SECTION 10 – ALLOTMENTS

Allotments

Introduction and definition

10.1 This typology includes all forms of allotments. The primary purpose of allotments is to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. This type of open space may also include urban farms.

10.2 Like other open space types, allotments can provide a number of wider benefits to the community in addition to their primary purpose. These include:

• bringing together different cultural backgrounds
• improving physical and mental health
• providing a source of recreation
• making a wider contribution to the green and open space network.

10.3 Allotments are becoming increasingly popular nationally, following the recognition of the role that they can play in encouraging all sectors of the community to participate in active recreation. Increased emphasis on home grown food across the media has also been attributed to increased demand for allotments.

10.4 Allotments offer an alternative active pastime to participation in formal sport, particularly for older residents. This is particularly important in light of the ageing population in Hull. Many residents in the city acknowledged the recreational benefits associated with using an allotment.

10.5 Changing trends in house building, with an increasing focus on flats and apartments may also generate an upturn in the demand for allotments, as residents without access to private gardens seek opportunities to participate.

10.6 The Hull Biodiversity Action Plan highlights several opportunities to increase biodiversity at allotment sites and targets the integration of wildlife with the recreational uses of allotments as well as an increase in the variety of species found on allotment sites. 22 allotments were assessed as part of the Phase 1 habitat surveys, reinforcing the value of existing sites in terms of biodiversity. Almost all of these sites were perceived to be of high or very high importance in terms of the green infrastructure of the city with the majority playing important roles in the green network and acting as stepping stones for wildlife.

10.7 This section considers the quality, quantity and accessibility of allotments across Hull. It also summarises the key findings of the biodiversity assessment of allotments.
SECTION 10 – ALLOTMENTS

Current Provision

Quantity

10.8 Hull City Council owns 22 allotment sites, which contain a total of 1768 plots.

10.9 Newland Avenue allotments is the largest site in the city, with 245 plots found at this site. Most sites have water provision and are well fenced.

10.10 Demand for allotments in the city is high and household survey findings indicate that of those residents who do not currently rent an allotment plot, 17% of people would be interested in doing so. In addition to this, there are waiting lists at most sites in the City, with particularly high figures at Newland Avenue and Sutton / Leads Road. It is important to note that some waiting lists are duplicated, with residents expressing demand for several different sites.

10.11 The provision of allotments at school sites was seen as a good way to get children and young people involved in the community and develop educational links.

10.12 One of the key themes of consultations undertaken was the need to protect allotments from development. The recent closures of two sites were frequently referenced. The current proposals linked to the BSF programme will see the closure of sites at Mappleton Grove and Portobello Street with tenants relocated to Marfleet Lane. This will see the Marfleet Lane site upgraded to a statutory allotment and will ensure that long term, higher quality provision is maintained. This will be returned to when considering provision and priorities in East Hull.

10.13 The quantity of allotments across the city is summarised in Table 10.1 below.

Table 10.1 – Provision of allotments across Hull

<table>
<thead>
<tr>
<th>Area</th>
<th>Current provision (hectares)</th>
<th>Number of sites</th>
<th>Smallest site (hectares)</th>
<th>Largest site (hectares)</th>
<th>Scenario a provision per 1000 population (2026)</th>
<th>Scenario b provision per 1000 population (2026)</th>
<th>Scenario c provision per 1000 population (2026)</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>0.98</td>
<td>1</td>
<td>-</td>
<td>0.98</td>
<td>0.03</td>
<td>0.03</td>
<td>0.03</td>
</tr>
<tr>
<td>Northern</td>
<td>5.99</td>
<td>1</td>
<td>-</td>
<td>5.99</td>
<td>0.18</td>
<td>0.18</td>
<td>0.17</td>
</tr>
<tr>
<td>North Carr</td>
<td>4.30</td>
<td>2</td>
<td>1.88</td>
<td>2.42</td>
<td>0.16</td>
<td>0.15</td>
<td>0.15</td>
</tr>
<tr>
<td>Park</td>
<td>13.05</td>
<td>7</td>
<td>0.38</td>
<td>3.75</td>
<td>0.30</td>
<td>0.29</td>
<td>0.28</td>
</tr>
<tr>
<td>Riverside</td>
<td>0.80</td>
<td>1</td>
<td>-</td>
<td>0.80</td>
<td>0.02</td>
<td>0.02</td>
<td>0.02</td>
</tr>
<tr>
<td>West</td>
<td>12.60</td>
<td>5</td>
<td>0.95</td>
<td>4.31</td>
<td>0.35</td>
<td>0.34</td>
<td>0.33</td>
</tr>
<tr>
<td>Wyke</td>
<td>16.92</td>
<td>5</td>
<td>0.75</td>
<td>8.20</td>
<td>0.55</td>
<td>0.54</td>
<td>0.52</td>
</tr>
<tr>
<td>Overall</td>
<td>54.64</td>
<td>22</td>
<td>0.75</td>
<td>8.20</td>
<td>0.22</td>
<td>0.21</td>
<td>0.20</td>
</tr>
</tbody>
</table>
10.14 The key issues emerging from Table 10.2 and consultations relating to the quantity of provision of allotments include:

