

## Allotments/Community Food Growing Site Selection Criteria

The following criteria will guide the identification of new allotment sites in Bath & North East Somerset by the Council's Neighbourhood Environment team (in consultation with the Environment Team).

These criteria will also be used by the Neighbourhood Environment Team to assess the suitability of new allotments proposed as part of development schemes through the Planning process (where this is triggered based on the requirements in the Green Space Strategy/Planning Obligations SPD).

A traffic light system is proposed where:

- Red identifies a major issue which is likely to make the site unsuitable/undeliverable
- Amber identifies an issue that is necessary/possible to mitigate or address through design
- Green identifies a positive enhancement opportunity that should be addressed through the design process

Where a constraint can be moved from "red" to "amber" this would represent the removal of a key barrier. All "amber" and "green" items should be taken forward for consideration in the site design and management process.

The criteria are split into four broad questions:

- Is the site deliverable?
- Is the site suitable for productive use?
- Is the site accessible to the area it is intended to serve?
- Is the site suitable for change of use, with appropriate design?

### Criteria

#### **Is the site deliverable?**

Category	Site Selection Options	Option selection and summary of evidence	Service area where information can be obtained
Ownership constraints	<p><b>Red</b> Not deliverable e.g. in private ownership where landowner is not amenable/B&amp;NES Council ownership but earmarked for development/another use</p> <p><b>Amber</b> Private/B&amp;NES land with potential for allotments/community food growing use in short-medium term (including temporary use)</p> <p><b>Green</b> B&amp;NES/Private land with agreement in principle for allotment use in the short/medium/long term (this could also include land provided as part of a development scheme). Potential for land to be transferred into community/B&amp;NES</p>		<b>Property Services</b>

		ownership.		
<b>Current land use</b>	Red	Land in current use that should to be retained/protected with no scope to address through design		<b>Property services</b>
	<b>Amber</b>	Land is in current use that could accommodate allotments/community food growing if appropriately designed/or as part of the site		
	<b>Green</b>	Land has no current use that requires retention/protection and there are enhancement opportunities		
<b>Physical site accessibility</b>	Red	Access to the site cannot be secured (i.e. requires access via third party land that cannot be secured/landlocked)		<b>Property Services</b>
	Amber	Access to the site is not ideal, but a solution could be possible through design (may include pedestrian/cycle only access)		
	Green	There is existing suitable access to the site which can be utilised or an enhancement can be delivered.		
<b>Likely timescale of availability</b>	Red	Land not likely to be available except in the long term		<b>Property Services</b>
	Amber	Land likely to be available in the medium term (5-10 years) or available in the short term (but only as a temporary use)		
	Green	Land currently available or likely to be available in the short term (potential clashes with the growing.nesting seasons and legal issues need to be taken into account.		
<b>Potential number of plots/ level of space</b>	Red	Due to limited size of land available/cost of bringing land into use does not justify taking the site forward		
	Amber	Work to bring forward the land and cost justifies taking forward (even if limited number of plots/non-standard plots or community		

	growing space the only option), further design work needed		
	Green Land can provide a number of plots with opportunities for complementary uses e.g. community growing, landscape areas, other green infrastructure benefits		

**Is the site suitable for productive use?**

Category	Site Selection options		Option selection and summary of evidence	Service area where information can be obtained
<b>Known previous land use</b>	<b>Red</b>	Unsuitable previous use e.g. land known to be contaminated from previous use, substantial demolition of existing structures/features required, known landfill site		<b>Planning department</b>  <b>Environment Team</b>  <b>Property Services</b>
	<b>Amber</b>	Site has a suitable previous use (e.g. previously a green space), and could accommodate allotments community food growing where appropriately designed		
	<b>Green</b>	Site has recent history as an allotment/agricultural land		
<b>Known soil/ surface water quality</b>	<b>Red</b>	Unsuitable soil (inadequate/contaminated soil/water present) and no option to utilise alternative methods e.g. raised beds/temporary growing		<b>Planning department</b>  <b>Environment Team</b>  <b>Property Services</b>
	<b>Amber</b>	No known problems with soil, however, land is currently woodland or scrub and poorer quality for growing		
	<b>Green</b>	Site has recent history as an allotment/agricultural land		
<b>Availability of utilities</b>	<b>Red</b>	No current provision and difficulties/high costs associated with installing new utilities (no other solution identified)		<b>Planning department</b>  <b>Environment Team</b>

	<p><b>Amber</b> Land has some form of water supply/catchment with options for improvement</p> <p><b>Green</b> Land has current provision of mains water and other utilities with no need for additional improvements</p>		<b>Property Services</b>
<b>Water and flood risk</b>	<p><b>Red</b> Land is within a known flood risk (including surface water flooding) with no possible/expensive mitigation</p> <p><b>Amber</b> Any known risks can be mitigated in the short term with improvements (1-5 years) or risk areas can be avoided or dealt with through design</p> <p><b>Green</b> Land is at little or no risk from issues arising from water with possible for enhancement opportunities e.g. drainage and run-off</p>		<b>Flooding Team</b> <b>Environment Team</b> <b>Planning Team</b>
<b>Topography Constraints</b>	<p><b>Red</b> Land has steep slopes and / or a significant number features (trees, buildings, banks etc.) which warrant the site unsuitable or too costly to bring into productive use (either for allotments or community growing space)</p> <p><b>Amber</b> There is a need for a manageable level of remediation needed on the site/part of the site to bring the land into productive use.</p> <p><b>Green</b> There is limited/no remediation needed to bring into productive use and a good level of sunlight.</p>		<b>Planning Team</b> <b>Environment Team</b>

