

How nature-and-people-connected food growing projects are accessing and securing land.

A brief report on the current picture in the UK.

Maddy Longhurst (July 2019).



From RSA 'Our Future in the Land' report. July 2019

Introduction

This short report brings together a handful of examples of how land is currently being safeguarded for nature-friendly and community-connected food growing in the UK.

This is intended to go some way to helping local authorities and other landowners think about how they might improve, simplify and expedite secure access to land for food growing, by providing current examples.

This research has made me aware that a significant shift has already begun in thinking about systemic solutions to the interdependent challenges faced by the UK of food supply vulnerability, economic inequality and the role land ownership plays in that, and the ecological damage caused by the industrial agricultural system. Many local planning documents currently in development look likely to include greater measures for the integration and protection of food growing land and activity, thanks to the increase in pledges and ambitions articulated in local food strategies over the last few years.

On 16th July 2019 the RSA published its Food, Farming and Countryside Commission report ['Our Future in the Land'](#). They have engaged directly with communities across the UK for two years to understand how transition to a low-carbon, high-nature food system is possible, and is already happening. It is a rallying cry.

*'All effort, policy, legislation, money and resources must be directed towards implementing and accelerating a transition plan for climate, nature and public health and wellbeing'.
(Summary).*

The companion '[Field Guide](#)' to the report which contains the many stories of the Commission's UK-wide collaborators re-emphasises the scale and importance of this task:

'When the challenges are huge, and the time is short, top-down policy processes are necessary but not sufficient to the task at hand. New legislation will be important, but we don't have time to wait. Change has to start everywhere, with everyone – and fast. And it is not enough to talk about action, we must get on and do it.'

Generally, leases on public land provide very little security for food growers and Land Trusts provide the most. There is a move towards greater community ownership of land as a way of empowering communities and delivering public benefit from land assets.

About 73% of the UK is agricultural land. 90% of agricultural land is privately owned. The remaining 10% is owned by public bodies, semi-public bodies and institutions. Of the private land, 56% of this is owner occupied and 34% tenanted ([accesstoland.eu](#)). Our food system, (including changes to land-use overseas to grow our imports) is also responsible for 30% of the UK's carbon emissions ([Landworkers Alliance 2019](#)). Public bodies need to think carefully about how to secure maximum benefit from their land for people and planet.

On the following pages:

1. National Policy Summary - existing
2. Policy recommendations
3. Support and advice services
4. Types of land arrangements
 - a. Land Trusts
 - b. Leases on public land
 - c. Planning Policy
 - d. Asset Transfer
 - e. Compulsory purchase
5. By area - city, borough, town...
6. Financial support - a few examples

National Policy Summary - existing

Scotland

Over the last decade the infrastructure for a new, groundbreaking framework for managing land assets has been put in place in Scotland that challenges the traditional patterns of land ownership as part of a drive towards greater social and economic equality. The pillars are two key pieces of legislation (below), the [Scottish Farm Land Trust](#) and [Scottish Food Commission](#), [Community Land Fund](#) and [Community land Scotland](#) which works on behalf of Scotland's community landowners.

[This document](#) from CLAS Scotland provides all the useful information about the following legislation, what it is for and how it applies to landowners and community groups.

The [Community Empowerment \(Scotland\) Act 2015](#) requires every local authority to prepare a food growing strategy for its area, to identify land that could be used to grow food and to describe how provision for community growing, in particular in areas which experience socio-economic disadvantage, can be increased. Key elements are

- **community right to buy** in **urban** areas
- **asset transfer** requests and **participation** requests in respect of public land and services respectively.
- Strengthening and clarifying **allotment** provision
- **Community Planning** and
- Public participation in **decision-making**

Community Right to Buy - Intro [here](#).

[Land Reform \(Scotland\) Act 2003](#) introduced the Community Right to Buy for rural land including for crofts, and 'abandoned, neglected or detrimental' land.

[Land Reform \(Scotland\) Act 2016](#) established the Scottish Land Commission. It extends the Community Right to Buy to circumstances where it is in the interests of sustainable development and the public interest, and is likely to result in significant community benefit. It also reduced the bureaucracy involved in tenant farmers buying the land they farm.

