28	Stockingford 'Pavilion' Allotment Association	Private	Kingswood	B	0.795
				sub- total	4.697
To be developed					
29	Golf Drive	Unknown	Whitestone	TBD	0.655
30	Hawkesbury Golf Course	Unknown	Poplar	TBD	0.309
31	Callendar Farm	Unknown	Weddington	TBD	0.294
32	Top Farm	Unknown	Weddington	TBD	1.216
33	Hospital Lane	Unknown	Heath	TBD	0.313
34	Arbury Allotments	Unknown	Arbury	TBD	0.217
				sub- total	3.004
				<b>total</b>	<b>40.286</b>



## 2 Definitions and Law

### 2.1 Statutory context

There has been a significant amount of legislation relating to allotments in the last century and as such this area of law can appear quite complicated. Put simply, Local Authorities have a statutory duty to provide allotment land, both permanent (statutory) and temporary (non-statutory), where there is proven demand, and they cannot dispose of statutory allotments without approval by the relevant Secretary of State.

The Allotment Act of 1922, which defines the term 'allotment garden' as:

***“an allotment not exceeding forty poles in extent which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family”<sup>1</sup>.***

The main statutes known collectively as The Allotments Acts 1908~1950 are outlined below:

Small Holdings & Allotments Act, 1908 repealed and consolidated previous legislation, establishing the framework for the modern allotments system. It principally dealt with the duties of allotment authorities to provide allotments for the 'labouring population' and compensation to tenants who had their tenancies terminated.

Land Settlement (Facilities) Act, 1919 made a number of amendments to the 1908 Act, most notably abolishing the reference to 'labouring population' principally to assist returning WWI service personnel.

Allotments Act, 1922 provided improved security of tenure for allotment tenants, requiring specific periods of notice and compensation if necessary, based upon the value of the tenants crops. It also required most allotment authorities to appoint allotment committees.

Allotments Act, 1925 required planning authorities to take specific account of allotment needs when preparing town planning schemes, a safeguard which disappeared with the Town & Country Planning Act 1947.

Small Holdings & Allotments Act, 1926 made minor amendments to previous acts, but was mainly concerned with Small Holdings.

The Agricultural Land (Utilisation) Act, 1931 was passed at the time of the depression to encourage the provision of allotments for the unemployed. It is no longer actively used.

Allotments Act, 1950 was passed as a consequence of the Allotments Advisory Committee report of 1949, although not all the recommendations were included in the eventual legislation. It extended the period of notice to tenants from six to twelve months, expiring during the winter period. It also dealt with matters relating to compensation due, both to the tenant upon being

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<sup>1</sup> [Allotments Act 1922 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1922/22/section/1)

given notice to quit and the allotments authority, if the plot holder had allowed the plot to deteriorate.

## 2.2 Planning context

The National Planning Policy Framework (NPPF: 2021)

Paragraph 91 (c) of the NPPF states that planning policy should

*'enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*<sup>2</sup>

This principle is extended to policy for Greenbelt in Paragraph 143 (b).

The Nuneaton and Bedworth Borough Plan (2011-2031)

NBBC adopted a Borough Plan on 11th June 2019 which planned for new development in the borough until 2031. The Council has committed to undertaking an immediate review of the adopted Borough Plan following the publication of the updated National Planning Policy Framework. The current Local Development Scheme (2023)<sup>3</sup> sets out the timetable for the production of a review of the Borough Plan which is as follows:

- **May 2021:** Consultation on an Issues and Options document (complete);
- **September 2023:** Consultation on a publication document;
- **December 2023:** Submission of the document to the Secretary of State;
- **TBC 2024:** Receipt of Inspector's report on the examination of the document; and
- **June 2024:** Adoption of the document.

The Nuneaton and Bedworth Borough Plan includes references to allotments in the following policies:

- HSG1/HSG8/HSG12: provision of allotments in the respective strategic development sites across the Borough
- HS4: retention of community facilities
- HS6: creating a healthy environment across the borough through the use and maintenance of sports, leisure and recreation facilities
- NE1: the creation, protection, and management of the Borough's green infrastructure assets

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<sup>2</sup> [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

<sup>3</sup> [Local Development Scheme | Borough Plan | Nuneaton & Bedworth \(nuneatonandbedworth.gov.uk\)](https://www.nuneatonandbedworth.gov.uk/local-development-scheme)

- NE2: the creation of an improved green network of publicly accessible and linked open spaces to support growth

## Open Space and Green Infrastructure Supplementary Planning Document

The process of defining the provision of new allotment capacity through the planning process is addressed in the Borough's Open Space and Green Infrastructure Supplementary Planning Document SPD<sup>4</sup>.