- Overall, 34% of respondents to the household survey feel that the provision of allotments in Hull is insufficient (nearly enough / not enough). The majority of respondents have no opinion about the provision of allotments.

- Residents in different areas of the city have varying opinions relating to the quantity of allotments. 48% of residents in the Northern area feel that there are insufficient allotments. In contrast, residents in the Wyke area demonstrate the greatest satisfaction with 47% stating allotment provision is about right (or more than sufficient).

- Analysis of the distribution of existing allotments reinforces these varying perceptions. Although there are 22 sites in total, there is limited provision in the Riverside (1), North Carr (2), Northern (1) and East (1) areas. The majority of sites are located in the remaining three areas.

- The greatest provision per 1000 population across all three growth scenarios is located in the Wyke area. It is also within this area where the greatest current provision is found and where residents exhibit the highest level of satisfaction.

- The size of sites varies significantly across the city with the largest site equating to over 8 hectares (in Wyke) while the smallest site is less than 1 hectare in size.

- Attendees at the HDF Forum workshop also raise issues with regards the current provision of allotments, with quantity being the main concern.

- However, the maintenance and upkeep of allotments is seen as a greater issue in drop in sessions. It was noted that some plots had been left unmanaged and have had to be re-let (Newland Avenue). These empty plots are seen as a deterrent to other tenants or potential plot holders.

- When considering the three scenarios of potential population growth, it can be seen that based on Scenario a, overall there will be 0.22 hectares of allotments per 1000 population. In scenario c, there will be 0.21 hectares per 1000 and in Scenario c where there the highest population growth will occur, this will decrease slightly to 0.20 hectares per 1000 population.

**Setting provision standards – quantity**

10.15 The recommended local quantity standard for allotments has been derived from the local needs consultation and audit of provision and is summarised overleaf. Full justification for the local standard is provided within Appendix F.

10.16 The standard recommends an increase on the existing level of provision. This is based on the existing waiting lists in addition to expressed demand from local residents.
SECTION 10 – ALLOTMENTS

Quantity Standard (see Appendices E and F – standards and justification, worksheet and calculator)

<table>
<thead>
<tr>
<th>Existing level of provision</th>
<th>Recommended standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.21 hectares per 1000</td>
<td>0.24 hectares per 1000</td>
</tr>
</tbody>
</table>

Justification
The local standard has been set above the existing level of provision to reflect the demand for the increased provision of allotments. 34% of respondents to the household survey state the provision of allotments is insufficient. Other consultation reveals that allotments are fully occupied with significant waiting lists across the city. Latent demand was also evident.

Setting a standard above the existing level of provision is reflective of the demand for increased provision, particularly highlighted by existing waiting lists. Setting the standard at this level will enable the Council to focus on increasing provision to meet existing demand. Allotments can also provide alternative opportunities to participate in sport and physical activity as well as being important in terms of biodiversity.

Current provision - quality

10.17 The quality of existing allotments in the city was assessed through site visits and is set out in Table 10.2 below. It is important to note that site assessments are conducted as a snapshot in time and are therefore reflective of the quality of the site on one specific day. Three sites were inaccessible at the time of the visit. Two of these sites were subsequently assessed by PAA.

10.18 The quality scores are weighted according to the findings of the local consultation. Those elements that were highlighted through consultation as being a particularly important determinant of the quality of allotments have been weighted higher to ensure that they have a greater influence on the overall quality score that each site achieves. The full rationale behind this approach is set out in Appendix G.

