

Project Outline

Long Leys Community Right to Build Project for a Shop, Community Centre & Allotment Growing Centre

LLRA 24 February 2022

Summary:

Long Leys Residents Association (LLRA) proposes to use a Community Right to Build Order (CRtBO) to build a much-needed shop, community centre and allotment growing centre on 0.4 hectares (1 acre) of allotment land on Long Leys Road in Lincoln, Lincolnshire. These new facilities will serve circa 630 homes, 1,430 residents and circa 220 allotment plot holders in the Long Leys Neighbourhood Plan area, which is on the northwest outskirts of Lincoln.

If successful, the project will be the first in Lincoln to use Community Right to Build legislation under the Localism Act (2011).

The chosen site offers a highly accessible location within a 500-metre radius of 92% of the homes in Long Leys. See Appendix A, Map. The community centre would increase opportunities for social engagement of particularly older residents and the shop would reduce car usage in terms of distance travelled and vehicle movements. Allotment plot holders would have access to a growing centre including a greenhouse as well as toilet facilities. Plot holders on the ten plots affected would be offered alternative plots. See Appendix B: LLRA Pledges to Affected Allotment Holders.

Subject to a majority in a Long Leys community referendum and LLRA obtaining financing, building could be completed by early 2025. Once built, the community centre and allotment growing centre would be owned and operated by a Community Interest Company (CIC), managed by LLRA on behalf of residents and plot holders. The general convenience store, with floor area of about 400 square metres, would be owned and operated by a specialist retailer.

Key challenges to delivering the project include:

- Raising the funds needed for the project.
- Getting permission from the Secretary of State for use of 0.4 hectares of the allotments site.
- Gaining the co-operation of the existing landowner, City of Lincoln Council.
- The Local Planning Authority, City of Lincoln Council, has no previous experience of using the Localism Act 2011 or supporting a Community Right to Build project.

Key timescales for a successful project completion:

- 2022 – CRtBO prepared using volunteer resource supported by grant funding from Locality.
- Jan 2023 – Submitted to an independent examiner for planning review.
- May 2023 – Long Leys Plan Area residents vote on the project in a community referendum.
- September 2023 – Subject to referendum, request for consent sent to Secretary of State.
- Spring 2024 – Anticipated approval to proceed. Construction starts.
- Early 2025 – Project complete.

1. Background

Long Leys is positioned on the northwest outskirts of Lincoln, bordered by West Common to the west, Lincoln Ridge to the east and the district of West Lindsey to the north. The population is circa 1,430 with around 630 homes and a 72-bed care home. Most of its housing was built in the late 1990s and early 2000s. It also hosts St George's Hospital and 9.5 hectares (23 acres) of allotments leased by circa 269 plot holders on the Long Leys Road and Burton Ridge sites.

The City of Lincoln 1998 local plan recognised the somewhat detached nature of the area. Long Leys has only two access points, at either end of the 2.3 km length Long Leys Road - Yarborough Road & the A57. This makes it a suitable candidate for a "15-minute Neighbourhood" approach to urban planning (described as an Urban Village in the 1998 plan).

The 1998 plan introduced a special policy zone, recognising the lack of local facilities offering services for the existing community. This plan was never implemented and was deleted from the 2017 Central Lincolnshire Local Plan (CLLP) despite Long Leys still lacking all the amenities that one would expect in a community of its size, viz. shop, village hall, pub, surgery etc. In response to this policy abandonment, LLRA applied for and was granted Neighbourhood Forum status in 2019, with the intention of using powers given to communities under the Localism Act 2011 to deliver needed key facilities without having to rely on local planners.

The area is the only designated Neighbourhood Forum in the City of Lincoln.

1.1 Initial Neighbourhood Plan Survey May 2019

Initial research in May 2019, as part of the development of a 2021-2040 Long Leys Neighbourhood Plan, identified a need for both a shop and community meeting facilities as two of the seven planning priorities for Long Leys.

The nearest general convenience store to Long Leys is over 1,000 metres away on the Burton Road, with a vertical height rise of circa 40 metres which creates a barrier to disabled and more elderly residents who don't drive or wish to walk. It is not directly reachable from Long Leys by bus. The nearest publicly bookable meeting space is a similar distance away, making it unsuitable for Long Leys community events. Resident feedback:

- *"The lack of a "social hub" means the community don't have an area to meet, it can be tricky to meet people. I did feel a little lonely when I first moved here as a mother of a small child."*
- *"I dislike the lack of community facilities within easy reach...a village hall should be the bare minimum we should have. A shop, pub and perhaps GP would be great."*
- *"I dislike the absence of a community centre of meeting place for community activities and social events."*

The Neighbourhood Plan was put on hold in 2019, as local planners were unable to give certainty on Long Leys area housing allocations. A new review of the CLLP included a call for sites, with City of Lincoln Council and development partners jointly offering 67 hectares (166 acres) of land they owned for consideration of circa 1,622 new dwellings in Long Leys. These offers were rejected in August 2021 by the Central Lincolnshire Joint Strategic Planning Committee. With the consultation element of the CLLP review now completed, there is no significant housing allocation for Long Leys. Over the next twenty years between 20 and 50 new dwellings would be needed, based on housing requirement figures from the draft CLLP and a recent Housing Needs Assessment (HNA).

