

Cabinet – 5 February 2014

Changes to Borneo Street Allotment Land

Portfolio: Councillor Harris - Leisure and Culture

Related portfolio: None

Service: Clean and Green Services

Wards: St Matthews

Key decision: No

Forward plan: No

1. Summary

- 1.1 Borneo Street Allotments is owned by Walsall Council and is a designated statutory allotment as defined under the Allotments Act 1925. Owing to its statutory nature any significant changes or proposals to extinguish any part of the land are governed by the Allotment Act and require approval by the Secretary of State.
- 1.2 The allotment has been managed, along with other allotment sites, in the form of a 7-year lease from 1 April 1995 to 31 March 2002, now considered as a rolling lease to East Walsall Local Management Association (EWLMA). The terms of the lease require the Council to provide 12 months notice to terminate the lease. Given that the lease has rolled beyond its original term, and that the terms of the lease are to be reconsidered in light of the current uses for allotments, it is considered appropriate to terminate the lease and enter into a new one. A new lease will also be able to take account of any change to the allotment land arising as a consequence of the proposed works, and other recent developments such as the withdrawal of Sutton Road from the Association, and the 2014 provision for beekeeping.
- 1.3 The Council wishes to carry out changes to the allotment land including the extinguishment of a proportion of the designated statutory allotment land used as an access to facilitate the granting of access rights to the residents of numbers 2 and 4 Borneo Street. This will serve to alleviate some on street parking in Borneo Street. The relocation of the access to the allotments, via Cartbridge Lane South, should also serve to reduce traffic along Borneo Street.
- 1.4 Formal discussions with EWLMA on the proposed changes to the allotment land (and thus the lease) have taken place since November 2012 and are continuing and will continue throughout the process.

- 1.5 In order to facilitate this proposal a number of complex statutory and local approvals are necessary due to the designation of the land; changes which are required to the site to accommodate the proposal; and due to the existing lease in place with EWLMA.
- 1.6 The Allotment and Community Gardens Service was asked to scope a range of improvements to Borneo Street Allotment Site. Although an initial main stream capital budget of £50,000 has, in principle, been agreed by Council in February 2013 this report sets out the project in more detail. In particular, this report seeks authority to:
- a) pursue the discussions and negotiations with EWLMA;
 - b) prepare a Planning Application for the proposed changes to the allotment and the creation of a new access;
 - c) submit an application to the Secretary of State to extinguish a small proportion of the existing access as allotment land;
 - d) pursue physical changes to the site (using mainstream capital resources)
 - e) enter into a new lease, excluding the small portion of the existing access and;
 - f) grant a shared license to the residents of numbers 2 and 4 Borneo Street for vehicular access to the rear of their properties and to the EWLMA for secondary access to the allotment land.

2. Recommendations

- 2.1 That Cabinet authorises officers to progress a formal planning application for the proposed works for proposal 4, as set out in paragraphs 4.13 and 4.14 below, followed by the submission of an application to the Secretary of State for consent to remove the existing access to the site from the statutory allotment allocation.
- 2.2 That Cabinet authorises officers to serve 12 months notice to terminate the 1995 lease with EWLMA in order to negotiate a new lease in line with the changes to the allotment site as a result of the proposals and to bring the terms of the old lease up to date
- 2.3 That, subject to 2.1 and 2.2 above, Cabinet authorises officers to grant a license to the residents of numbers 2 and 4 Borneo Street granting shared vehicular access rights across the access road (the former allotment land) to access the rear of their gardens for the purposes of parking.
- 2.4 That, subject to points 2.1 and 2.2 above, Cabinet authorises officers to grant a licence to EWLMA for the proposed shared access with 2 and 4 Borneo Street.
- 2.5 That Cabinet approve the Scheme of Works set out in **Appendix A**.
- 2.6 That authority be delegated to the Head of Clean and Green Services to amend, add to, or delete from the proposed Scheme of Works, as necessary and having regard for consultation responses, officer recommendations and the planning application process, providing any changes required are contained within the overall £50,000 capital allocation.