Table 10.2 – Quality of allotments across Hull

<table>
<thead>
<tr>
<th>Area</th>
<th>Range of quality scores (%)</th>
<th>Average quality scores (%)</th>
<th>Lowest quality sites</th>
<th>Highest quality sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>80</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Northern</td>
<td>80</td>
<td>-</td>
<td>Oak Road Allotments</td>
<td></td>
</tr>
<tr>
<td>North Carr</td>
<td>80–94</td>
<td>87</td>
<td>Bude Road Allotments</td>
<td>Noddle Hill Way Allotments</td>
</tr>
<tr>
<td>Park</td>
<td>65–86</td>
<td>76</td>
<td>Bilton Grove Allotments</td>
<td>Leads Road Allotments</td>
</tr>
<tr>
<td>Riverside</td>
<td>70</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>West</td>
<td>66–84</td>
<td>75</td>
<td>Hamlyn Drive Allotments</td>
<td>Gipsyville Allotments</td>
</tr>
<tr>
<td>Wyke</td>
<td>66–94</td>
<td>81</td>
<td>National Avenue Allotments</td>
<td>Newland Avenue Allotment</td>
</tr>
<tr>
<td>Overall</td>
<td>65–94</td>
<td>79</td>
<td>Bilton Grove Allotments</td>
<td>Newland Avenue Allotments</td>
</tr>
</tbody>
</table>
The key issues emerging from Table 10.2 and the consultation relating to the quality of allotments include:

- the majority of respondents to the household survey perceive the quality of allotments to be average (56%), 25% feel the sites are good while 21% would rate them as poor.

- site visits indicate that the overall quality of allotments is good, with sites achieving an average score of 79%. It is evident however that the quality of sites varies, with sites ranging from 65% - 94%. As no sites scored below 50%, it can be concluded that all sites are of average or above quality. The quality of sites is also relatively consistent across the different areas of the city. The highest overall quality of provision can be found in the Wyke area and the poorest quality in the Northern area.

- general comments regarding these sites show several barriers to entry, namely, a lack of knowledge and available information regarding accessing and obtaining an allotment site. Addressing this issue may convert people from merely being interested to actively using these facilities.

- a number of residents have concerns with the quality of some allotment sites. Perth Street allotments is highlighted as a site suffering from a lack of toilet and parking facilities. The provision of ancillary facilities is perceived to be a key determinant of the level of use of specific sites.

- site visits suggest that security at allotment sites is good, with the majority of sites either padlocked or exhibiting good perimeter fences. It was also commented that the majority of sites appeared clean and well maintained.

- some residents also emphasise the need for education in terms of using allotments for growing fresh produce and embracing the ‘outdoor life’. The importance of the provision of allotments is reinforced at workshop sessions and the existing sites were perceived to be of varying quality. Many residents indicate that they travel further afield to access higher quality allotment sites.

In addition to the quality of allotments from a recreational perspective, their value in terms of biodiversity was also considered. Key issues arising included:

- there were no allotments considered to be of low value in terms of biodiversity. Eight sites were evaluated as high or very high.

- almost all sites were perceived to be important in terms of connectivity.

- the key habitats offered were grassland, freshwater, woodland, hedgerow and scrub.

- species commonly found at allotments in Hull included starlings, song thrushes and house sparrows. Several allotment sites also offered potential for bats and toads.

- the need to ensure that some plots are left uncultivated to maximise biodiversity was highlighted.
SECTION 10 – ALLOTMENTS

Setting provision standards – quality

10.21 The recommended local quality standard for allotments is summarised below. Full justifications and consultation for the local standard is provided within Appendix G.

10.22 The quality standard summarises the features that residents consider to be an important determinant of the quality of provision.

Quality Standard (see Appendix G)

<table>
<thead>
<tr>
<th>Essential</th>
<th>Desirable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking facilities</td>
<td>Toilets</td>
</tr>
<tr>
<td>Well kept grass</td>
<td>Seating</td>
</tr>
<tr>
<td>Good site access</td>
<td>Footpaths</td>
</tr>
</tbody>
</table>

Detailed analysis of the local consultation suggests that with regards to allotments, the relative importance of the key components is as follows:

<table>
<thead>
<tr>
<th>Component of quality</th>
<th>Proportion of possible total responses received</th>
<th>Weighting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security and Safety</td>
<td>19%</td>
<td>1</td>
</tr>
<tr>
<td>Cleanliness and maintenance</td>
<td>44%</td>
<td>4</td>
</tr>
<tr>
<td>Vegetation</td>
<td>31%</td>
<td>2</td>
</tr>
<tr>
<td>Ancillary accommodation</td>
<td>32%</td>
<td>3</td>
</tr>
</tbody>
</table>

Setting provision standards – accessibility

10.23 The accessibility of sites is paramount in maximising usage as well as providing opportunities for all people to use the sites. The recommended local standard is set in the form of a distance threshold and is derived directly from the findings of the local consultations.