1.2 February 2021 Shop Survey

In February 2021, whilst waiting for completion of the CLLP review, LLRA surveyed residents on the need for a local shop. Despite the survey only being available online, due to COVID-19, the response rate was far above what would generally be expected. 177 completed surveys were received, equivalent to 26% of the homes in Long Leys. This gives a high degree of confidence that survey findings reflect community views. Key findings were:

- 91% of respondents were in favour of a local shop.
- Main appeals were:
 - Ease of access: *"There are shops uphill but not everyone can manage the steep and busy road, especially with elderly and pre-school children."*
 - Reduction in car use: *"It would be great to not have to get the car out to pop to the shop! The alternative is an almost two-mile round trip on foot with a pushchair and a small child – it can take forever!"*
 - Provide a centre for the community: *"More sense of community if there was a shop".
"I have children wanting independence in running errands"*

Respondents gave their views on the most suitable locations for a shop and other facilities. Full details of the survey are available in the document: Long Leys Shop Survey Summary v1.2 FINAL.

1.3 Retailer Follow Up

Following the survey completion, LLRA held discussions with several convenience store operators, about the locations suggested. Retail operators explained why, for commercial and practical reasons, most of these sites would be unsuitable for retail operations. Some other potential locations (such as on the Albion Works) would require a much larger scale of redevelopment and longer timescales.

One location stood out, as meeting community and retailer requirements and being positioned in the heart of the community on an outbound Lincoln route. This is an area of statutory allotment land, on Long Leys Road between the Cloverleaf Care Home and the Mitchell Drive Estate. 92% of the homes in Long Leys (579 homes out of 630) are within a 500-metre radius of this location, including 344 homes on St George's, 101 homes on Albion Crescent & Albion Close, and 134 homes on the Mitchell Drive development & Oakleigh Drive/Oakleigh Terrace. See Appendix A for map.

1.4 Long Leys Road Allotments

The 223 plots (8.9 hectares, 22 acres) at Long Leys Road allotment site predate the building of most of the housing in Long Leys. Most plot holders live outside of reasonable walking distance and must drive from other parts of Lincoln or from outside the city, where allotment provision is low or non-existent. Allotment facilities are sparse with no toilets or indoor meeting facilities.

LLRA's view is that the site is somewhat neglected, with a number of plots not meeting CoLC's published rules of allotment leasing. Many plots are not fully cultivated, and some are simply too big for those renting them. LLRA respects that some plot holders wish to use their plots for alternative purposes but still considers that the site should be more actively managed with help and advice available to plot holders who need it. Starter plots could be made available for those who are time poor or new to allotment growing. Ideally these would be quarter plots, with the opportunity to move on to a bigger plot once growing skills are developed. There is the opportunity to link together the allotment growing community and the Long Leys community.

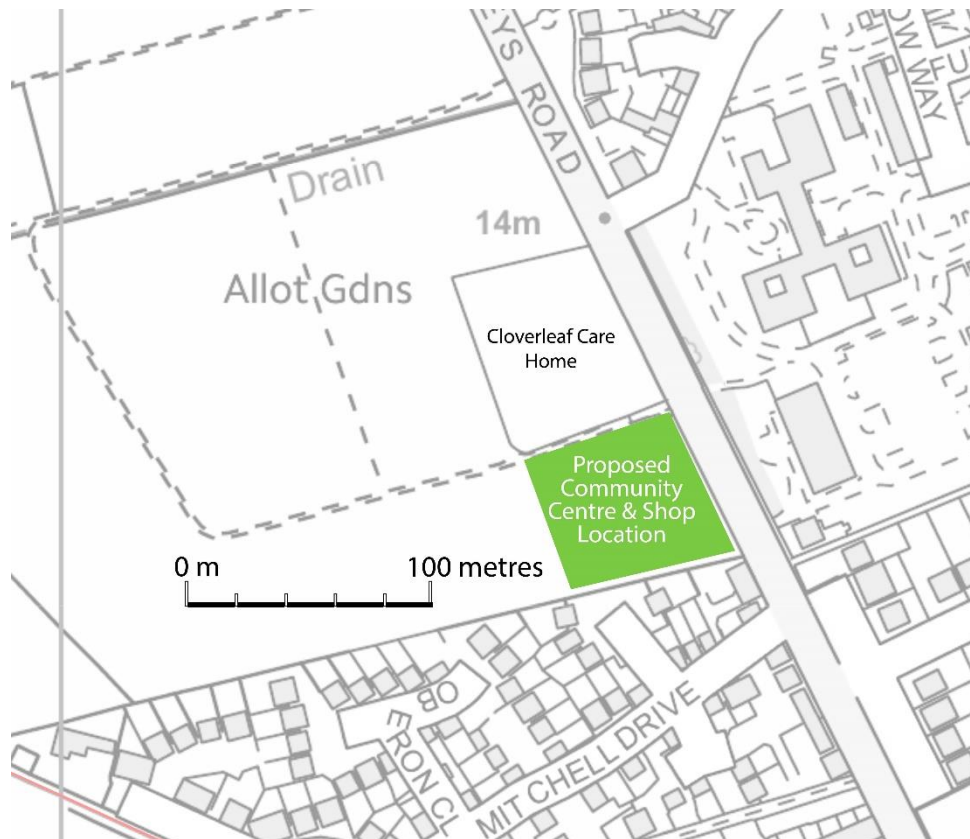
1.5 LLRA Decision on Community Right to Build Order

After retailer discussions, LLRA concluded that the impact of COVID-19 on the community, together with the opportunity on the allotments and clear feedback on the shop and community centre, gave an urgency to delivering additional facilities and that LLRA should take a more active role in ensuring this happened.