Wales

Wales has been world leading in its [One Planet Development planning legislation](#) 2011 (OPD) which is about showcasing exemplar 'one planet living'. Also the unique [Wellbeing of Future Generations Act \(2015\)](#) is the first of its kind to write into legislation an ambition for holistic cradle to grave wellbeing which addresses systemic challenges to wellbeing as well as the individual human experience. It supports positive, long-term planning, inclusive decision-making and the prevention of problems worsening. Growing projects can cite this act to support their case when looking to secure land. There is a Future Generations Commissioner in the Welsh Government.

OPD is a planning policy designed to encourage and support the adoption of low impact rural livelihoods and to stimulate rural enterprise based on a global fair share ecological footprint of 1.88 hectare per person (though this will decrease as the population increases).

Planners are becoming better at supporting OPDs but early adopters encountered entrenched cultural resistance within planning authorities resulting in sometimes years of struggle to gain permission for their ideas. There are currently 29 OPDs covering 41 smallholdings.

Critically OPD is about showcasing exemplar one planet living, what it looks like, what the experience involves, and what makes it easier or harder to achieve and sustain. [Examples here](#).

England

In June 2019 the [UK National Food Strategy](#) was launched by Defra. This year long inquiry led by Henry Dimbleby will make recommendations that will lead to a White paper. Some argue this unnecessarily repeats the in-depth, two year process just completed by the RSA Food, Farming and Countryside Commission and there is hope that the Food Strategy will draw heavily on the RSA's just published recommendations.

England has a number of examples of where public powers or private benevolence has led to the safeguarding of land or community assets, and practical and financial support is slowly on the rise, but it doesn't yet have the legislative foundation, as Wales or Scotland do, to address at scale fair access to land or the transition to planet-friendly food supply.

The UK Agriculture Bill and Environment Bill are currently in development and bound up in Brexit negotiations. These, along with ELMS (Environmental Land Management Scheme) will together create a legislative framework for the foreseeable future of UK food production.

Defra's Future of Farming Review in 2013 concluded:

- County Council smallholding estates are an important, strategic, national asset that should be retained
- More effort should be made to support existing and future tenants on these estates to sustain their businesses either on the smallholding estates or in actually encouraging moves in the future into the private sector.
- There should be greater collaboration between individual County Farms Estates to help effective land management.

However, since 2013 the sell off of County Farms has shown no signs of stopping. DEFRA's 25 year Environment Plan goes some way to addressing the food system and its ecological and health impacts. The response to the plan from the Sustainable Soils Alliance can be found [here](#).

[Sustain's response](#) to the National Planning Policy Framework consultation 2018 highlights how much more can be done by planning policy to support a holistic and impactful approach to food and planning. [Here](#), Sustain welcome that food is specifically recognised as a planning issue within the NPPF.

It is widely held that the NPPF and 25 year plan do not support the necessary systemic shift away from 'business as usual'.

County Policy

Cornwall.

Cornwall County Council is currently consulting on its [2019 - 2039 Farming and agriculture strategy](#). This sits within its unusually long-term Environmental Growth Strategy **2015 to 2065**. Wellbeing, education and planning strategies are woven together under this theme of

'Environmental Growth' (net gain of natural systems, not just protection). The Local Enterprise Partnership and Local Nature Partnership work together with a host of stakeholders to make sure everything is joined up and decisions are made collectively. Its key objective is to support transition to practices which are beneficial to people and planet by its tenant farmers. Cornwall's county farms cover 1.5% of the county. The strategy treats this whole estate as an Ecological and Environmental Asset to deliver and proliferate a transformation of the whole sector towards an Environmental Growth model.

Cornwall is leading the way on a county scale strategy. See 'Environmental Growth' P.31 and from the draft strategy:

Farming Futures. Ambition Intent: To provide a 'gateway' into agriculture for new entrants to farm on their own account and provide a platform for them to progress and grow their business.

The range and scales of full and part time opportunities will reflect the diversity of Cornish agriculture with all holdings being equipped with an appropriate range of facilities and infrastructure that enable tenants to farm in a sustainable, efficient and business-like manner, while also promoting the integration of good environmental, farming practices and social cohesion. The Estate will be managed to support changes in the wider context for agriculture in Cornwall and the UK.