10.24 Site-specific accessibility issues were also analysed as part of the site visits and information and signage, transport and general accessibility issues were assessed.

10.25 50% of residents expect to walk to an allotment while 28% prefer to travel by car. This indicates that allotments are expected to be in close proximity to the home.

10.26 Like the quality of the allotment sites, site visits indicate that overall accessibility to allotments is good. It was commented that many sites appeared to be in close proximity to public transport routes and all sites achieved a score of 55% or more for accessibility. Full scores are set out in Appendix D. The key area for improvement was considered to be signage. While almost all sites had signs on the entrances, there were few signposts from main roads. Additional signage may help to raise awareness of the presence of allotments amongst local residents.
10.27 The recommended local accessibility standard for allotments is summarised overleaf. Full justification for the local standard is provided within Appendix H. In light of the expectation that facilities will be provided locally, a walk time standard has been set. This represents a challenging standard for the Council.

Accessibility Standard (see Appendix H)

<table>
<thead>
<tr>
<th>Recommended standard</th>
<th>20 MINUTE WALK TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Justification</td>
<td></td>
</tr>
<tr>
<td>The provision of allotments is very much a demand led typology and this should be reflected in the application of the accessibility and quantity standards. As such any deficiencies that are highlighted through the application of the study should be assessed further to indicate if there is any demand in that area.</td>
<td></td>
</tr>
<tr>
<td>A clear preference for walking is established through consultation and therefore a walk time standard has been used in line with living a healthy lifestyle and targets to reduce the reliance on private transport. A 20 minute walk time represents an achievable standard and enables a focus on qualitative improvements and the provision of larger strategic sites rather than multiple small sites.</td>
<td></td>
</tr>
<tr>
<td>Despite this, current waiting lists at all sites and recent site closures support a challenging standard and demand for allotments should be monitored on an ongoing basis to ensure that the quantity of provision and the distribution of sites are adequate to meet local needs. Sufficient provision of allotments in the City will provide an alternative form of recreation and physical activity for residents and the application of the quantity and accessibility standards should be considered in the context of each other.</td>
<td></td>
</tr>
</tbody>
</table>

Applying provision standards

10.28 The application of the recommended quality, quantity and accessibility standards provides an understanding of the existing distribution of open space sport and recreation facilities and identifies areas where provision is insufficient to meet local need.

10.29 Table 10.3 sets out the results of the application of the quantity standard against the current distribution of allotments in Hull. This provides an initial indication of the adequacy of the existing provision.
Table 10.3 – Application of quantity standard

<table>
<thead>
<tr>
<th>Area</th>
<th>Current balanced against local standard (0.24 hectares per 1000 population)</th>
<th>Future balance against local standard – Scenario a (0.24 hectares per 1000 population)</th>
<th>Future balance against local standard – Scenario b (0.24 hectares per 1000 population)</th>
<th>Future balance against local standard – Scenario c (0.24 hectares per 1000 population)</th>
</tr>
</thead>
<tbody>
<tr>
<td>East</td>
<td>-8.01</td>
<td>-7.90</td>
<td>-8.17</td>
<td>-8.42</td>
</tr>
<tr>
<td>Northern</td>
<td>-1.93</td>
<td>-1.84</td>
<td>-2.07</td>
<td>-2.29</td>
</tr>
<tr>
<td>North Carr</td>
<td>-2.40</td>
<td>-2.33</td>
<td>-2.51</td>
<td>-2.67</td>
</tr>
<tr>
<td>Park</td>
<td>2.31</td>
<td>2.44</td>
<td>2.11</td>
<td>1.82</td>
</tr>
<tr>
<td>Riverside</td>
<td>-10.13</td>
<td>-10.00</td>
<td>-10.32</td>
<td>-10.61</td>
</tr>
<tr>
<td>West</td>
<td>3.81</td>
<td>3.92</td>
<td>3.66</td>
<td>3.44</td>
</tr>
<tr>
<td>Overall</td>
<td>-6.85</td>
<td>-6.13</td>
<td>-7.93</td>
<td>-9.56</td>
</tr>
</tbody>
</table>

10.30 Table 10.3 shows that:

- overall the current provision of allotments is insufficient to meet current demand and there is a total shortfall of 6.13 hectares. Future population projections indicate that this shortfall will increase in population growth scenarios b and c (to the equivalent of 7.93 hectares and 9.56 hectares respectively). In scenario a, where the population is projected to decline slightly, a shortfall of 6.13 hectares is expected.