3. Report detail

- 3.1 Walsall Council has 38 allotments throughout the borough, 28 of which are leased to 7 voluntary allotment associations including Borneo Street Allotments
- 3.2 The land referred to as Borneo Street allotments is owned by Walsall Council, and held in a 'rolling lease' by EWLMA.
- 3.3 In February 2013, full Council approved the allocation of £50k mainstream capital funding for 2013/14 to implement a number of changes at Borneo Street Allotments. The proposal was borne from two drivers:-
- a) the strategic aim to support Allotment Associations to develop and improve the allotments; and
 - b) a request by Councillor Arif on behalf of two residents in Borneo Street to obtain access to the rear of their gardens for the purposes of parking.
- 3.4 The only means of access to facilitate this request on behalf of the two residents in Borneo Street is by approving the crossing of allotment land from the entrance off Borneo Street.
- 3.5 Due to the complex statutory designation of the land, the granting of any form of access or license would, under Allotment law, mean disposing of this area of allotment land for which Secretary State Approval is required and a sum of land equal to that to be disposed has to be provided by the local authority. A stringent statutory test will be applied by the Secretary of State in determining whether to grant consent for the proposal. This includes:-
- a) that the allotment in question is not necessary and is surplus to requirements;
 - b) that adequate provision will be made for displaced plot holders, or that such provision is not necessary or is impracticable;
 - c) that the number of people on the waiting list has been effectively taken into account;
 - d) that the authority has actively promoted and publicised the availability of allotment sites and has consulted the National Society of Allotment and Leisure Gardeners (NSALG); and
 - e) that the implications of disposal for other relevant policies, in particular development plan policies, have been taken into account.
- 3.6 In addition to the above test the Secretary of State will require replacement land as compensation for the disposal land. Due to the physical and environmental restrictions surrounding the Borneo Street allotment, the replacement land would be provided at another allotment site or sites as required. At Borneo Street, the proposed works will comprise the creation of a new entrance, erection and replacement gates and fencing which will require planning approval. The approval process is further complicated as the Allotment site falls within Green Belt Land.

- 3.7 Due to the rolling lease with EWLMA, 12 months notice has to be given to determine/end the lease and enter into a new lease with new lease terms and an amended demise.

4. Background Work to Date

- 4.1 A number of proposals have been considered at length and in consultation with key partners since early 2012 in order to mitigate against the changes required in order to facilitate the granting of access to number 2 and 4 Borneo Street, both from physical site changes, obtaining a respectful agreement with the Allotment Association and to meet statutory requirements.
- 4.2 One such proposal previously presented included the creation of an additional piece of allotment land on the open space between Cartbridge Lane South and Lichfield Road. However, further to consultation with EWLMA and lead representatives of the NSALG, this option was concluded as not being feasible, practical or in the best interests of the allotment and the future management of the site by EWLMA.
- 4.3 Further to site meetings with NSALG, the EWLMA Chair and representatives from key Council Services, a further two options were then discounted. These schemes looked at the use of the adjacent open space and a reorganisation of the allotments site. Following several meetings with the Chair and members of EWLMA, a third proposal was formed, which was then taken forward to full pre-planning consultation (see section 13). The consultation examined the options for:
- a) Creation of a modern vehicle access to the allotments from Cartbridge Lane South.
 - b) Extension of the allotment land along Cartbridge Lane South to provide additional allotment and food growing space.
 - c) Creation of two new car parking areas within the allotment site for allotment tenants.
 - d) Clearing of overgrown plots and allotment land to create new food growing opportunities.
 - e) Partial closure and changes to vehicle access from Borneo Street entrance, being limited to users of disabled allotment plots 1 and 2 and access to the rear required domestic vehicular access.
 - f) Installation of a new 1.8m high rigid mesh fence along the existing allotment drive off Borneo Street to distinguish the new line of the allotment boundary and residents vehicular access.
 - g) Provision of new, secured access pedestrian entrance from Borneo Street.
- 4.4 This scheme provided sole access to residents at 2 and 4 Borneo Street through the existing entrance. However, the feedback, discussion and correspondence from surrounding landowners, the Allotment Association and all the Borneo Street allotment tenants as part of the consultation, demonstrated that this scheme would not be feasible due to several factors. Environmental issues relating to adjoining land were prohibitive, resulting in escalating costs. It also