As a result, LLRA has chosen to delay progressing the suspended 2021-2040 Neighbourhood Plan and for expediency will direct efforts towards a Community Right to Build Order for the much-needed facilities. A desired date of late 2024 / early 2025 was set for the project completion. The Right to Build process requires a majority in a Long Leys referendum, planned for May 2023. This will ensure that the project has a clear democratic mandate from the local community.

2. Site Details

The site is on statutory allotment land, on Long Leys Road between the Cloverleaf Care Home and the Mitchell Drive Estate. Grid ref: SK 96244 72765. Area circa 0.4 hectares (approx. 60 x 60 metres, 3,600 m²).



The site would incorporate separate shop and community centre buildings, with the community centre also linked to an allotment growing centre. All would have shared access and parking. Landscaping and tree planting would be used to provide a green frontage and screen nearby housing. A 3-metre width green corridor would be maintained to the south of the site, allowing continued access for wildlife moving to and from the east side of Long Leys Road to the allotments.

2.1 Retailer Requirements for Shop Area

Requirements are for a general convenience store with a floor area of circa 400 m², on Long Leys Road with easy access and visibility. The position on the west side of Long Leys Road helps commuters departing the city to make purchases on their way home. Staff from the hospital opposite would also have easy access.

- 20 parking spaces + bicycle racks
- Other facilities offered at convenience store:
 - Cashpoint
 - Car charging points
 - Benches and seating area
 - Water fountain
 - Top ups for electricity etc.

2.2 Community Centre Requirements

The requirement is for a main building with a floor area of 400 m² which would accommodate most of the likely community uses. Possible facilities include:

- Main hall size of 18 x 12 metres suitable for seating circa 120 people
- Conference facilities
- Smaller area for multi-use including meetings, pop-up shop facility e.g., for crafts, local produce, local fund-raising projects
- Kitchen/Catering Facilities
- Toilets, including externally accessible toilet available to allotment users
- Area for coffee shop/small café, possibly with outdoor seating
- Bar facilities, to support social activities
- Stage with sound and lighting system
- Storage room for clubs
- Room for building services

The centre will be available to user groups on a pre-booked basis, for social functions and other uses on a private hire basis. It would also be available for community health initiatives and as a local polling station.

2.3 Allotment Growing Centre Requirements

To complement existing allotment growing activities close to the site, a separate structure to support community growing initiatives would also be constructed. Working with partner organisations LLRA would seek to incorporate the best elements and experiences from other successful allotment groups. Elements could include:

- Tool store
- Raised beds
- Greenhouse of circa 100 m².
- Support for local school growing projects
- Demonstrating emerging growing techniques such as hydroponic growing
- Allowing allotment holders to share seeds, plants and produce
- Germinate and advance seedlings, before they are planted out on the nearby allotments.

A potential partner has also suggested:

- An agro-ecological market garden or small mixed farm, or possibly Community Supported Agriculture (CSA), and a direct supplier of food to the shop and the wider city.

2.4 Building Design

The design and build would ideally deliver an exemplar building for zero carbon and sustainability in Lincoln, using BREEAM assessment. In particular, the use of locally sourced building materials would be preferred.

The BREEAM (BRE Environmental Assessment Method) is an environmental assessment standard developed by the Building Research Establishment (BRE) for rating the sustainability of buildings. BREEAM covers a variety of criteria for determining the sustainability of buildings, including Energy use, Water use, Health and safety, Well-being, Pollution, Transportation, Waste, Management practices.

3. Use of Allotment Land

LLRA contends that local planners have tended to look first at using Long Leys for city-wide amenities, whilst neglecting needed facilities for existing residents. Recent examples include:

- Long Leys Cemetery. Opened by City of Lincoln Council (CoLC) in 2014 with 4,000 burial plots to manage the entire city's needs for 30 to 50 years.
- St George's Hospital. This provides Lincolnshire-wide services supporting mental health, including a recently built 10-bed Psychiatric Intensive Care Unit (PICU).

Long Leys has an order of magnitude overprovision of allotments. It is reasonable to use a small amount of this space, some of it underused, to benefit and serve specifically Long Leys. LLRA welcomes allotment plot holders from all over Lincoln, but it is hard to justify keeping much needed facilities from Long Leys residents, to compensate for shortages of allotments elsewhere in the city.

3.1 Impact on Allotments

The project would impact on ten plots (Plots 1 – 10). Plots 1 - 3 nearest Long Leys Road are not cultivated. These are less popular, due to vehicle pollutants from 2.5 million traffic movements a year, together with excess water run-off from the road. Plots 4 - 10 are either partially or fully under cultivation. The mature apple trees (Ellison's Orange) on plot 10 would ideally be included in the overall design as a community orchard or garden seating area. See Appendix C, Photos 1 - 6.

LLRA is committed to supporting all stakeholders in the community. Appendix B contains its pledges to allotment plot holders affected. Opportunities to mitigate plot losses are presented later in this section.

The facilities available to all allotment holders are described in section 2.4. In addition, there would be access to a nearby shop and toilet facilities and use of the community centre for growers' competitions and allotment holder meetings.

3.2 Lincoln-wide Context and City of Lincoln's 2012 Allotment Strategy

LLRA understands concerns about losing 10 allotment plots. However, with imagination this project could be used by CoLC as a springboard to significantly improve allotment provision in Lincoln, and progress CoLC's existing allotment strategy (from 2012 Strategic Review of Allotment Provision):

- A standard of 27 plots per 1,000 households.
- That allotment holders should ideally be under 10 minutes' walk from their plots.
- That new allotments should be targeted to areas of deprivation

Appendix D shows that Carholme, the ward containing Long Leys, has the highest surplus of plots in any ward in Lincoln. This is true on both National Allotment Society (NAS) guidelines and the CoLC policy standards.