- the quantity of allotments is adequate to meet current and future demand in three of the seven areas. The greatest shortfall is in Riverside, where provision is over 10 hectares below the suggested minimum standard. The undersupply in the East area is also large, equating to 8.01 hectares.

10.31 The application of the local accessibility and quality standards for allotments is set out overleaf in Map 10.1.
Map 10.1 – Provision of allotments in Hull

Allotments

Based upon the Ordnance Survey with the permission of the Controller of Her Majesty’s Stationery Office. Crown Copyright. Hull City Council License No. 100000007B.
Map 10.1 illustrates that there are residents outside of the appropriate catchment area of allotments in a number of areas of the city. In particular areas of deficiency can be found in the Orchard Park and Greenwood ward of the Northern area, the St Andrews and Myton wards in the Riverside area and in the Ings ward in the East area. In contrast, all residents in the Wyke area and the majority of residents in the West area have access to an allotment within the recommended 20 minute walk time catchment. The quality of allotments is also particularly high within the Wyke area of the city.

10.32 The overall quality of allotments across the city is evident by the high scores achieved at allotment sites. Sites falling into the bottom quartile in terms of quality (i.e. the worst 25%) achieved scores of up to 62%. A score of 89% or greater is required to fall into the top quartile.

**Applying provision standards – identifying geographical areas**

10.33 In order to identify geographical areas of importance and those areas where there is potential unmet demand we apply the quantity and accessibility standards together. The quantity standards identify whether areas are quantitatively above or below the recommended minimum standard and the accessibility standards will help to determine where these deficiencies are of high importance.

10.34 In light of the demand led nature of allotments, application of the quantity, quality and accessibility standards should be treated as a starting point only. Detailed research and monitoring of local demand should be undertaken prior to the development of new allotments. Consideration of existing waiting lists is a particularly useful indicator of latent demand.

**ALL1**

Regularly review, investigate and monitor demand for allotment provision and look for opportunities where demand is increasing through ongoing evaluation of waiting lists. Evaluation of demand should consider demand in areas where allotments are not currently provided as well as monitoring the usage of existing sites.

10.35 Where new provision is required, it may be necessary to explore alternative and non-traditional means of delivering such facilities. Consideration should be given to the provision of allotments within other sites, for example schools. Providing allotment sites at such locations can encourage children and young people to get involved in outdoor life, contribute to educating children and young people and encourage community involvement. The redevelopment of several schools across Hull through the BSF programme may create opportunities to locate community allotments at school sites.

**ALL2**

Explore alternative opportunities for the provision of allotments including co-location at school sites.

10.36 The breakdown of provision across the city has previously revealed that based on the application of the quantity standard four of the seven areas have sufficient provision to meet current and future demand. Large deficiencies can be found in the three remaining areas of the city.

10.37 In light of the shortfalls of allotments across the city and the high levels of use at all allotment sites, all provision should be protected from development through policy in the Local Development Framework. Where allotments are lost to development, policy
SECTION 10 – ALLOTMENTS

should ensure that these are reprovided in close proximity to the previous site unless it can be proven that the site is surplus to requirements. Protection of existing sites will be particularly important in growth scenarios b and c, where projected shortfalls may rise to over 8 hectares.

10.38 As well as providing opportunities for local residents to grow their own produce, allotments also provide a valuable resource for biodiversity and wildlife creation. One of the key visions of the Hull Biodiversity Action Plan is to increase the number and variety of creatures that live in allotments across the City.