## 2.3 Local Strategic Context

### Building a Better Borough

The Council's Strategic Plan 'Building a Better Borough' includes a commitment to promoting and supporting an improvement to the health and wellbeing of residents. The Council commits to working:

*'to ensure facilities and services take advantage of opportunities to realise that improvement. Reducing the levels of poorer health experienced by our residents, including both mental and physical health.'*<sup>5</sup>

### Nuneaton and Bedworth Parks and Open Space Strategy (2023-33)

The Nuneaton and Bedworth Parks and Open Space Strategy (2011-21) has been superseded by the Nuneaton and Bedworth Parks and Green Spaces Strategy (2024) and specific details in respect of allotment provision described in this document.

### Warwickshire Joint Strategic Needs Assessment (JSNA)

The Warwickshire JSNA identifies the principal health issues affecting the Borough:

Between 2014 and 2017 and compared to the 22 JSNA geographies within Warwickshire, Nuneaton Central had:

- The highest directly standardised rate (DSR) of emergency admissions for COPD (1,230.9 per 100,000 population 35+)
- The highest DSR of emergency admissions for stroke (1,070 per 100,000 population)
- The 4th highest DSR of emergency admissions for Myocardial Infarction (heart attack) (147.0 per 100,000)
- The 4th highest DSR of emergency admissions for diabetes (275.5 per 100,000)

Allotment provision has the capacity to help address some or all of these conditions to an extent.

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<sup>5</sup> [Building a Better Borough | Corporate plan | Nuneaton & Bedworth \(nuneatonandbedworth.gov.uk\)](https://nuneatonandbedworth.gov.uk/corporate-plan/building-a-better-borough)

The JSNA identifies the need to: *‘Review the social prescribing offer, including services that support mental wellbeing, and look to expand the offer to reflect local needs.’*<sup>6</sup>

## 2.4 National Strategic Context

The Department for Levelling Up, Housing and Communities identifies a number of priorities for greenspace across government:

*‘Ensuring natural beauty is accessible to all will be central to our planning system, with improved Green Belts around towns and cities, supported by Local Nature Recovery Strategies reflected in plan making, and woodland creation supported across the UK. Access to safe, attractive communal green spaces is critical to enhancing the attractiveness of towns and cities. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and environment.*

*Good green infrastructure varies in terms of types and sizes of green and blue spaces, green routes, and environmental features. It functions and connects as a living network, is inclusive, safe, welcoming, and accessible for all, and is an integral part of the story of a place. It includes outdoor activities such as local walking schemes, therapeutic horticulture programmes, community allotment partnerships and conservation projects.’*<sup>7</sup>

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<sup>6</sup> [Joint Strategic Needs Assessment – Warwickshire County Council](#)

<sup>7</sup> [Levelling Up the United Kingdom - GOV.UK \(www.gov.uk\)](#)

### 3 Benefits of Food Growing

The benefits that are gained from allotment gardening have been well-researched and documented. These fall into three over-arching categories that can apply to all open space provision: *social, environmental and economic*.

A year-long diary study of allotment plot owners in 2020 by Sheffield University demonstrated that “...allotments, across the country, provide their tenants with a huge spectrum of benefits beyond fruit and vegetables. Mental and physical health, community resilience, social connection, experiencing nature, and a culture of sharing knowledge and produce were just some of the co-benefits mentioned by our study participants.”<sup>8</sup>

#### 3.1 Social Benefits

Social benefits include health and wellbeing, community cohesion, sense of place and educational outcomes. There is abundant evidence to suggest that access to the natural environment improves health and wellbeing outcomes: Research by the University of Essex concluded that:

*‘The results showed that people who have regular contact with wilder, natural surroundings experienced:*