Little has changed in the last decade on allotment provision in Lincoln. 21 plots on the Ermine were sold off and 28 plots added in Birchwood at Melbourne Road. Fencing, water supplies and improved drainage was added to some sites. Three of the eleven wards in Lincoln still have no allotment provision and fail the CoLC policy test of a 10-minute walk:

- Glebe, Hartsholme, Minster.

A further three wards have a significant under provision and also fail the CoLC policy test:

- Abbey, Birchwood, Park.

Forcing households from other parts of Lincoln, particularly those living in areas of deprivation, to take unnecessary car journeys to grow food on Long Leys allotments, because there are no sites near their homes is incompatible with CoLC's Climate Emergency Declaration made in July 2019. These ward shortfalls are not addressed in CoLC's Vision 25 document. Nor is there any recent published analysis of how many homes fall within the "10-minute walk" policy.

3.3 Opportunities for Allotment Net Gain in Lincoln

LLRA has identified three areas where progress could be made on allotment growing, to offset the use of 10 allotment plots for the project.

1. At Long Leys Road, CoLC lets out 38 statutory allotment plots to a commercial grower, who uses it for cereal crops and grazing sheep. This is apparently a long-standing arrangement (believed to be prior to 1991). Returning this land to allotment use would provide 5 plots for those on the site waiting list, 10 plots to replace those used by the CRtBO project and upto 23 surplus plots which could alternatively be used for Community Supported Agriculture (CSA). See Appendix E: Images 1-2 for information on the plots.

The displaced commercial grower could potentially be offered land nearby. CoLC and its development partners own 67 hectares (166 acres) of land in Long Leys. This land was recently offered for the development of 1,622 homes as part of the call for sites in the current Central Lincolnshire Local Plan review. This land completely encircles the Long Leys allotments. In 2021 this land was rejected for housing by the Central Lincolnshire Joint Strategic Planning Committee so part could potentially be made available for the commercial grower or a community growing initiative. See Appendix F: Land Offered by City of Lincoln Council and Development Partners. [Side note: If the land is no longer a candidate for housing development, then a small part of it would ideally be used to create part of a cycle route between Long Leys Road and the Pyewipe, linking Long Leys to National Cycle Route 64. This would improve the cycling infrastructure of the area. See Appendix G: An off-road cycle route from Long Leys Road to National Cycle Route 64.]

2. Across Lincoln there are multiple leased allotment plots which are poorly maintained and with little or no cultivation. Many do not meet CoLC's published rules of allotment leasing (such as *"You must cultivate and keep free from weeds at least 75 per cent of your plot"*). LLRA contends that quarter and half plots should be offered more widely, especially for those who are new to allotment growing, are time-poor or are no longer physically able to maintain a larger plot. Larger plots can revert to grass or scrubland over time if neglected.

There is an opportunity for CoLC and partner organisations to explain how more productive use of the plots can be made, either to the existing renter or to those on waiting lists for plots. One obvious example where little cultivation has occurred for several years is the small statutory allotment plot site at Yarborough Road next to Liquorice Park. The area, big enough for at least four half plots, is now overgrown and is considered an eyesore. There are many other examples which LLRA could provide to CoLC if required, although a walkabout through Long Leys Road allotments would probably suffice.

3. There is a total shortfall of 174 allotment plots in Birchwood (77) and Hartsholme (97), based on CoLC's existing policy of providing 27 allotments per 1'000 homes. Plans by CoLC for the nearby Western Growth Corridor development of 3,200 new homes also fail to meet minimum NAS guidelines of 0.5 hectares per 1,000 homes.

LLRA suggests that CoLC should substantially increase the planned allotment site on the Western Growth Corridor development to 4.6 hectares from 1.2 hectares. Considering 0.7 hectares of existing allotments at Melbourne Road (Birchwood), this would overall deliver NAS minimum levels of allotment provision for:

- 7,460 existing nearby homes in Birchwood and Hartsholme wards
- 3,200 planned homes on the Western Growth Corridor.

This extra 3.4-hectares would create 136 new allotment plots in an area where there are currently only 28 plots (Melbourne Road, waiting list 16). It would reduce journey times for those in Birchwood and Hartsholme wards, currently required to travel to plots further away from their homes. An allotment growing centre could also be established, mirroring the one being attempted by LLRA at Long Leys Road. Better provision of allotment plots in the rest of Lincoln would potentially reduce demand for plots at Long Leys Road, reducing car travel.

Many of the plot holders at Long Leys come from some miles away. As part of the project LLRA proposes to analyse residential postcodes of Long Leys allotment users, to provide further help to CoLC to address current shortfalls in other Lincoln wards. It will also establish how many allotment users reside outside of the city, so neighbouring Parish Councils can be encouraged to provide an adequate number of allotment plots.

3.4 Permission from Secretary of State.

The project requires the future support of the landowner, City of Lincoln Council (CoLC), and the permission of the Secretary of State. Permission is required because, without mitigation, the project would reduce the 8.9-hectare area of the Long Leys Road allotment site by 4%, with the loss of 10 of the 223 allotment plots.

LLRA contends that there are exceptional circumstances why the Secretary of State should support the disposal of the 0.4 hectares of allotments, to permit the Long Leys community to build a shop, community centre & allotment growing centre:

- A historic absence of community facilities in Long Leys that has been apparent for decades.
- Widespread local support for this project.
- Long Leys would continue to have an order of magnitude overprovision of allotment plots and the project would improve the productivity of these plots.
- The project would meet the conditions required by CLLP Policy LP23, by delivering an exemplar community building for zero carbon and sustainability in Lincoln, using BREEAM assessment. There would be no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets.