emerged that the proposal to remove tenants' access via the existing entrance (next to 2 and 4 Borneo Street), would place an unrealistic burden when transporting tools and materials, particularly by those tenants with plots located in this vicinity who have limited mobility.

- 4.5 Therefore, based on all of the above factors, a fourth option has emerged in an attempt to address the Association's, feedback and concerns; mitigate where possible against any adverse detrimental impacts, balance the complex environmental issues and reduce financial burdens to deliver within the funding allocated.
- 4.6 The fourth option was presented to, and discussed with, EWLMA during further consultation in a meeting with their committee on 14 January 2014. The group are still firmly opposed to the proposal, and have provided a formal written response.
- 4.7 The group have suggested a fifth option, suggesting that if a primary consideration is to remove congestion from Borneo Street, then they would be willing to concede land currently designated as Plot 1 and Plot 2 of their allotment land as a car park for Borneo Street residents and local users.
- 4.8 The costings for this element (car park) alone have been quoted as £15,700.00, (without any other element of work). The proposal has been put to Planning Services who suggest that there would be issues with this design proposal and further consultation will have to be made with Highways and Traffic Control and Road Traffic Network. The proposals would need to comply with the Council Parking strategy; and further issues considered, such as whether there are plans for resident permits (which have been introduced within the Butts), and whether this proposal could be contrary to policies and arrangements as they may potentially lead to a conflict of use between allotment users and residents, and potentially members of the public given the proximity to the Town Centre.
- 4.9 From an anti-social behaviour point of view, feedback from council services suggests the car park would be isolated, unsecure and potentially become a magnet for issues. If it was illuminated there could be compromised security to the boundary to the adjoining house, and further consultation with Nature Conservation would be required due to the adjoining Site of Local Importance for Nature conservation.
- 4.10 Furthermore, this proposal was not part of the original proposal, and therefore has not formed part of the consultation with local residents.
- 4.11 Therefore, due to safety, environmental, and economic issues, if the above parking proposal (proposal 5) is discounted as not viable by Cabinet, the only option which has emerged which aims to provide a compromise through taking on board comments received as part of the consultation, i.e. proposal number four, which is detailed below.
- 4.12 This proposal attempts to address the key requirements of residents as per the original request to Council and those allotment tenants with additional needs, and also has the potential to reduce congestion.

4.13 Proposal 4 in summary proposes:

- a) Creation of an additional entrance and drive onto the Allotment Land from Cartbridge Lane South.
- b) Creation of a joint vehicular and pedestrian access (to be granted by license) to EWLMA and to residents of 2 and 4 Borneo Street from the existing Borneo Street entrance along the existing access.
- c) Creation of new vehicle gates accessible by allotment tenants only at the [northern] boundary of the shared licence land, to enable plot holders only to access the remainder of the allotment land and to ensure that the remainder of the allotment land is secure.
- d) Remediation of the overgrown area at the northern end of the allotment land to provide new food growing space and/or additional/improved car parking/recycling bays.
- e) Compensation for the loss of the existing access by providing compensatory allotment land at another allotment elsewhere within the borough in line with Council strategy.
- f) Creation of a new pedestrian width path adjacent to the existing access to provide new access for allotment plot holders to all areas of the allotment land.
- g) Installation of new fence along the western boundary of the existing access to provide a secure boundary between the joint access drive and the allotment land.
- h) Extinguishment of the existing access as statutory allotment land.