- *Improvements to health through increased physical activity*
- *Reductions in stress and anxiety*
- *Increased positive mood and self-esteem*
- *A better and healthier social life’*<sup>9</sup>

Research carried out by Leeds Beckett University in 2019<sup>10</sup> concluded that:

*‘Targeted programmes designed for people with a health or social need, showed a return of £6.88 for every £1 invested. This value was generated from health gains such as improved mental wellbeing.*

*For those attending general volunteering programmes, the value was even higher with a return of £8.50 for every £1 invested. The research showed a range of benefits, such as increased feelings of positivity and levels of physical activity.’*

#### 3.2 Environmental Benefits

Allotments make a distinctive contribution to local biodiversity, not only where untenanted plots are allowed to revert to nature, but also through being some of the last refuges of spade

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<sup>8</sup> [BFJ-07-2020-0593\\_proof 1..12 \(nsalg.org.uk\)](#)

<sup>9</sup> [r1\\_literature\\_review\\_wellbeing\\_benefits\\_of\\_wild\\_places\\_lres.pdf \(wildlifetrusts.org\)](#)

<sup>10</sup> [Improving mental health at nature reserves is excellent value for money | Leeds Beckett University](#)

cultivation in urban areas. They are a natural home for foraging animals and birds. This contribution is recognised in Natural England Guidance on 'Wildlife on Allotments' (2007)<sup>11</sup> that identifies the significance of allotments in linking greenspaces and providing corridors for wildlife.

In common with other greenspaces, allotments can help to address the impact of climate change:

- Soils and vegetation sequester carbon from the atmosphere.
- Soils absorb precipitation and provide attenuation in the face of more extreme weather events. The run-off rate for surfaces consisting of trees and grass is estimated to be 10-20%. This compares with a rate of 60- 70% for hard landscape urban areas.
- Daytime temperatures in greenspaces have been found to be 2-3 degrees lower than those of surrounding streets and this effect can be experienced up to 100m from the edge of the space. Open spaces and particularly trees, have a significant effect on moderating temperatures in 'heat island'.

### 3.3 Economic benefits

The economic benefits of allotment gardening include directly supporting the livelihoods of allotment holders, reducing the cost of inactivity to the health service and providing allotment holders with the opportunity to acquire new skills.

Allotment gardening also enables plot holders to grow potentially lower cost food and can also bring benefits in the form of food security. With increasing prices and fluctuating availability of some fruit and vegetables, allotment gardening can provide a means to ensure that for a significant part of the year there is fresh produce for the family.

Allotment gardening has wider ranging economic benefits also – a study by the Brighton and Hove Allotment Federation concluded that the reduction in waste, ecological benefits, health benefits and carbon fixing benefits that allotments bring were worth £166 per plot in savings to Brighton City Council<sup>12</sup>.

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<sup>11</sup> [Biodiversity and Wildlife - Wildlife on Allotments \(enablelc.org\)](https://enablelc.org/)

<sup>12</sup> [Value-of-Benefits-Allotments-bring-to-Brighton-and-Hove-City-Council-March2022.pdf \(bhaf.org.uk\)](#)



## 4 Provision of Allotments in Nuneaton and Bedworth Borough

### 4.1 Quantitatively – current and future provision

It is a statutory requirement for the allotment authority (NBBC) to provide enough allotment space; if there is a demand for it. The Council considers that there *is* a demand for allotments, as most sites in the borough are full, with an average waiting list for NBBC owned and/or leased sites being four people.

To enable the provision for allotment plots to be measured in the borough we can look to the National Society of Allotment and Leisure Gardeners (NSALG). The NSALG recommend a minimum standard of *20 plots per 1000 households*. For these calculations we use an average plot size, including paths, to be 0.029Ha or 290 square meters.

The NSALG methodology can be used to determine the total requirement for allotments in the borough:

**Table 2**

	<b>2023 household figure<sup>a</sup></b>	<b>2033 household figure<sup>a</sup></b>	<b>Number of plots needed using NSALG standard<sup>b</sup></b>	<b>Available land<sup>c</sup></b>	<b>Available plots<sup>d</sup></b>	<b>Net number of plots available<sup>e</sup></b>
<b>2023 provision</b>	56,853		1137	37.28 Ha	1286	149
<b>2033 provision</b>		60,378	1208	40.29Ha	1389	181

<sup>a</sup> Based on 2018 Office for National Statistics housing projections ([Household projections for England - Office for National Statistics](#))

<sup>b</sup> Based on 20 plots per 1000 households

<sup>c</sup> Available allotment land in hectares including NBBC owned sites, NBBC leased sites and private sites. 2033 figure also includes land for allotments planned in new developments.

