

Form CAT01

## Community asset transfer: application

### Your details

<b>Your Organisation</b>	<i>Amesbury Town Council</i>
<b>Contact name</b>	<i>Wendy Bown</i>
<b>Position held</b>	<i>Town Clerk</i>
<b>Address</b>	<i>The Bowman Centre Shears Drive Amesbury</i>
<b>Postcode</b>	<i>SP4 7XT</i>
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### Your proposal

***(please complete Checklist CAT02 before filling in the following)***

<p><b>Details of asset</b> Please include exact location, address, postcode, size, boundaries, access points and a map if possible</p>	<p><i>The asset is a small piece of land toward the top of South Mill Hill Amesbury Grid Reference SU 158 404 it is bounded to the West by the A345 (Amesbury to Salisbury) and to the East by the old road, now little used, though the road surface is in good order. The total area of the land is approximately 3.9 acres, however giving regard to existing road side verges, the contours of the land and the need to provide for safe habitats for wild life, some 2.5 acres is considered viable for this project.</i></p> <p><i>We do not believe the land has a postcode but it is within the SP4 area.</i></p> <p><i>Access is via the old A345 or by foot across the old Red House farm land. This has been sold for development and preliminary plans indicate there will be pedestrian access to this area.</i></p> <p><i>A plan of the area is attached.</i></p>
<p><b>Summary of proposal</b> Why do you want the asset and how will this benefit the local community?</p>	<p><i>To use the land for allotments which will be of benefit both current and future residents within the Parish boundary of Amesbury (there are plans for a further 1300 houses to be built on land close to this proposed site)</i></p>

<p><b>Community use</b> Please explain how the asset will be used <i>(Please refer to questions 5-8 in the checklist - CAT02)</i></p>	<p><i>Amesbury Town Council has a shortage of land for allotments. There are currently 8 full size plots and 4 half size plots. This serves a population in excess of 10000. A considerable number of those residents have moved into the area in the last 15 years and live in the new housing estates of Butterfield Down, Boscombe Down, Harvard Way and Archers Gate. Houses on those estates whilst being of high standard usually have small gardens which are not suitable for fruit and vegetable growing. Nationally there is an ever increasing demand for Allotments and Amesbury is no different. The Town Council has a waiting list of 60 for Allotment plots and has had a considerable number of enquires for plots, some of whom are reluctant to put their name on the waiting list as no guarantee can be given that their wishes will ever be met due to the lack of land.</i></p>
<p><b>Suitability for purpose</b> Please explain why this asset is suitable for the intended purpose <i>(Please refer to questions 5-8 in the checklist - CAT02)</i></p>	<p><i>This we understand formed part of Viney's Farm prior to a new road being built on South Mill Hill. Whilst the land is currently covered in scrub and indigenous species of shrubs, it has a good depth of soil which sustains the current vegetation. It is felt that it would support Fruit and Vegetable growing.</i></p> <p><i>The area can be safely accessed from the old A345 which runs to the east of the current road. There is plenty of parking along this stretch of the road and access by foot can also be made from the Harvard Way and Archers Gate estates.</i></p> <p><i>If the bid is successful the area would be fenced and the only access would be from the old road.</i></p> <p><i>The only utility required is water and it has been established that a main supply runs through the site.</i></p>
<p><b>Community support and consultation</b> Please set out who you have consulted about your proposal and how you have addressed any concerns raised <i>(Please refer to questions 9-14 in the checklist - CAT02)</i></p>	<p><i>There are currently no nearby residents to this site. There is a proposal for future housing development at Kings Gate which will be near the site but due to the nature of the proposed use and its proximity to the proposed housing development it is not envisaged there will not be any concerns.</i></p> <p><i>Consultation has taken place with current residents of Amesbury and overwhelming support has been given for additional allotment space.</i></p>
<p><b>Legal issues</b> Please set out how you will address any legal, planning, insurance and health and safety matters associated with the asset <i>(Please refer to questions 15-18 in the checklist - CAT02)</i></p>	<p><i>No known covenants exist on this piece of land.</i></p> <p><i>Planning permission is not required for the use proposed.</i></p> <p><i>Insurance will be incorporated into the Town Council's current insurance policy.</i></p> <p><i>Health and Safety implications have been assessed and it is considered that any risk is minimal.</i></p>
<p><b>Financial matters</b> How will you fund running costs and maintenance? Are you willing to pay for the asset? <i>(Please refer to questions 19-23 in the checklist - CAT02)</i></p>	<p><i>Conversion costs will be met from reserves held by the Town Council.</i></p> <p><i>Capital maintenance costs will be met by the Town Council from funds generated by rental of the plots.</i></p> <p><i>Due to the proposed nature of this proposal it is envisaged that there will be</i></p>

	<p><i>few day to day running costs.</i></p> <p><i>Income will be raised by charging reasonable rents to the holders of plots</i></p> <p><i>The Town Council has sufficient contingency funds to cover any unforeseen costs attributable to the setting up and running of these allotments.</i></p> <p><i>Regarding payment for this land the Town Council believes that such a small irregular shaped piece of land, which has not been used for any purpose since 1972 has any commercial value. If any value other than a peppercorn amount were to be proposed it could possibly render the project as not being viable.</i></p>
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<p><b>Future management</b> How will you manage the asset and ensure that it continues to contribute to the wellbeing of the local community in the future? <i>(Please refer to questions 24-27 in the checklist - CAT02)</i></p>	<p><i>Management of the asset will be conducted by the Town Council with one Council member appointed.</i></p> <p><i>It is not envisaged that any form of Management Committee will be set up however lease holders will be able to raise any matters with the appointed Town Council member and the Town Clerk's office.</i></p> <p><i>There are no plans to employ anyone to manage the asset, day to day running will be carried out by the Town Clerk's office</i></p>
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**I confirm that the details included in this application are correct**

**Signed:** *Amesbury Town Clerk*

**Name (please print):** *Wendy Bown*

**Date:** *August 2012*