4.14 These proposals are illustrated on the attached plan in **Appendix B**.

4.15 Clean and Green Services, who manage the allotment and community garden service, have been in close liaison with the chairperson and management of the EWLMA regarding the proposals and, as stated, have carried out pre-planning consultation with the Allotment Association, allotment tenants, local residents in Borneo Street and Cartbridge Lane South and other statutory partners. (See 13.1 and 13.2 for full list of consultees).

4.16 At present, and throughout the process, the EWLMA is unwilling to support the principle of the proposal. They maintain their original objection that:-

- a) They feel the scheme is unjustifiable, and is being developed to benefit two local residents
- b) If a key issue, as the Council maintains, is congestion and parking on Borneo Street, they have offered to relinquish two plots for parking.

4.17 Their previous experience, when a license was provided to residents, proved unsuccessful as the residents broke the terms of the license and they feel any future agreement will have a similar outcome. However, despite their range of objections, their engaging with Clean and Green Services in amenable and positive discussion in helping to shape the proposals, the future management of

the site, and improved partnership working is commendable. A summary of the comments raised during the consultation period is also set out in 13.3.

5. Council priorities

5.1 Improving health including well being and independence for older people

5.1.1 The proposals being presented in this report for Cabinet approval will have a positive impact on improving the health, well being and independence of older people.

- a) The clearance of derelict land and increase in provision of allotment plots will provide more food growing spaces, allowing people to live healthy and active lifestyles from an early age, and make healthy choices.
- b) An affordable allotment plot helps to tackle health inequalities.
- c) An increase in allotment land can contribute towards a reduction in the number of people living with preventable ill health and people dying prematurely, whilst reducing the gap between communities.
- d) An increase in allotment plots can contribute towards reduction in levels of obesity, including amongst the young.
- e) An increase in allotment plots can support healthy ageing and independent living of the most vulnerable including those who suffer from poor mental health.

5.2 Creating Safe, Sustainable and Inclusive Communities

5.2.1 The proposals being presented in this report for Cabinet approval will have a positive impact on the creation of Safe, Sustainable and Inclusive Communities.

- a) The development of new allotment plots supports the Council policy to sustain and improve the natural and urban environment.
- b) The land in question is held in lease by a voluntary organisation, whom the Council is consulting and liaising with throughout the project, therefore helping to build and further develop the voluntary and community sector in the borough, building resilience to enhance community cohesion.

6. Risk management

6.1 Risk 1 - Failure to build a case for the changes and extinguishment of allotment land resulting in Secretary of State not granting approval

6.1.1 This is considered to be a medium/high risk and critically requires the Council to provide evidence that the current allotment land to be disposed of is not required, along with four other tests set out in 3.5 above. It is possible that the Secretary of State may take the view that this first test is not met (namely that it is not the case that the land is not necessary and is surplus to requirements) and that the private interests of the two residents are not in any way a relevant consideration. Ongoing involvement and consultation has taken place with the NSALG who will be a key consultee of the Secretary of State.

6.2 Risk 2 - Failure to obtain Planning Permission at Borneo Street

6.2.1 This risk is considered to be low/medium and planning consultees and key statutory bodies have been involved in the development of the proposals and site changes. In addition, pre-planning consultation has taken place with local residents and allotment tenants to try to address any concerns or issues they may have.

6.3 Risk 3 - Failure to obtain Planning Permission for compensatory land at alternative allotment site

6.3.1 This risk is considered to be medium, due to:

- a) Council officers investigating suitable Council land
- b) Inadequate number of plots in some areas
- c) Waiting lists in some allotments

6.4 Risk 4 - Failure to Obtain Approval from EWLMA to the changes to the land (and their lease/license)

6.4.1 This risk is considered medium/high on the basis that the EWLMA have expressed ongoing unhappiness at the principle of the proposal to grant access across the allotments to the residents of numbers 2 and 4 Borneo Street, and their reluctance to share access routes, even where this land is removed from the statutory allotment designation. Ongoing discussion and consultation has taken place with the Chair of the EWLMA since the inception of the proposal including input of the Association to the changes and proposed improvements to the allotment site. The Association supports the improvements to the site but not the principle of the scheme.