<sup>d</sup> Available plots is calculated by taking the number of hectares and dividing by the average size of a plot (0.029Ha)

<sup>e</sup> Net number of plots available over the NSALG minimum standard

As you can see from the table above the borough has a current over provision of 149 plots (4.32Ha) and in 2033 based on the household growth an over provision of 181 plots (5.25Ha).

The calculation for new provision is sought through the planning process and the Borough's Local Development Plan. Part of the Borough plan is the Open Space and Green Infrastructure Supplementary Planning Document (2021) (OSSPD). The OSSPD is used by planners and developers to determine the amount and type of open space (including allotments) that developers should provide for residents in new developments.

The minimum requirement for allotment provision in the OSSPD is 0.244Ha per 1000 residents (which equates to approximately 21 plots per 1000 households, slightly above the recommended national standard). The provision of which can be an off-site contribution to a nearby allotment to increase plot capacity, on-site provision of allotment plots or a combination of both. For example, for developments of over 434 units that do not sit within the catchment of an allotment that can increase capacity; a basic equipped site should be provided, with the number of plots to be provided based on the number of units in the development. For developments of 1000 units or more a fully equipped allotment site of 20 plots will be needed. More information on the standards can be found on the NBBC website:

[Supplementary planning documents | Nuneaton & Bedworth \(nuneatonandbedworth.gov.uk\)](https://nuneatonandbedworth.gov.uk/supplementary-planning-documents/)

Several new allotment sites have already been negotiated through the planning process, the size of which has been used in the calculations for provision in 2033 in table 2:

- Golf Drive, Nuneaton
- Hawkesbury Golf course, Bedworth
- Callendar Farm, Nuneaton
- Top Farm, Nuneaton
- Hospital Lane, Nuneaton
- Arbury Allotments, Nuneaton

These new allotments will either be owned and managed by management companies or will be owned by NBBC and leased to allotment associations. The timeframe for the provision of these new allotments will vary, depending on the progress of each planning application and on site development.

Full details of the minimum specifications for a new allotment site are detailed in the Open Space Supplementary Planning Document, Appendix 1- Detailed Design Standards:

[open-space-and-green-infrastructure-spd-2021-appendix-1-detailed-design-standards \(nuneatonandbedworth.gov.uk\)](https://nuneatonandbedworth.gov.uk/open-space-and-green-infrastructure-spd-2021-appendix-1-detailed-design-standards/)

## 4.2 Spatially

In section 4.1 we have established that there is an adequate provision of allotment plots in the borough to satisfy the minimum national standard as set by the NSALG, both now and when

projecting the household figure for 2033. The Council will also continue to request contributions to allotments that will be affected by an increase in residents through new developments, in line with the OSSPD. It is also beneficial to look at the geographical distribution across the borough.

Figures 1 to 6 in Appendix 1 show the distribution of allotment sites under the different forms of management described in Table 1. A 1,000 metre 'accessibility buffer' has been added to the drawings to define the catchment for each of the allotment sites.

The catchment areas have been modified to take account of major barriers which might act as a disincentive to access (e.g. major roads, railways, canals and rivers). Allotment sites that lie outside the Borough boundary are included in the drawings if their catchments fall within the borough.

Figure 7 in Appendix 1 shows all allotment sites irrespective of the form of management and their collective catchment areas. A good level of access to allotment provision across the Borough is revealed. However, there are five areas of the borough that do not currently enjoy close access to allotment sites:

- *Bermuda Village (west of Griff Way)*
- *The western fringe of Galley Common*
- *The southern fringe of Honeston Grange*
- *The southern fringe of Whitestone*
- *The northern fringe of Bulkington*

If possible, provision will be sought in these areas.

## 5 Allotment Management

In 2016/17 allotment management was devolved to associations with 25-year leases drawn up and registered to provide a level of security of tenure for associations to manage their sites.