The LLRA paper, *A Justification for Use of Allotments for a CRTBO*, provides greater detail on gaining approval from the Secretary of State for the use of the allotment plots.

4. Project Financing for Community Centre and Allotment Growing Centre

There is a huge amount of work to do on obtaining the required finance for the project. Build and equipment costs are estimated at £650,000. This is based on:

- £600,000 costs for a 400 m² community centre (build and kitting out cost of £1,500 / m²).
- £50,000 cost of a community growing centre / greenhouse area.

Financing would come from multiple sources. For example:

- £70,000 from community funds held for LLRA by Lincolnshire County Council
- £580,000 from community fundraising and grants, and sale of land to a retailer.

Depending on the finance available, there is scope for cost reductions by reducing the building footprint and by coordinating construction with the shop build. The purchase of some equipment could also be delayed or subject to separate fundraising activity.

Operational and maintenance costs would need to be covered by usage charges for the main hall and conference facilities. A separate operational business plan will be developed to ensure that the facilities can be operated and maintained for the long term. In the first two years of operation, as user groups get established, the community and allotment growing centres may well need operational support from LLRA and the Long Leys community.

LLRA has access to a volunteer with experience of leading the build of a similar community centre project for Bassingham Parish Council.

LLRA has requested details from CoLC on the operating finances of CoLC owned and run community centres in Lincoln, together with build costs for the Moorland and St Giles Community Centres.

The shop build costs would be covered by the partner retailer.

5. What Involvement Would City of Lincoln Council (CoLC) Have in This Project?

5.1 Statutory Involvement

LLRA requested “in principle” support from CoLC, for the use of city council land for this project. At the time of writing a formal response has yet to be received. LLRA is proceeding on the assumption that support would initially consist of the statutory minimum that CoLC is obliged to provide.

This includes:

- Statutory planning support to LLRA, as a designated Neighbourhood Forum.
- Providing information to LLRA under Freedom of Information legislation.

5.2 As Landowner

If the project receives a majority in a Long Leys community referendum, then LLRA would need permission from CoLC as the landowner, to build on the land and to obtain permission from the Secretary of State for this purpose. With the equivalent of planning permission already granted by a majority in a required Long Leys referendum, this would be a political decision, rather than an officer led one. A decision to permit this could be made any time from the current date to early 2024, when the submission to the Secretary of State would have to be made.

LLRA assumes this decision would be made either by the City Council Exec Group or more likely by the full Council of 33 councillors. Over the next two years, LLRA will seek support from all parties represented on the city council for the project to be built on the council owned land. In a full vote of the council, once the merits of the project are heard and discussed, LLRA is optimistic of a positive outcome. A minimum of 17 councillors would need to vote in support.

5.3 Other Involvement: As Local Planning Authority & Delivering Needed Facilities to Residents

As Local Planning Authority, CoLC has not administered a Community Right to Build project before. LLRA will seek to work collaboratively with CoLC, to ensure that this aspect of the project works as smoothly as possible.

The need for improved local facilities in Long Leys has long been recognised by the planning function at CoLC. By supporting the project, CoLC would help deliver considerable benefits to a community whose residents currently have no access to a shop or community meeting place, without getting in a car. The intent is also to establish a more vibrant allotment growing community, with better links to nearby residents. Recent experience from the COVID-19 pandemic has clearly illustrated the value of easy access to a local shop, particularly for elderly and vulnerable residents. Likewise, a local meeting point for residents of all ages will encourage social engagement and help the community address mental wellbeing, loneliness and isolation issues experienced during the COVID-19 lockdowns. Allotment users would be able to spend more time on their plots if basic facilities were available, as well as joining in with general community activities. That a temporary portacabin must be brought in, for use as the Long Leys polling station for elections, illustrates the current scarcity of publicly available space for communal activities.

The project is anticipated to deliver circa 4-5 full time equivalent jobs, primarily in the convenience store.

6. Next Steps

The key principle of a CRtBO is that it is put together by local people who can decide on the type, quantity and design of buildings they want, and in the locations they want them. LLRA is now setting up a project team to deliver just that, using powers available under the Localism Act 2011.

6.1 The project team will include:

- Jon Davies, LLRA Secretary (experience in building industry and sustainable development)
- Jackie Ward, LLRA Treasurer (financial experience)
- Councillor Laura McWilliams (knowledge of city council)
- John Weir (experience leading the build of a similar community centre in Bassingham).
- Other expertise as required.

6.2 Project team activities will include:

- Project launch to community (Target 28 February 2022)
- Consultation with all stakeholders, including allotment holders and nearby households potentially affected.
- Applying for grant funding from Locality to develop CRtBO proposals in conjunction with a planning consultant. Set up a Community Interest Company (CIC).
- Seeking suitable partner organisations to provide input into the specification for the allotment growing centre.
- Selecting a suitable retail partner to jointly develop both concept and more detailed designs.
- Community consultations covering both online and offline stakeholders.
- Developing detailed business plans for financing the build and operations.
- Fund-raising activities including approaches to grant bodies.
- Preparation of CRtBO by Long Leys volunteer resource supported by grant funding from Locality
- Obtaining cross-party political support from CoLC councillors.
- Independent examination of the CRtBO prior to local referendum.
- Subject to achieving a majority in a local referendum, request CoLC approach the Secretary of State for permission to use 0.4 hectares of the allotment site.
- Assist in selection of building company to undertake construction and commissioning.