6.5 Risk 5 – Failure to deliver the changes within the resources allocated

6.5.1 This risk is considered low on the basis that the scheme has been market tested in a competitive forum.

7. Financial implications

7.1 There is undoubtedly a financial consideration to be taken into account in implementing the changes with particular reference to the requirements set out under the Allotment Act.

7.2 Council, via the budget setting process for 2013/14, allocated a mainstream capital sum of £50,000 to pursue and implement the changes. Initial costs will include survey charges, property services internal charges and planning application. A formal request has been made to allocate the remainder of this funding to the 2014/15 budget allocation due to the complex processes required before physical changes can take place to the site (including serving of 12 months notice to EWLMA pursuant to their lease and anticipated timescale for Secretary of State Decision).

- 7.3 Further to consultation with statutory planning partners and EWLMA the final scheme of changes and improvement has been market tested at a cost of £43,182.20 This includes some additional costs (which are part of the sum allocated) in providing infrastructure for new allotment plots on replacement allotment land (owned by Walsall Council) in an alternative location. The sum excludes the proposed £5,181.84 property services fee for management of the scheme (total anticipated cost £48,364.04).

8. Legal implications

- 8.1 Legal Services have been fully consulted and provided advice throughout the development of the proposals set out for Cabinet approval.
- 8.2 The proposal has a number of complex legal implications and processes relating to the statutory standing of the allotment land, the current rolling lease with EWLMA and the site falling within part of the borough's Green Belt.
- 8.3 As the proposals include extinguishing a small part of statutory allotment land, Secretary of State Approval is required by law. The statutory test for extinguishing the land from the allotment land includes the first test of the land is not necessary and is surplus to requirements. What Cabinet must be mindful of is that whilst the existing access may become surplus once taken out of the lease and a joint license agreement has been issued for the Association and tenants, there is an inherent possibility that the Secretary of State may conclude that the existing access is not surplus currently. It is not therefore known whether the Secretary of State will accept any application made on this basis.
- 8.4 In these particular circumstances, it is possible that the Secretary of State may take the view that this first test is not met (namely that it is not the case that the land is (i) not necessary and (ii) is surplus to requirements) and, in addition, the private interests of the two residents seeking access to the rear of their properties are not in any way a relevant consideration and therefore not grant the approval.
- 8.5 12 months notice also has to be served formally to EWLMA to determine their existing lease for the site and to enter into negotiations relating to the grant of a new lease and license. It should be stressed here that no allotment tenants will be moved or displaced as a result of the work. Legal officers are concerned that this process should allow sufficient time for the application to the Secretary of State to be determined and the timing of the notice to determine the existing lease should be planned to take account of the other applications for consents.
- 8.6 In addition to legal work relating to the above, there will be some further legal work required in providing compensatory allotment plots on alternative land (owned by Walsall Council) in a new location.

9. Property implications

- 9.1 The proposals have been discussed with Property Services and presented to Neighbourhood Services Capital and Asset Group and the Corporate Capital and Asset Review Group for prior input and approval.

- 9.2 The proposal seeks to extinguish a proportion of the statutory allotment land and replace it with an equal area of land adjoining an alternative allotment site elsewhere within the Borough. Available options are currently under consideration. Although the existing access will no longer form statutory allotment land and instead become the subject of a joint license to the EWLMA and local residents, the net result will be an increase in total allotment land, in addition to positive improvements to the existing allotment land via improved access, car parking and increased food growing spaces.