In Nuneaton, the Council has a head lease with the Nuneaton Federation of Allotment Associations (NunFed) running from ... to .... The

The Federation manages sub-leases for the following Allotment Associations in Nuneaton:

- Abbey Allotments Association
- Aberdeen Allotment Association
- College Street Allotment Association
- Greenmoor Allotment Association
- Higham Lane Allotment Association
- Ryders Hill Allotment Association
- Shepperton Allotment Association

- St Mary's Road Allotment Association
- Weddington Allotment Association
- Woodstock Allotment Association

Although there is a parallel representative organisation in Bedworth (the Bedworth District Horticultural Council) there is no equivalent head lease arrangement in place. The Bedworth and District Horticultural Council liaises with the Council over the provision of allotment services across Bedworth. Bedworth and Bulkington Allotments owned by NBBC are directly leased to individual Allotment Associations:

- Bowling Green Lane Allotment Association
- Bulkington Allotment Association
- Bulkington Road Allotment Association
- Marston Lane Allotment Association
- Mount Pleasant Allotment Association
- Newdigate Allotment Association
- Queen Street Allotment Association
- Royal Oak Lane Allotment Association
- School Lane Allotment Association
- Smorrall Lane Allotment Association
- Wheelwright Lane Allotment Association

Two private allotment sites are leased by NBBC and in turn sub-leased to associations:

- Little Hoarstone Allotment Association
- Bowling Green Lane Allotment Association

Before the devolution of allotment management to associations the Council had a modest budget to help with allotment maintenance such as boundary and footpath repairs. During the process of devolution audits of all NBBC sites were undertaken and remedial work carried out.

NBBC now has no direct budget to assist allotment associations with ongoing maintenance and repair. Allotment Associations on most sites hold long term leases which affords them security of tenure to apply for grant funding from a number of sources. The Council are on hand to offer advice and guidance on allotment lease issues and signpost associations to sources of external funding for maintenance and improvement of allotment sites.

The Council has and will continue to actively seek contributions from developers to improve existing allotments via section 106 legal agreements that are tied to planning permissions. Contributions from these permissions are starting to be paid to NBBC and we will be allocating them to specific allotments in line with the legal agreements. As with all s106 agreements contributions are to be used specifically to mitigate the effects of additional pressure on allotment site(s) nearest to the new development. Most s106 agreements have specific requirements for the money i.e. *'to increase plot capacity and provide ancillary facilities'*.

The Council has devised a process whereby eligible allotment associations can apply for their s106 contributions. Allotments not eligible for s106 contributions will be signposted to other sources of funding, including Lottery funding, Warwickshire Community and Voluntary Action (WCAVA) and possible funding from local County Councillors.

Full details of the process of allocating s106 funding to eligible allotments and the application procedure is available on the NBBC web pages.

## Allotment service level agreement

In the previous Allotment strategy a service level agreement (SLA) was included between the Council and allotment associations. The SLA formalises what NBBC expect from the Allotment Associations in term of yearly reporting and what the Associations should expect from NBBC, over an above the agreements between the two in formal allotment leases. All allotment land is leased to associations on a 'peppercorn rent' basis and leases allow the associations to run their allotments as they see fit, within the confines of the lease and the Allotment Acts setting plot rents and managing the site accordingly.

Each allotment association must take into consideration the lease terms that they signed up to and statutes as laid down in the Allotment Acts 1908-1950 and make sure that they are followed. A blank lease agreement can be found in Appendix 3 for reference.

NunFed, holding the head lease agreement with NBBC for 10 allotments, make site visits to each of their allotments on a regular basis, to audit the sites and ensure that lease terms are being adhered to.

The Council propose that a similar system is set up for the direct-leased allotments in the borough, of which there are 13. We propose that each allotment association will be audited on a biennial basis, on a mutually acceptable date. More detail on how this audit will work will be made available to associations through direct contact by the Council.

As detailed in earlier sections of this strategy allotments bring health and wellbeing benefits to plot holders and their families. These benefits should be celebrated and brought to the wider community. The Council encourages allotment associations to promote the work they do and suggests that community events resume after some were paused during the COVID-19 pandemic and lockdown restrictions.