10.39 Allotments currently considered to be of high value in terms of biodiversity include:

- Pickering Road
- Newland and Edgecombe
- Albert Cottage
- Marfleet Lane
- East Hull
- Willerby Road
- Perth Street

10.40 In light of the importance placed on maintenance and upkeep of sites during consultation, effort should also be made to ensure that allotment sites meet the recommended quality criteria. In many instances, the quality of sites is as important as meeting unmet demand. Issues relating to the safety and security of sites, as well as cleanliness, maintenance and the provision of ancillary accommodation may lead to a lack of interest in the use of allotments from residents. In contrast, high quality sites are likely to generate additional interest. As highlighted, sensitive management of sites is important if biodiversity is to be promoted. In some instances, this may conflict with the desire to maximise the number of residents who are able to access a plot (for example if plots are left unmanaged to facilitate habitat creation).
Undertake a programme of improvement across allotment sites, using the site assessment scores as a basis for decision making. While overall the quality of allotments was perceived to be high, increased ancillary accommodation was perceived to be particularly important in generating interest from sectors of the community that may not otherwise use allotments. Based on the site assessments, a score of 89% is required to fall within the top quartile. Improvements should focus on achieving this score at each site across the city.

10.41 Demand in each of the geographical areas of the city is evaluated in the sections that follow. In some instances, extension of existing sites (or reduction in the size of plots to accommodate more residents) may provide an appropriate alternative to the development of new sites. Additionally, as highlighted, where facilities are of particularly poor quality amalgamation of sites, and subsequent improvement of remaining sites, may prove a more valuable option. Access to existing sites is however important and an equitable distribution of sites should be ensured.

**East area**

10.42 Within the East area there is only one site, specifically Wansbeck Road Allotments.

10.43 Application of the quantity standard reveals that there is insufficient provision of allotments to meet current demand. Analysis of access to existing sites reinforces the quantitative shortfalls in this area with areas of deficiency evident in the Ings, Sutton and Longhill wards (Figures 10.1 – 10.3).

10.44 The only allotment plot in the East area is located on the northern border of the Longhill ward and due to its location this site only serves the residents located in the north of the Longhill ward. Furthermore, this site is currently at 100% capacity and has a waiting list. Two allotment sites located close to the East area boundary in the Park area do provide access to an allotment for residents in the south of the Ings, Longhill and Sutton wards, however these sites only provide access for a small number of residents, particularly in the Ings and Longhill wards.

*Figure 10.1 – Deficiencies of allotments in the Ings ward*
10.45 Unsurprisingly, there are also likely to be shortfalls of provision in all potential future growth scenarios. Based on growth scenarios b and c where increases to the local population are expected, the application of the quantity standard indicates that there will be a requirement for between 326 and 336 allotment plots in this area (average size of an allotment plot = 250m$^2$).

10.46 In light of the large shortfalls in this area of the city and the waiting list at the existing site the council should seek to increase the provision of allotments. New provision
should be located within the Ings ward, where the largest area of deficiency is located. In light of high deprivation and the nature of the housing (limited gardens), consideration should also be given to opportunities to provide allotments in the Longhill ward.

10.47 In addition to increasing the quantity of allotments within the East area, access to those allotment sites located on the periphery of the area should be facilitated.

**Wyke area**

10.48 Accessibility mapping reveals that almost all residents in the Wyke area have access to an allotment within the recommended 20 minute walk time. The only areas of shortfall are located to the east of the Wyke area, in the Avenue ward. Application of the quantity standard reinforces this good level of accessibility with no current and expected shortfalls found in this area of the city.

10.49 Despite the high levels of provision in comparison to other areas, analysis of waiting lists indicates that there is a large waiting list at Newland Avenue allotments. This reinforces the demand led nature of allotments. Newland Avenue is one of the highest quality facilities in the city which may influence the high levels of demand at this site. It is also located close to the main area of deficiency. Additionally, all other sites in the area are operating at 95% capacity or above.

10.50 The quality of allotments in this area is highest of all areas. In light of the high levels of provision in comparison to other areas, and the high quality of the sites, priority should be given to the development of new sites in other area areas of the city. Provision of new sites in areas of the city currently devoid of allotments may reduce the waiting lists at Newland Avenue.

10.51 Consideration should however also be given to the most appropriate means of addressing the evident unmet demand in the area and meeting the demand within the Avenue ward. This may include the division of traditional sized allotment plots into half plots, ensuring that a higher number of residents can be accommodated on existing sites.

10.52 The quality of existing sites should also be maximised in order to ensure that all sites are fully occupied and are accessible to all sectors of the community. Any qualitative enhancements should be based on site assessment findings and providers should aim to ensure that the minimum quality standard is achieved at all sites.