6.3 Outline timescales for a successful project completion:

- 2022 – CRtBO prepared using volunteer resource supported by grant funding from Locality
- Jan 2023 – Submitted to an independent examiner for planning review
- May 2023 – Long Leys Plan Area residents vote on the project in a community referendum
- September 2023 – Subject to referendum, request for consent sent to Secretary of State
- Spring 2024 – Anticipated approval to proceed. Construction starts.
- Early 2025 – Construction completes. Kit out of buildings commences
- June 2025 - Buildings operational.

References

1. Feedback from Initial Community Survey (May 2019)
<http://long-leys.org/pdf/npag/Survey-Summary-Only.pdf>
2. Long Leys Shop Survey (March 2021)
<http://long-leys.org/pdf/Long-Leys-Shop-Survey-Summary-Final.pdf>
3. Long Leys Housing Needs Assessment (August 2019)
<http://long-leys.org/pdf/npag/Long-Leys-HNA-Final-Report.pdf>
4. City of Lincoln Council (April 2012). Strategic Review of Allotment Provision. Produced by Mott MacDonald. Available at: <https://www.lincoln.gov.uk/downloads/file/531/strategic-review-of-allotment-provision> [Accessed 14 Jan 2022].
5. City of Lincoln Council (2020). Vision 25 Strategic Plan
<https://www.lincoln.gov.uk/downloads/file/851/vision-2025-strategic-plan>
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6. *A Justification for Use of Allotments for a CRtBO*. (February 2022). LLRA prepared document. Available at: <http://long-leys.org/pdf/Use-of-Allotments-for-a-CRtBO-v2.0.pdf>
7. Geoff Tann (2008). Lincoln's Allotments a History

Examples of CRtBO's Used for Community Centre Builds

1. Ferring Parish Council: Community Right to Build Order for Community Centre
<https://www.ferringparishcouncil.org.uk/wp-content/uploads/2018/08/CRTBO-3-Community-Centre.pdf>
2. Congresbury New Village Hall
<https://www.n-somerset.gov.uk/sites/default/files/2020-04/community%20right%20to%20build%20order%20Congresbury%20new%20village%20hall.pdf>

Abbreviations Used

| | |
|--------------|---------------------------------|
| CLLP | Central Lincolnshire Local Plan |
| CoLC | City of Lincoln Council |
| CRtBO | Community Right to Build Order |
| LLRA | Long Leys Residents Association |
| HNA | Housing Needs Analysis |

Document Changes

Version 2.0 24 Feb 22

Version 2.0a 29 October 2022

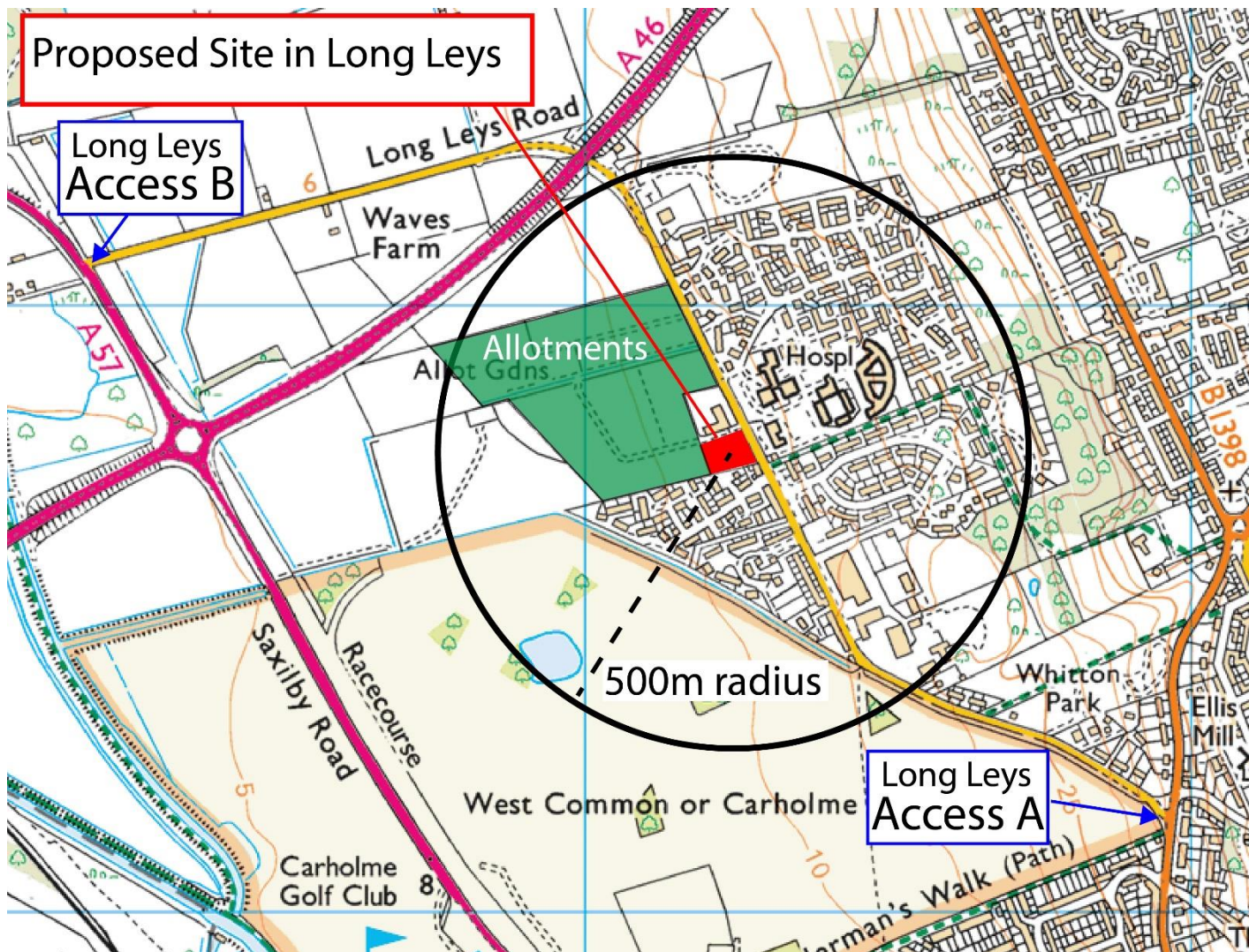
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Appendices