As part of the SLA the Council require each allotment to provide the following by the end of November each year:

1. Number of plots on the site (and size)
2. Number of tenants
3. Number of people on the waiting list

4. Details of any community events and/or open days in the previous 12 months
5. Any details of trustee changes or committee member changes

In return the Council will:

1. Ensure that allotment land is secured through long term leases,
2. Allotment Associations are audited on a rolling biennial basis,
3. Contributions for allotment improvements, expansion or new sites are continued to be sought through the planning process
4. The allotment action plan is kept up to date on a yearly basis
5. The allotment strategy is refreshed after 5 years



## 6 Action Plan

### **Action Plan for Allotment Provision and Management:**

#### **Short Term –**

Continue to work with Little Hoarstone Allotment Association (LHAA) and Warwickshire County Council (WCC) on agreeing a new long-term lease for the allotment land (owned by WCC).

Involved: Parks and Green Space Service (PAGS), NBBC legal, NBBC Estates and WCC and LHAA.

Publish the allotment s106 contributions document, detailing the process by which Allotment Associations can apply for funding to increase capacity and provide ancillary facilities.

Involved: PAGS, NBBC legal, NBBC planning.

Develop and publish Technical Advisory Notes (TANS) for allotment management including guidance on being a Trustee, Chair, Secretary, Committee member and Treasurer. Guidance notes on how to change trustees on a lease will also be developed.

PAGS, NBBC legal, NunFed, BDHC.

#### **Medium Term –**

Develop and publish a further set of Technical Advisory Notes (TANS) for allotment management.

Involved: PAGS, NBBC legal, NunFed, BDHC.

Develop NBBC allotment pages to signpost AAs to national guidance and publicise the benefits of allotment gardening.

Involved: PAGS, NunFed, BDHC.

NBBC Officers to formulate a rolling programme of allotment visits with all allotments which have direct leases with the Council.

Involved: PAGS, NunFed, BDHC.

#### **Long Term –**

Investigate the feasibility of developing an Allotment Forum for borough AAs to get together to share best practice

Involved: PAGS, AAs, NunFed, BDHC.

Undertake a review of the Allotment Strategy after 5 years, to ascertain whether the strategy is fit for purpose and NBBC has an adequate provision of allotment sites.

Involved: PAGS, AAs, NunFed, BDHC.

## 7 Consultation results

The following comments were received from the October – December 2024 draft strategy consultation:

Consultee	Page/reference	Consultee comment	NBBC response	Change to strategy (if applicable)
Bedworth and District Horticultural Club (BDHC)	3	Why has the draft taken nearly 12 months to be circulated?	A first rough draft was circulated internally at the end of 2023 and a further draft at the start of 2024, also internally. The final consultation draft was circulated to stakeholders in October 2024 with an extended deadline of December 16th 2024.	None required
BDHC	3	There is no funding. A Service level Agreement was part of the previous Allotment Strategy. Like most other proposed documents it	Noted	None required

		never materialised.		
BDHC	11	With reference to the parks and Green Space Strategy: BDHC were told it does not impact on the Allotment Strategy, so why is it mentioned?	The PAGS is mentioned as it is a complimentary strategy that is being written at the moment and will form a suite of new strategies.	None required
BDHC	15	How can there be an over provision when there are 4 on the waiting list for each allotments?	Even if there are 4 of each of the current 28 allotments waiting lists this equates to 112 plots. The 2023 over provision is 149, less the 'waiting list plots' of 112 still equates to an over provision in plot space terms of 37 plots, based on national allotment association guidelines.	A note will be added to the table to explain that even with waiting lists there is a plot overprovision.

BDHC	16	Hospital Lane is in Exhall, not Nuneaton	Noted	The reference will be changed.
BDHC	17	Horeston Grange, not Honeston Grange	Noted	The reference will be changed.
BDHC	17	With reference to list of Nuneaton allotments: Are all allotments signed up? This information has never been made available. BDHC Officers managed the sign up of their members	The list the response refers to is of the Nuneaton allotments that are signed up, not Bedworth ones.	None required
BDHC	18	Bulkington Allotment Association is not part of BDHC.	Noted	This will be made clear in the paragraph before the list.