<table>
<thead>
<tr>
<th>ALL7</th>
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<tbody>
<tr>
<td>Seek to increase the provision of allotments within the East area. Consider opportunities to locate a new facility within the Ings ward.</td>
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</tbody>
</table>

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<th>ALL8</th>
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<tbody>
<tr>
<td>Consider the most appropriate means of addressing unmet demand in the Wyke area. Should the opportunity arise, a new site should be provided in order to meet existing and future demand. In the interim, alternative options should be explored, including the provision of half plots.</td>
</tr>
</tbody>
</table>
SECTION 10 – ALLOTMENTS

Park area

10.53 Application of the quantity standard indicates that the provision of allotments in this area is sufficient to meet current and future demand.

10.54 On the whole, sites are well distributed across the area and there are only small areas where residents cannot access sites within the recommended catchment (Figure 10.4). While Leads Road / Sutton Road Allotments and Lamorna Avenue are well occupied and have waiting lists, traditionally occupancy of allotments is lower in this area than other areas of the city.

Figure 10.4 – Deficiencies of allotments in Park area

10.55 The BSF proposals indicate that two existing sites in this area will be closed to accommodate a new academy and existing tenants will be relocated. Additionally, a purpose built site will be developed. The sites which will be closed were not operating at full capacity and the new site will provide a significantly improved quality of provision. This will be important as the quality of sites is lower in the Park area than other areas of the city.

Following provision of the new site in conjunction with the BSF programme, monitor the demand in the Park area and provide new sites where demand exceeds supply. In the short term, the focus should be placed on qualitative improvements.

North Carr area

10.56 Accessibility mapping highlights an area in the north of Bransholme East ward where residents are outside of the recommended catchment of an allotment and a small segment of residents living in Bransholme West (Figures 10.5 and 10.6).

10.57 Reinforcing the application of accessibility standards in this area of the city, application of the quantity standard demonstrates that there is insufficient provision to meet current and future demand and that shortfalls exceed 2 hectares in size.
10.58 The current take up of allotments in North Carr is varied. While Bude Road allotments are at capacity, demand is lower in Noddle Hill. The reasons behind this should be explored and focus placed on increasing the usage of this site, which was perceived to be on of the higher quality sites in the city.

10.59 Demand for new allotments, particularly in the areas of accessibility deficiency should be monitored and new provision should be considered if required. This is particularly important in the Bransholme area of the city where deprivation is high and as a consequence mobility is lower. In other areas of the North Carr area where residents
have access to sites, consideration should be given to providing half plots to accommodate any unmet demand.

10.60 Consideration could be given to the provision of allotments at a school site. There is a school located centrally within the area of deficiency in Bransholme East ward.

### ALL10

Monitor the demand for allotments in areas of deficiency, particularly Bransholme, and consider new provision where there is adequate demand. Evaluate the reasons for lower use of Noddle Hill allotments.

### Northern area

10.61 Application of the quantity standard reveals that there is insufficient provision of allotments to meet current and future demand. Accessibility mapping illustrates that almost all residents in the Northern area are outside of the catchment for an allotment. The majority of residents in the Orchard Park and Greenwood ward and residents in the north of Beverley ward cannot access an allotment within the recommended 20 minute walk time (Figures 10.7 and 10.8).

**Figure 10.7 – Deficiencies of allotments in the Orchard Park and Greenwood ward**
10.62 Accessibility deficiencies in the Orchard Park and Greenwood ward are particularly significant in consideration of the large population (13,999 Census 2001) and high level of deprivation in this area, with this Super Output Area ranked the third most deprived in Hull and the 80th most deprived in England.

10.63 Existing sites in the Northern area are almost at capacity, although the quality is lower than in other areas of the city. In light of the above, the Council should investigate the demand for a new allotment within the Orchard Park and Greenwood ward. This could potentially be located at a school site.

| ALL11 | Provide a new allotment within the Orchard Park and Greenwood ward. Monitor unmet demand in other areas of the Area. |

Riverside area

10.64 The greatest quantitative shortfall of allotments is found in the Riverside area, with a shortfall of 10.32 hectares expected by 2026 (Scenario b). Currently there is a shortfall of 10.13 hectares and accessibility mapping highlights areas of deficiency in the south of the area, in the St Andrews, Myton and Drypool wards (Figures 10.9 – 10.10).
Figure 10.9 – Deficiencies of allotments in the Myton ward

Figure 10.10 – Deficiencies of allotments in the St Andrews ward
The Indices of Multiple Deprivation 2004 indicate that the St Andrews ward is the most deprived ward in Hull and the 25th most deprived in England. Access to recreation will be particularly important in this ward and therefore the Council should seek to provide a new allotment site within this area. The HMR programme may provide the opportunity to consider opportunities for new allotment provision. Green space and the development of a sustainable community are central to the principles of the planned redevelopment.