This strategy is very encouraging and is action-orientated. The Environment Growth frame is a clever, and perhaps profound, subversion of 'economic growth' language and thinking.

Policy Recommendations

[The RSAs 'Our Future in the Land'](#) is hot off the press (16th July 2019). It is the result of two years in-depth consultation across the UK **led by those most affected by the issues**. Based on this journey, it makes workable recommendations on the future direction of UK food, farming and countryside policy and practice. See the accompanying ['Field Guide for the Future'](#) for the diverse, guiding stories that have been uncovered.

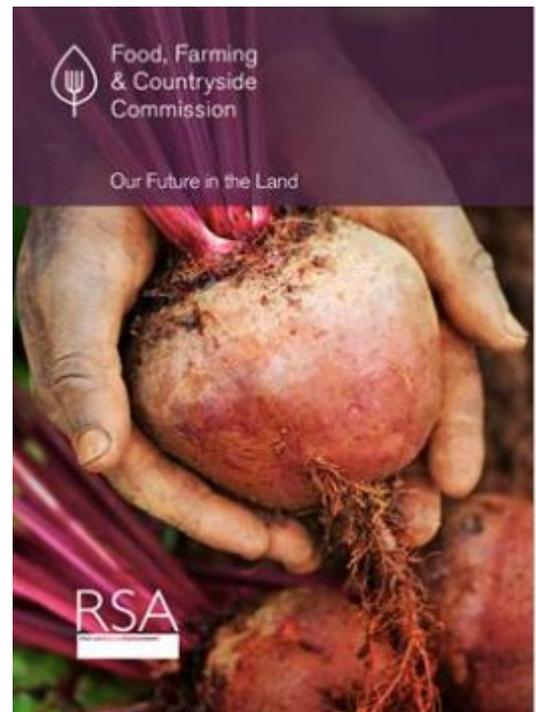
Their key recommendation areas are:

- ★ Healthy food is every body's business
- ★ Farming is a force for change, unleashing a fourth agricultural revolution driven by public values.
- ★ A countryside that works for all, and rural communities are a powerhouse for a fair and green economy.

An executive summary of the report is [here](#).

The recent ['Land for the Many'](#) report, commissioned by the Labour Party, makes key recommendations for land

reform to enable publicly elected bodies and communities to regain control over development



(from private sector profit driven developers). Chapter 8 focusses on food and farming.

Recommendations include

- Halting the sell off of County Farms, creating new ones and subdividing county farms to support new horticulture
- Supporting more Community Land Trusts to manage rural land and extending community powers to manage land with the Community Right to Buy
- extending the planning system to cover decisions about agricultural and forestry land
- Having a Future Generations Champion in each local authority to represent the interests of children and future generations in planning decisions and plan making.(Ch5)

The Landworkers Alliance's - [Post Brexit Agriculture : Making Food Sovereignty a reality.](#)

The LWA is the UK chapter of the world's largest workers union 'Via Campesina'. Members are agriculture and forestry workers operating according to food sovereignty and regenerative agriculture principles. In the UK they are campaigning for systemic policy change as well as supporting members on the ground. This document makes recommendations relating to finance, training and employment, infrastructure, ownership, equal access to nutrition and nature regeneration.

Policy proposal

The subsidy system should be reconfigured to ensure that farming in the UK provides environmental benefits, supports thriving farming communities, and supplies a substantial proportion of the UK's food

LWA 2018

See all LWA publications [here](#) and their report on food, farming and the climate crisis [here](#).

[Sustain's Agriculture Bill Priorities](#) support amendments to the UK Agriculture Bill which has stalled on its way through Parliament. It focuses on the following key areas: Public health, Agroecology, Fair-dealing, Agricultural Workers and International Trade and is evolving as the Bill progresses. Sustain, as do the above organisations, recognise this Bill provides the most significant opportunity in the last 50 years to influence the future direction of food and farming policy, the importance of which, for human and planetary health cannot be overstated.

Advice and guidance

This list points to key national advice services. Many localities have their own advice and support networks and organisations, such as the Bristol Food Network, or London's Capital Growth, and can be researched separately.