- A: Map of Proposed Location for Long Leys Shop, Community Centre & Allotment Growing Centre
- B: LLRA Pledges to Affected Allotment Holders
- C: Site Photos
- D: Shortfalls and Surpluses in Lincoln Allotment Provision by Ward
- E: 38 Allotment plots leased to Commercial Grower
- F: Land Considered for Development by Central Lincolnshire Joint Strategic Planning Committee (CLJSPC)
- G: An off-road cycle route from Long Leys Road to National Cycle Route 64.

Appendix A: Map of Proposed Location for Long Leys Shop, Community Centre & Allotment Growing Centre

Two road access points marked: Entry A - Yarborough Road, Entry B – A57



Site is within a 500-metre radius of 92% of the homes in Long Leys

Appendix B: LLRA Pledges to Affected Allotment Holders

LLRA Pledges to Allotment Holders

These pledges are to allotment holders affected by the Community Right to Build Project for a Long Leys Shop, Community Centre & Allotment Growing Centre.

1. No building work would start before the end of the 2023 growing season.
2. LLRA will ensure all those affected are offered alternative plots in good condition at Long Leys Road.
3. LLRA will incorporate most if not all mature trees within the project design.
4. LLRA will provide assistance, from community volunteers, to relocate any mature bushes or shrubs.
5. LLRA will provide assistance, from community volunteers, to relocate any temporary buildings.
6. LLRA will provide access to toilet facilities for all allotment holders.

Appendix C: Site Photos

Photo 1: View over proposed site looking to northwest from Long Leys Road. The Cloverleaf Care Home can be seen to the right.

The land closest to Long Leys Road is uncultivated. Plots nearest Long Leys Road are less popular due to the vehicle pollutants from 2.5 million traffic movement a year together with the excess water run-off from the road.



Photo 2: View of plots 1-3 looking to the south. Long Leys Road metal fence can just be seen to the left. Mitchell Drive / Tapin Close housing is in the background. Plot 4, with polytunnel can be seen to the right.



Photo 3: View of plot 4, the closest occupied plot to Long Leys Road (February 22)



Photo 4: Left to right view of plots 5, 6 and 7 (February 2022).



Photo 5: Left to right view of plots 8, 9, 10 (February 2022)



Photo 6: Left to right view of plots 10, 11 (February 2022)

Plot 10 contains a number of mature trees which could be incorporated in the overall design.



Appendix D: Shortfalls and Surpluses in Lincoln Allotment Provision by Ward

| Ward Allotment Analysis | | | | | NAS | NAS | NAS | | CoLC | CoLC | CoLC |
|-------------------------|----------------------|------------------------------|----------------|--------------|-----------------|--------------------|------------------|--|-----------------|---------------------|-------------------|
| Ward code | Lincoln ward name | ONS Population Mid-2019 est. | Homes Estimate | Actual plots | Suggested plots | Shortfall from NAS | Surplus from NAS | | Suggested plots | Shortfall from CoLC | Surplus from CoLC |
| E05010784 | Abbey | 10,514 | 4,779 | 44 | 96 | -52 | | | 129 | -85 | |
| E05010785 | Birchwood | 8,523 | 3,874 | 28 | 77 | -49 | | | 105 | -77 | |
| E05010786 | Boultham | 11,456 | 5,207 | 266 | 104 | | 162 | | 141 | | 125 |
| E05010787 | Carholme | 10,926 | 4,966 | 406 | 99 | | 307 | | 134 | | 272 |
| E05010788 | Castle | 7,224 | 3,284 | 94 | 66 | | 28 | | 89 | | 5 |
| E05010789 | Glebe | 8,949 | 4,068 | 0 | 81 | -81 | | | 110 | -110 | |
| E05010790 | Hartsholme | 7,889 | 3,586 | 0 | 72 | -72 | | | 97 | -97 | |
| E05010791 | Minster | 7,116 | 3,235 | 0 | 65 | -65 | | | 87 | -87 | |
| E05010792 | Moorland | 7,703 | 3,501 | 85 | 70 | | 15 | | 95 | -10 | |
| E05010793 | Park | 11,251 | 5,114 | 39 | 102 | -63 | | | 138 | -99 | |
| E05010794 | Witham | 7,748 | 3,522 | 104 | 70 | | 34 | | 95 | | 9 |
| | TOTAL Lincoln | 99,299 | 45,136 | 1,066 | 903 | -382 | 545 | | 1,219 | -565 | 411 |

NAS - National Allotment Society guidelines 20 plots per 1'000 homes

CoLC - City of Lincoln Council policy 27 plots per 1'000 homes

Homes estimate based on 2.2 people per home

Actual plots based on data from CoLC website January 2022

Yellow shading indicates ward below NAS Guidelines. Red indicates no allotments in ward.