BDHC	18	Correct title is Marston Lane Community Allotment Association	Noted	Marston Lane Allotment Association reference will be amended to Marston Lane Community Allotment Association.
BDHC	18	General comment: Never happened during the time of the last strategy	Noted	None required
BDHC	18	With reference to para 1 on page 19: Again, never happened during the time of the last strategy	Noted	None required
BDHC	19	With reference to para 3 on page 19: Not happened in last 12 years	Noted	None required
BDHC	19	With reference to the last list of bullet points	Noted	None required

		on page 19/20: Not happened for a number of years now		
BDHC	Appendix 2a	Appendix: Allotment Association management technical Advisory Note comment: Have all associations a constitution?	As the Technical Advisory Note (TAN) states 'It is important that every allotment association has a written constitution.' The TAN goes on to advise what should go into a constitution and some links to examples. TANs have been written to advise associations on best practice.	None required
BDHC	Appendix 2a	Appendix: Allotment Association management technical Advisory Note. Comment: Section 5 last word should be flounder, not founder	Noted	The word will be corrected to 'flounder'



BDHC	Appendix 2c	Bonfire TAN: marston lane Community Allotment Association were told they could not have bonfires	Specific advice was given to MLCAA via a letter.	None required
BDHC	Appendix 2c	Bonfire TAN: 'Do not take rubbish to the site to burn' - this should be covered in the association rules.	The bonfire TAN is an advisory note that will hopefully assist allotment associations when putting together their rules. Comment noted	Bonfire TAN updated to reflect latest National Allotment Society and NBBC guidance.
BDHC	Appendix 2d	Wildlife TAN: Little or none of this information featured in the previous Strategy. Will it in the next one?	No TANs were produced in the previous strategy - the TANS in the new draft strategy will form part of the strategy and more will be added over time	None required

Portfolio Holder, leisure, Communities and Health	15	<p>With the "over provision" capacity. I take it this is across the whole borough and there will be specific areas that will have a greater demand. Is there any data for this and is there any way we are able to meet the extra local demand?</p> <p>There seems to be a lack of allotment provision in Galley Common in particular.</p>	<p>NBBC do not currently have up to date data on demand for allotments (other than waiting list data for each NBBC owned allotment). Through accessibility modelling we have identified areas that do not have close access to existing allotments sites, where if possible we will seek provision, usually through the planning process.</p>	None required
Portfolio Holder, leisure, Communities and Health	appendix 1	<p>I don't know how easy it is to edit your maps but allotment 37 - Bennetts Road (outside the borough in Coventry) is no longer</p>	<p>site will be removed</p>	<p>Site 37 will be removed from the maps</p>

		there and is currently being developed into a housing estate.		
Portfolio Holder, leisure, Communities and Health	Appendix 2d	with reference to wildlife TAN: I was wondering if we could add a pic of a slow worm and other beneficial animals in the wildlife section? I think a lot of people don't know what they are and think they are snakes and we have had incidents of them being killed in the past.	A photo of a slow worm can be added to the appendix	A photo of a slow worm has been added to the Wildlife TAN

## 8 Appendices

### Appendix 1

Spatial maps of allotments:

### Appendix 2

#### Technical advisory notes

A priority from the previous Allotment Strategy (2012-2022) was the production of a suite of Technical Advisory Notes (TANs) on specific areas of allotment management. Many issues are the same across all allotments such as water use, biodiversity, waste disposal and climate change. The National Allotment Association (NSALG) is the national advisory body for allotment management and tenants and as such holds up to date information and advice on allotment management. We recommend that associations are members of the NSALG and as such can access their help and advice. Even if not members the NSALG has lots of information online to assist allotment management: [National Allotment Society Leaflets – The National Allotment Society – National Society of Allotment and Leisure Gardeners Ltd \(nsalg.org.uk\)](https://www.nsalg.org.uk/)

There are a number of Nuneaton and Bedworth-specific TANs that have been drafted, in conjunction with the Nuneaton Federation of Allotment Associations, to detail the main issues when managing allotments in the borough:

Appendix 2a - Allotment Association Management

Appendix 2b - Health and Safety Appendix 2b

Appendix 2c - Bonfires

Appendix 2d - Wildlife

### Appendix 3

Blank Allotment Lease