[CLAS - Community Land Advisory Service](#)

CLAS is only currently funded in Wales. It is hosted by Social Farms and Gardens who are seeking funding for the service to be reactivated in the rest of the UK.

CLAS Scotland has published a [Guide for Landowners](#), public and private, in Scotland who are considering use of their land for community growing. Section 6 and Table 6.2.1 (p.46) provide a useful overview of different types of land lease or sale arrangement.

CLAS Wales has this guide for [Landowners: Working with Community Growers](#)

[CLAS England](#) also provides a copy of this guide.

[Shared Assets](#) has a range of very good resources and consultancy to support local, regional and national institutions, landowners and businesses in support of securing common good land use. They can help landowners understand their options around bringing forward land for common good land uses, including food growing.

Their guidance relates to - Growing food in parks, how to make best use of derelict land, food growing and the planning system, agricultural dwellings, what Local Authorities can do to support common good land uses, and guides for community food growers on how to work with Local Authorities, e.g.

[Access to Land: Working with Local Authorities. A guide for food enterprises.](#)

[The Landworkers Alliance](#) is a grassroots union representing landworkers across the UK. It provides advice and support to its members and works to influence national policy. It is part of a strong global food sovereignty solidarity network fighting for the rights of landworkers and the right stewardship of the earth.

[The Community Ownership Support Service](#) is part of the Development Trusts Association (Scotland). It is funded by the Scottish government to support communities to take on public land or building assets for their community.

[Locality](#) - On average, more than 4000 publicly owned assets are sold off every year in the U.K. Locality supports communities and public bodies to transfer assets to communities so they continue to benefit the public. They produced a good report, with Shared Assets, highlighting a number of success stories, about [Transforming derelict or underused land through community-led models.](#)

[Sustain - The Alliance for Better Food and Farming](#) is a campaign and project delivery organisation working for better food and farming, both at strategy level, and in the detail. They represent around 100 national public interest organisations working at international, national, regional and local level.

[Sustainable Food Cities](#) is a UK wide award programme incentivising and rewarding best practice in sustainable food systems development in towns and cities. It provides up to date news and networking and learning opportunities across the network of participating places.

The [UK Community Supported Agriculture](#) network have a document for growers on [Access to Land for food growing](#).

[One Planet Council](#) provides advice and support for people wanting to do One Planet Developments in Wales.

[Accesstoland.eu](#) is the European hub for all issues regarding land access for sustainable and agroecological food growing.

This 2016 [film 'Land for our Food'](#) highlights some of the issues and solutions growers are faced with.

['In Our Hands'](#). Black Bark Films and the Landworkers Alliance co-produced this excellent film about the farmers who are driving positive change in their sector.

Community Ownership

Community Ownership seems to provide the most security and ethical clarity for food growers / landworkers compared to other models or mechanisms. Scotland are adopting this at a national level and it has been recommended as a suitable model for the UK in the 'Land for the Many' report (see above).

A good local example of this in England is the pioneering and respected [Kindling Trust](#) in Greater Manchester. They have newly formed the Kindling Community Land Initiative and are searching for 200 acres of land to [establish their own farm](#) within 50 miles of Manchester. They want to either buy the land outright or use the Community Asset Transfer process or a long-term lease to secure the land.

Community Land Trusts

Land Trusts are independent bodies set up to own, manage and lease land to make it more accessible and affordable to small scale landworkers and community-led initiatives.

In the UK, most Community Land Trusts are focussed on building affordable, community-led homes, however, the Land Trusts listed below have been set up for the protection and stewardship of land assets, for social and ecological benefit and for the revitalisation of (mainly) rural livelihoods.

Nourish Scotland did a very useful and accessible [comparative study of Land Trusts](#) for the Scottish Government to inform the set up of the Scottish Farm Land Trust.

Nourish Scotland also published [‘Wanted: Land for New Farmers’ report](#), outlining the case for setting up a national Land Trust. This was based on a nationwide demand-for-farmland survey with 1,286 respondents of which 989 wanted to establish agroecological farm businesses. England and Wales could also follow this model, taking cues from Scotland’s experience..