Summary / Comments

1. Three wards in Lincoln have no allotment provision at all. A further three wards have a significant under provision on both NAS guidelines and CoLC standards.
2. To meet the 10-minute walk guideline from the 2012 Strategic Review, CoLC needs to add between 382 and 565 allotment plots in key locations to meet mid-2019 population estimates. This does not consider future anticipated population growth in the city.
3. In the ten years since the 2012 Strategic Review took place, six wards still do not even meet the NAS guideline figure of 20 plots per '000 population. A net 7 allotment plots have been added in Lincoln, with 21 plots sold to developers in Minster Ward (Ermine) and 28 plots added in Birchwood in April 2020
4. Despite the local shortfall of allotment provision in most wards, there is no mention of allotments in the Vision 2025 Strategic Plan for the city of Lincoln.

Appendix E: 38 Allotment plots leased to Commercial Grower

Image 1: 38 plots from southeast corner. Used primarily for cereal crops. The electrified fencing in the foreground is to keep grazing sheep from straying onto rest of the allotments. (Photo Feb-22)

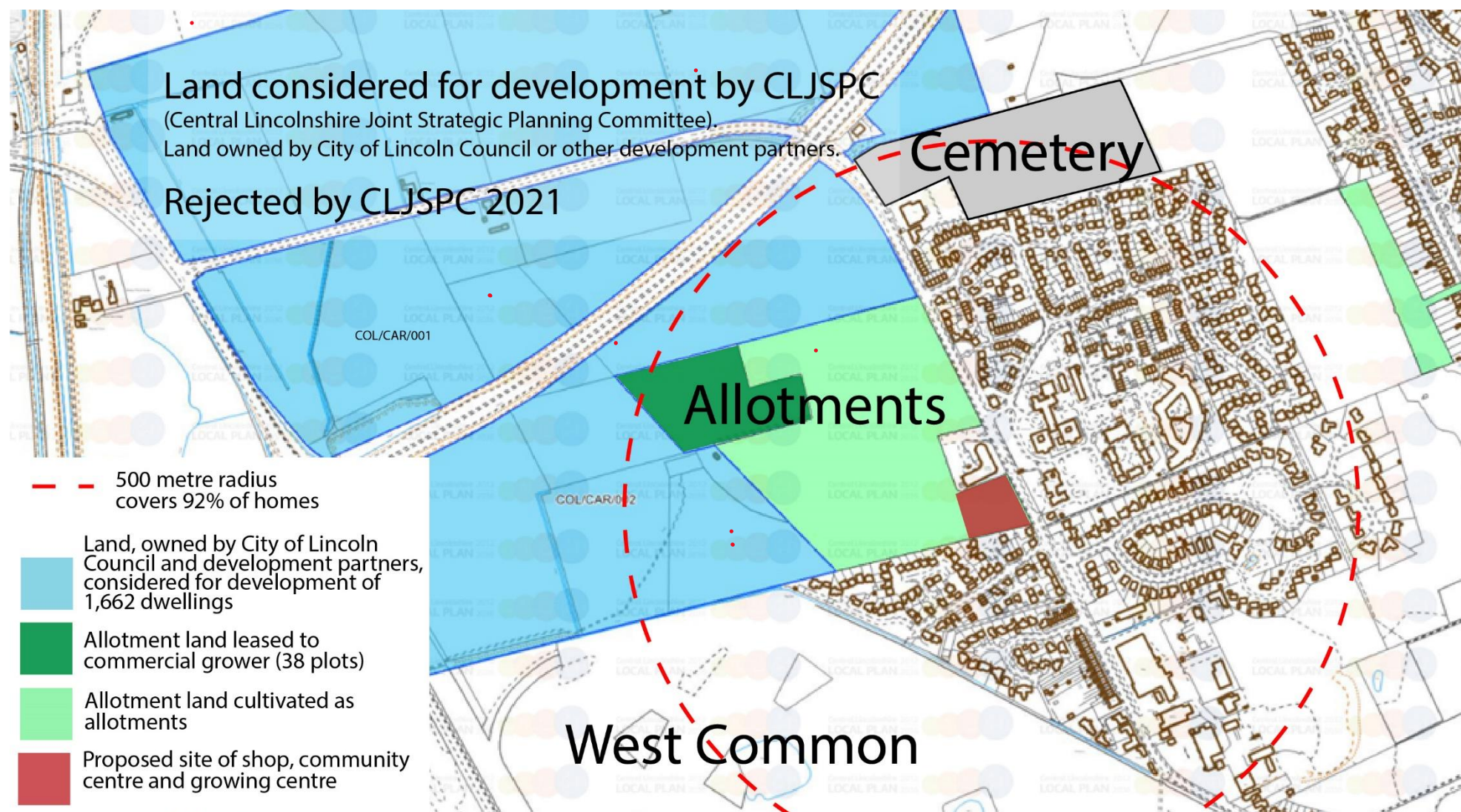


Image 2: Aerial view of 38 plots



Appendix F: Land Considered for Development by Central Lincolnshire Joint Strategic Planning Committee (CLJSPC)

Land owned by City of Lincoln Council or Development Partners



In Response to CLLP Call for Sites (offer rejected summer 2021).

Appendix G: An off-road cycle route from Long Leys Road to National Cycle Route 64 (route in green).

Via Pyewipe. 2a - 2h using land owned by CoLC or Upper Witham Drainage Board. 2h to 2i owned by Highways England.