10. Health and wellbeing implications

- 10.1 Allotment and Community Gardens play a key corporate role in improving the borough residents' health and wellbeing.
- 10.2 The proposed development and improvement of the allotment land will have a positive impact on community health and wellbeing by providing an improved food growing environment and provision of new food growing spaces and opportunities through the regeneration of current derelict allotment land.
- 10.3 Transforming derelict allotment land to provide more plots and assist in meeting local demands, and providing additional allotment land over and above that required to compensate for the extinguishment of the existing access as allotment land, meets with the following Marmot objectives and Council's Health and Wellbeing Strategy:
- 10.3.1 Create and develop healthy and sustainable places and communities
- a) By improving the availability of good quality open and green spaces across the social gradient.
 - b) By improving the food environment in local areas across the social gradient.
 - c) By using a proactive approach to planning, investment and service provision to promote sustainable development, provide land for the uses and facilities we need by making the best use of existing infrastructure, maximising accessibility and social inclusion, protecting green spaces and the environment and helping to minimise exposure to pollution.

11. Staffing implications

There are no human resource implications as a result of this approval.

12. Equality implications

- 12.1 There are no significant equality impacts relating to the proposal. An equality impact assessment has been undertaken.
- 12.2 The proposed development takes into consideration responses from the Allotment Association and tenants as part of the consultation in November 2013. The responses objected to the original proposal that all allotment tenants should

use a new access from Cartbridge Lane on the basis that this would inconvenience some plot holders whose plots were close to Borneo Street and, in particular, plot holders in that area who have disabilities and/or impaired mobility. However, this revised proposal, incorporating a shared licence of the existing Borneo Street access, now allows all allotment tenants to access the designated disabled parking space adjacent to the plot designated for tenants with mobility needs. This parking space will form part of the new lease and is not in the proposed joint license area. In addition, allotment tenants whose plots are close to Borneo Street will be able to access the site via the licensed access, and to load and unload from the licensed access in order that they are not required to carry heavy goods any greater distance to their plots.

- 12.3 The revised proposal retains the provision of an additional, primary, access arrangement from Cartbridge Lane South, which will allow many allotment holders to park in a different area of the allotment site, therefore providing a range of improvements which provide enhanced access around the site.

13. Consultation

- 13.1 Consultation has taken place with various services, partners and national organisations since the first inception of the scheme in 2012:

- a) NSALG
- b) Planning Services
- c) Highways Services
- d) Natural Environment
- e) Countryside Services
- f) Public Rights of Way Team
- g) Property Services
- h) Neighbourhoods Property Board
- i) Legal Services

- 13.2 A pre-planning consultation exercise took place following the normal Authority Planning Notification in November 2013. Consultees included:

- a) Local residents
- b) NSALG
- c) EWLMA
- d) Allotment tenants of Borneo Street
- e) Western Power
- f) Adjacent residents in Borneo Street
- g) Residents in Cartbridge Lane South
- h) Relevant Council departments
- i) Councillor Mohammed Arif
- j) Councillor Imran Azam
- k) Councillor Eileen Russell
- l) Notices were also placed at the entrance to Borneo Street Allotments and near the proposed new entrance to the allotments on Cartbridge Lane.

- 13.3 The consultation responses, which were completed on 27 November 2013, may be summarised as follows. Comprehensive information from each consultee is

available if required. Please note that following consultation responses, the scheme has been amended to reflect the strong opposition to Consultation Point 5 below which previously proposed an alternative entrance for some plot holders, and which has now been amended.