Only one allotment site is located in the Riverside area and in light of the current and future shortfalls of allotments in this area the council should monitor demand in the Myton and Drypool wards and consider the new provision of an allotment site within these wards, should demand be sufficient.

Consider the provision of an allotment within the Newington and St Andrews area of the city. Monitor demand for allotments within the Myton and Drypool wards.

Accessibility mapping reveals that nearly all residents in the West area have access to an allotment within the recommended 20 minute walk time. Only a small number of residents located in the Pickering and Derringham wards are outside the recommended accessibility catchment of an allotment (Figures 10.12 and 10.13). Application of the quantity standard supports the high level of accessibility in the area, with no current or expected shortfalls portrayed.
10.68 The quality of allotments in the west is marginally lower than some other areas of the city. In consideration of the sufficient quantity of allotments in the area and the high level of accessibility, the Council focus should therefore be placed on increasing access to existing allotments and enhancing the quality of sites. It will be important however to monitor demand in the area on an ongoing basis as existing sites are all operating at or near to capacity.

**ALL13**

Seek to enhance the quality of allotments in the West area, aiming to achieve a quality score of 89%. Increase access to existing allotments in the area.
10.69 The Hull Sport and Physical Activity Strategy identified the need to ensure that a wide range of facilities and opportunities for residents to participate in sport and physical activity are available. Allotments provide an alternative means of physical activity and can be instrumental in encouraging different sectors of the community, including those who may have a lower propensity to participate. Awareness of opportunities was perceived to be instrumental in achieving increased participation across the city. Following provision of new allotments, opportunities to participate should be promoted to all residents across Hull.

ALL14 Promote the benefits of allotments to all sectors of the community and maximise awareness of the opportunities available across Hull.

Summary and recommendations

10.70 There are currently 22 allotment sites across Hull, totalling 54.64 hectares and equating to an overall level of provision of 0.21 hectares per 1000 population.

10.71 Results from the household survey show 34% of respondents feel the provision of allotments is insufficient. Demand for allotments is also perceived to be increasing.

10.72 The majority of residents indicate that they would expect to walk to an allotment. An accessibility standard equivalent to a 20 minute walk has been set. This reflects the expectation for local provision.

10.73 Parking facilities, well kept grass and good access are perceived to be essential if high quality allotments are to be provided. The quality of allotments in the city is high overall, with the majority of sites perceived to be secure and well maintained. Most sites also have a water supply and basic ancillary accommodation.

10.74 The current distribution of allotments across the city is uneven. The application of the recommended local standards highlights a number of deficiencies, particularly focusing on the Riverside, East and Northern areas.

10.75 The key priorities for improving the provision of allotments over the Local Development Framework period therefore are:

- regularly review, investigate and monitor demand for allotment provision and look for opportunities where demand is increasing through ongoing evaluation of waiting lists. Evaluation of demand should consider demand in areas where allotments are not currently provided as well as monitoring the usage of existing sites
- explore alternative opportunities for the provision of allotments including co-location at school sites
- ensure that allotments are protected from development through the Hull Development Framework
- ensure new housing developments contribute to provision of allotments as necessary and where required
• maintain and improve the biodiversity at allotments which are currently perceived to be high in biodiversity and promote management and maintenance of allotments which is sensitive to biodiversity, habitat creation and conservation

• seek to increase the provision of allotments in the Longhill and Ings wards, Bransholme wards, the Orchard Park and Greenwood ward and the St Andrews ward. Consideration should be given to the integration of allotments within HMR proposals in the Newington and St Andrews wards

• monitor the demand for allotments in areas of the city where provision is currently sufficient

• seek to improve the quality of existing allotment sites in order to ensure that all sites are of adequate quality to meet the needs of local residents

• following the provision of additional allotments, promote the availability of sites to local residents maximising awareness of the opportunities available.