

Options considered for the use of Allsworth Parish Council owned New Close Field - March 2024

Meeting date for decision is 18/3/24

The following table provides some brief details of some options for the use of New Close Field, the pros and cons of these and the objectives potentially delivered.

From the 4 options listed the one that has the potential to provide the greatest range of potential objectives and community benefit is the first, the tree and wildflower nursery. **It is the APC land management groups recommendation to pursue this option with PECT.**

Options	details	Pros	Cons	Objectives potentially delivered*
Tree and wildflower nursery for Peterborough - managed by PECT	<ul style="list-style-type: none"> ● 10-20 year agreement required. ● £400 a year income initially, with annual rent review and break clauses at appropriate intervals (eg 2, 5, 10 yrs). ● Public footpath to be maintained with a hedge to be laid ● Public access via permissive footpath ● Provides an extension in area when combined with Castor PC 	<ul style="list-style-type: none"> ● Certainty / longer term agreement ● Minimal management input required from APC ● Opportunity for greater structured community engagement and educational events via PECT community outreach programme & Castor parish council ● Increased biodiversity interest ● PECT senior management have approved business case for their use of the site - able to take on management 	<ul style="list-style-type: none"> ● Community use of the site limited to arranged open days. ● Access via public footpath only. Strictly speaking horses and vehicles aren't permitted to use. ● Primary user of site from outside village community 	<ul style="list-style-type: none"> ● Providing a financial return ● Providing a non-financial return eg cropshare ● Protecting and improving wildlife and biodiversity ● Reducing and mitigating climate change impacts ● Providing a space for cultivation

		<p>immediately</p> <ul style="list-style-type: none"> Multiple community benefits 		
Grazing - eg Horse paddock	<ul style="list-style-type: none"> Annual or multi-year agreement 2023 income was £300 Maintain status quo Public access via permissive footpath 	<ul style="list-style-type: none"> Community use of site 	<ul style="list-style-type: none"> Access via public footpath only. Strictly speaking horses and vehicles aren't permitted to use. Questionable whether a kissing gate would be suitable for the movement of horses or removal of muck from the site. Potential impact on condition of site if grazing pressure is high. Particularly in wet conditions Uncertainty on availability of water throughout the year as in field supply reliant on Castor PC. Water supply historically turned off during winter. 	<ul style="list-style-type: none"> Providing a financial return
Use of site as allotment gardens.	<ul style="list-style-type: none"> Annual or multi-year agreement Public access via permissive footpath 	<ul style="list-style-type: none"> Community use of site 	<ul style="list-style-type: none"> Access via public footpath only, not ideal for transporting equipment Limited parking close to site 	<ul style="list-style-type: none"> Providing a financial return - potentially less certain Providing a space for cultivation

			<ul style="list-style-type: none"> • Current demand would not make full use of site • APC would likely have an increased maintenance role, initial site work to prepare plots and ongoing management of site and unused plots. • Cost of management likely to exceed financial return due to low demand and current allotment rent rates. 	
Leave site unmanaged/to nature	<ul style="list-style-type: none"> • Public access via permissive footpath • Open access 	<ul style="list-style-type: none"> • Potential to increase biodiversity • Develop a rewilded space within the village • Low cost & low maintenance • Potential community project/ community space 	<ul style="list-style-type: none"> • No direct financial return • Management needed to deliver nature benefits and/or access 	<ul style="list-style-type: none"> • Protecting and improving wildlife and biodiversity • Reducing and mitigating climate change impacts • Providing an opportunity for play/recreation/dog walking

* Based on comparison to current use/state of field - had been used for horse grazing until late 2023

The following are a list of the objectives taken from the draft land management plan. These were developed as part of the community engagement in 2021 to identify priorities for use of parish land and have been used in this assessment.

- **Parish land should provide a benefit to the parish community.** This could include:
 - Meeting the aspirations identified in Ailsworth neighbourhood plan
 - Providing access to and a space for the local community to benefit
 - Providing a financial return for the benefit of the community
 - Providing other community benefit e.g., fair priced produce or cropshare

- **Parish land should promote good environmental conditions.** The land should be used in a way that:
 - The condition of the land is not compromised through any intentional act
 - The land should be passed on in a state no worse than it was at the start or a tenancy e.g. soil condition and depth
 - Has minimal impact on neighbouring land or watercourses
 - Seeks to improve the conditions of our natural environment and improve biodiversity
 - Helps to achieve aspirations in terms of climate mitigation (e.g. reduce greenhouse gas emissions or contribute to GHG storage)

- **Parish land should provide opportunities for active and healthy lifestyles.**
 - Providing spaces for formal and informal play
 - Safe and accessible spaces for informal recreation such as walking/dog walking
 - Parish land should be accessible and inviting for all members of our community including all ages (including for those with disabilities, dementia friendly spaces etc.)
 - Spaces for sport and physical activity such as cycling, team sports, trim trails, outdoor fitness classes
 - The continued use of allotment space for cultivation

- **Parish land should promote community building opportunities and activities.**
 - Projects that can be developed and delivered by community groups and volunteers in the parish
 - Space that can be used for the arts and cultural activities (e.g. outdoor performance space, art classes, book clubs etc)
 - The use of parish land for skills and training opportunities (e.g. environmental management, cultivation, forest school)
 - The use of parish land for community events