Point No	Proposal	Number of Responses	Comments
Consultation Point 1	Creation of a modern vehicle access to the allotments from Cartbridge Lane South	13 responses 12 objections	Access already adequate/financial concerns
Consultation Point 2	Extension of the allotment land along Cartbridge Lane South to provide additional allotment and food growing space	6 responses – 3 objections	Extension of allotment land badly needed
Consultation Point 3	Creation of 2 new parking areas within a derelict area of the allotment site, e.g. no loss of allotment land, just an internal arrangement	17 responses – 5 objections	Generally happy with proposals, however, concerns regarding carrying of tools etc.
Consultation Point 4	Clearing over overgrown plots and allotment land to create new food growing opportunities	10 responses – 5 objections	Financial concerns, plots are contaminated and not fit for food growth
Consultation Point 5	Partial closure and changes to vehicle access from Borneo Street entrance, being limited to users of disabled allotment plots 1 and 2 and access to the rear required domestic vehicular access	15 responses – 14 objections	Financial concerns, providing vehicular access for private residents whilst restricting access for allotment holders
Consultation Point 6	Installation of a new 1.8m high rigid mesh fence along the existing allotment drive off Borneo Street to distinguish the new line of the allotment boundary and residents vehicular access	10 responses – 9 objections	Financial concerns and reduced access for lorry delivery
Consultation Point 7	Provision of new, secured access pedestrian entrance from Borneo Street	7 responses – 7 objections	More parking in Borneo Street, financial concerns
Comments	Any Other Comments	14 responses	Various, including the new proposal from the allotment association suggesting the formation of a car park from existing allotment land, which would transfer to an accessible car park for residents, and which would be a 'loss of allotment land'

13.4 As detailed above, following a final meeting with EWLMA on 14 January 2014, the Association reiterated that they are wholly opposed to plans, and suggested that if one of the key aims of the project is to reduce street parking and congestion (by granting residents access to their garages), they would be willing to make a final concession, to completely remove two allotment plots, and turn them over to off-street parking within the current footprint of the allotment. As detailed above, this is prohibitive due to costs, the loss of allotment land which would need to be replaced elsewhere, at additional cost, and the comments from planning and highways that it could raise concerns around anti-social behaviour.

Background papers

- Marmot report
- Draft Statement of Case
- Existing allotment site plan

Author

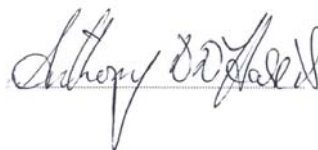
Keith Stone
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Jamie Morris
Executive Director