**Is the site accessible to the area it is intended to serve?**

<b>Category</b>	<b>Site Selection Options</b>	<b>Option Selection</b>	<b>Service area where information can be obtained</b>
<b>Known and</b>	<b>Red</b> No current local demand		

<p><b>latent demand within the area</b></p>	<p>known/oversupply (with no interest from community groups/allotment association to undertake a local demand survey or to generate demand)</p> <p><b>Amber</b> Some limited demand known (with interest expressed through a local demand survey/community group/allotment association to take forward/manage). Potential for existing demand to be displaced into the catchment area for this allotment</p> <p><b>Green</b> Existing known demand/deficit in provision with strong interest from community groups allotment association to take forward.</p>		<p><b>Please see B&amp;NES Green Space Strategy area profiles for existing provision and supply</b></p>
<p><b>Proximity to social housing/ flatted development</b></p>	<p><b>Red</b> N/A</p> <p><b>Amber</b> N/A</p> <p><b>Green</b> The site is in close proximity to existing or planned social housing and could provide some allotments/community growing space that could be managed by the RSLs/tenant groups.</p> <p>The site is in close proximity to flatted development where there is limited private garden space.</p>		<p><b>Planning department Property Services</b></p>
<p><b>Pedestrian access/ walking distance</b></p>	<p><b>Red</b> The site does not have adequate/safe access for pedestrians and cannot be designed to provide this (and cannot provide for specific user groups e.g. specific disability groups).</p> <p>The site is physically detached from the area of need (&gt;30 min walk/ 960 metres).</p> <p><b>Amber</b> The site can be designed to have adequate/safe pedestrian access. The site is further away from the area on foot (&gt;20 min walk).</p> <p><b>Green</b> The site has accessible/safe access for pedestrians and is well located relative to the area of</p>		

		need (<20 min walk)		
<b>Cycle access/parking</b>	<b>Red</b>	<b>The site does not have adequate/ safe access or parking for cyclists and cannot be designed to provide this (in addition the site fails to provide for pedestrians adequately)</b>		<b>Planning department</b>
	<b>Amber</b>	The site provides safe access for cyclists but does not have scope to provide cycle parking on-site (or nearby).		
	<b>Green</b>	The site provides safe access for cyclists and has scope to provide/support the provision of secure cycle parking nearby which can also be used by local residents/other community groups.		
<b>Vehicle access/parking</b>	<b>Red</b>	There is no potential drop-off point on-site or nearby which can serve the site.		<b>Planning department</b>
	<b>Amber</b>	There is a potential drop-off point on-site or nearby which can serve the site but there is no publicly accessible parking on-site/within the vicinity of the site (within 200m of the entrance). There is pay and display parking within 200m only.		
	<b>Green</b>	There is a potential drop-off point on-site or nearby which can serve the site but there is no publicly accessible parking on-site/within the vicinity of the site (within 100m of the entrance).		

**Is the site suitable for change of use, with appropriate design?**

<b>Category</b>	<b>Site Options</b>	<b>Option Selection and supporting evidence</b>	<b>Service area where information can be obtained</b>
<b>Ecological designation/ protected species</b>	<b>Red</b> The site is located within an SNCI, there are known protected or at risk species present on the site and/or there are protected trees and there has been no discussion about the site with the		

		<p>Environment Team to ascertain whether there are mitigation opportunities. Further survey is required to establish whether the site/or part of the site is potentially suitable.</p> <p><b>Amber</b> Mitigation opportunities have been identified which would be required to be addressed before the site can be deemed suitable for change of use.</p> <p><b>Green</b> There are enhancement opportunities identified to provide ecological and other enhancements</p>		
<b>Landscape/ archaeological designations</b>	<b>Red</b>	The site is, or maybe, part of a valued area of landscape (defined in the landscape policy) and the effect of the proposals have not been assessed or discussed with the Council's Landscape Architect (Planning/Environment Team).		<b>Environment Team Planning Team</b>
	<b>Amber</b>	The assessments and / or discussion with the Planning/Environment Team have identified potential harm to landscape character, views or landscape features but it is considered they can be effectively mitigated		
	<b>Green</b>	The design of the proposals and the proposed mitigation measures effectively protect and enhance the character, views and landscape features of the site and its surroundings		
<b>Neighbor amenity</b>	<b>Red</b>	There is a high risk of unacceptable impacts on neighbour amenity that cannot be addressed through design (e.g. right to light, access to private property is compromised).		<b>Planning department Environment Team</b>
	<b>Amber</b>	There are impacts on neighbour amenity that should be addressed through design e.g. boundary treatment, management arrangement		
	<b>Green</b>	There are positive enhancement		

		opportunities for neighbours e.g. visual improvements, active management of the land, opportunities to take part in community growing schemes or take on an allotment		
<b>Site Security</b>	<b>Red</b>	The site is considered to be at high risk of vandalism or significant site security issues, with no potential to address through design/management		<b>Planning department</b>
	<b>Amber</b>	Is the site considered to have some risk of vandalism/site security that can be addressed through design/management		
	<b>Green</b>	Opportunities exist to design out vandalism and security risks by increasing the use of the site and through design/management enhancements that will benefit the wider area.		
<b>Complementary use of adjacent space</b>	<b>Red</b>	There is a high probability that there will be space left over which has no active use and is likely to be a cause of future problems, with no potential to address this through boundary treatment/design.		<b>Planning department Environment Team</b>
	<b>Amber</b>	There is a need to design the space to make active use of adjacent space and clearly demarcate public and private spaces.		
	<b>Green</b>	There are opportunities to co-locate complementary uses on adjacent space such as community food growing, play space or community space/PROW, improvements etc.  Land contributes to green infrastructure and is multi-functional.		