28 January 2014

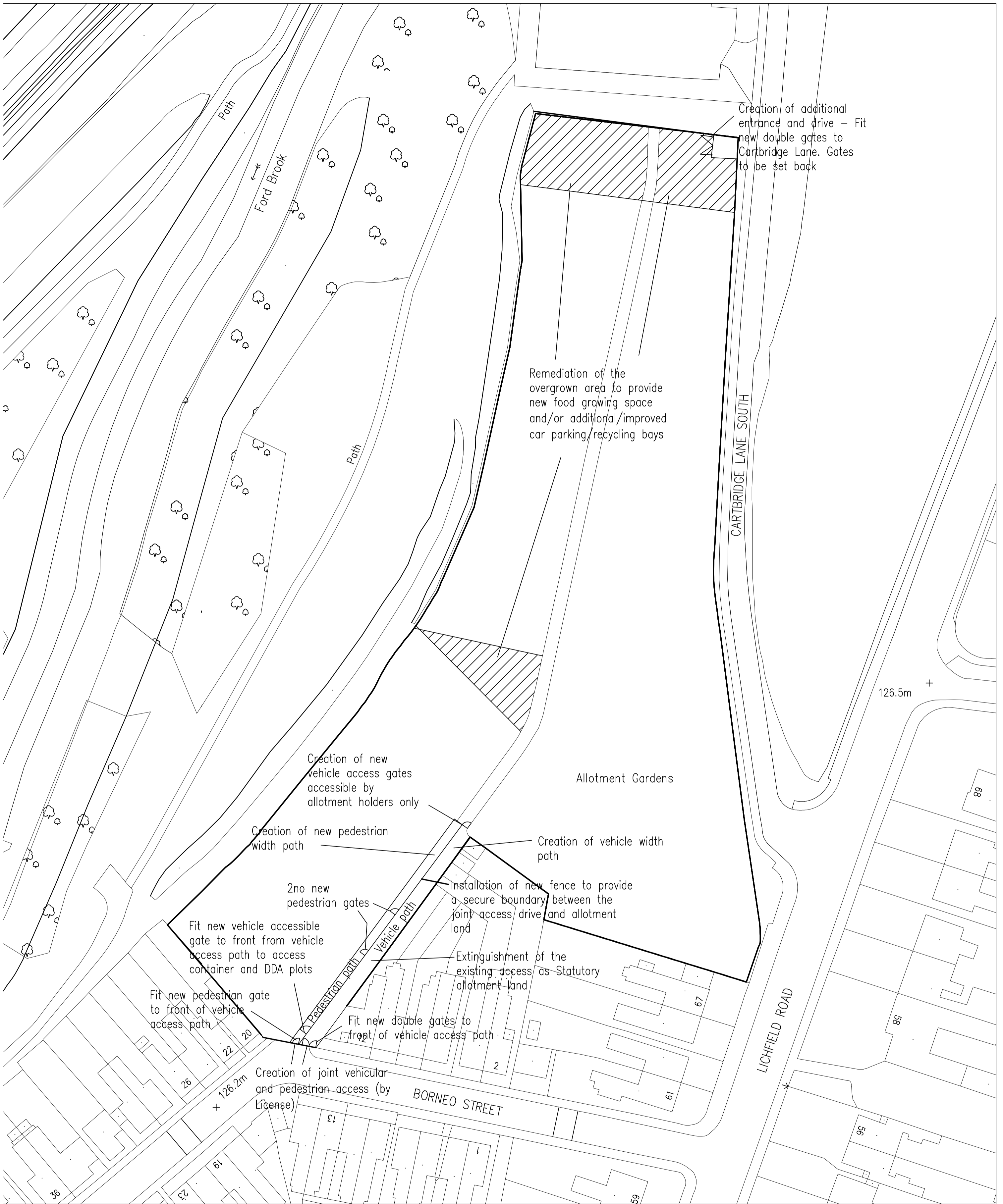
Councillor Anthony Harris
Portfolio Holder



28 January 2014

Scheme of Works

1. A proposed new vehicle entrance be created into the allotment (as shown by a blue arrow on the Plan) from Cartbridge Lane South;
2. New vehicle gates to provide a joint access to the Allotment Association and residents of 2 and 4 Borneo Street at the existing Borneo Street entrance
3. New vehicle gates to provide access to designated parking space for disabled plots, tool shed etc by allotment tenants.
4. The area shown by a pink border on the Plan be turned from an unused, overgrown and derelict orchard into a car park and pedestrian pathway.
5. The area which is currently overgrown, has no useful purpose and is unable to be used as allotment plots, (shown within the yellow border on the Plan), be regenerated - allowing it to be used for either food growing, storage area or a car park;
6. Creation of new vehicle gates, accessible by allotment tenants only, to access remainder of site beyond shared access.
7. Installation of new fence along the existing access to provide a secure boundary between the joint access drive granted to the residents and the allotment plots
8. The area shown within the red border on the Plan be extinguished as allotment land, excluded from the new lease to be granted to the allotment association and made subject to a shared license to be granted to the residents of numbers 2 and 4 Borneo Street and the allotment association (to provide vehicular access in accordance with the minimum width/accessibility requirements determined by Engineering and Transportation Services);.
9. A new pedestrian path be created stretching along areas of non food-growing spaces at the edge of individual tenants' plots (shown in orange on the Plan) as compensation for the loss of the existing driveway, measuring approximately 2 metres or less, which provides access to all areas of the allotment site.



Walsall Council

Property Services
Borneo Street Allotments

job title	scale	paper	drawn	checked
sheet title	NTS	A2	RC	
Proposed Changes	date	01/14	committee	
	drawing no.	RC	02 / A	