The recently published [‘Land for the Many’](#) report, looking at the future of land use in England states:

“We seek to encourage Community Land Trusts to buy rural land, for farming, forestry, conservation, rewilding and the protection of catchments. To this end, we propose creating a Community Land Fund, with a target of £200m of land in community ownership by 2030, financed by some of the £530m surplus accumulated by the Land Registry.”

[Scottish Farm Land Trust](#) is ‘a new model to increase land availability for new entrants’. It is the result of extensive [research](#) across Europe looking at different models to effectively improve access to land for agroecological farming. It ‘aims to hold agricultural land in trust for public benefit, to rent it out in small parcels on an affordable basis.’

Land trusts have had noted success elsewhere as a direct intervention to enable access to land for new entrants. There is strong commitment to the idea of a land trust from people across Scotland. Harnessing this energy and making a practical intervention in how we use our land and produce our food is not only necessary but very possible. The SFLT could play a crucial role in treating Scotland’s land as a resource that will bring collective benefit for generations to come.

‘Wanted: Land for new farmers’ report. Nourish Scotland & Scottish Farm Land Trust 2017

The [Ecological Land Coop](#) buys agricultural land which it can subdivide into a cluster of 3 or more smallholdings which it makes available, affordably, to landworkers / small farmers to lease for 150 years, or buy. They also prepare sites by securing planning permissions for a landworker dwelling, installing off grid utilities and road access. They currently own [four sites](#) in East Sussex, Devon, Somerset and the Gower in Wales.

[Fordhall Community Land Initiative](#) in north Shropshire is 140 acres of mixed farm and woodland. It is owned and funded by over 8000 shareholders and owns Fordhall Farm which is then tenanted by the farm business. It is a Community Land Trust and Industrial Provident Society. There was a long and concerted battle to rescue the Farm (organic for 65 years) from development pressure. The Community purchase means the **farm is secure from future development pressures**. Shares are £50 each, lifelong, nonprofit, non transferable and refundable on request.

[The Land Trust](#) works with mainstream developers and public sector partners by taking on management of their green infrastructure to **safeguard it from development**. They do not have specific agroecology/farming objectives but do work for community engagement and nature recovery.

Falkirk Community Trust [leases 34 community food growing plots](#) to Muiravonside Growing Area Committee (growing plot holders) with no formal agreement, for as long as people want to grow there. Should this end, the land returns to the management of the Trust. There is an informal agreement which includes no permanent structures onsite.

See also **Open Newtown** below (Leases on Public Land).

Community Asset Transfer (CAT)

The [Community Asset Transfer](#) process applies only to public assets. The process can take a number of years. Locality, and the Development Trusts Association (Scotland) help communities and organisations through the CAT process, which is where public owners of land or buildings can sell below market rate to communities, in order to secure public benefit. Transfers can be made into a Community Land Trust or other appropriately constituted organisation.

[Saffron Acres Project](#) saw 12 acres in a 'hard to reach' neighbourhood of Leicester transferred from the Council to **Saffron Lane Neighbourhood Council** and a combined housing and community food growing project create huge change, empowerment and health improvement throughout the estate.

[The Outback Garden](#) in Halifax is a 1 hectare food growing and wilderness space for the residential communities of Park Ward, Halifax. It was a derelict site used by drinkers. The site was transferred from the Local Authority to **Halifax Opportunities Trust**. It has a fully equipped kitchen and a shop. It is transforming food culture in a food desert area by creating a welcoming space for families to come and learn and eat. It is cultivated to organic principles.

[Middlesbrough Council proactively uses its Community Asset Transfer \(CAT\) policy](#) to empower and involve its communities.

Community asset transfer is viewed positively as it offers many benefits to local communities, the local VCS and to the Council itself. (2.2)

Importantly, in its policy it highlights the **changing context** within which Councils are considering CAT.

Middlesbrough Council is facing significant challenges as a result of major reductions in public spending and will increasingly need to consider asset transfer as an enabler to achieving its forthcoming corporate aims in a mixed service economy, with significantly reduced resource. (2.4)

They have used CAT with Hemlington Farm Nursery who are now delivering forest schools as a part of their remit, and the Langridge Centre who are developing the growing spaces to increase productivity of food grown to use within the community cafe. As a result of community interest, an orchard and nuttree has been planted.

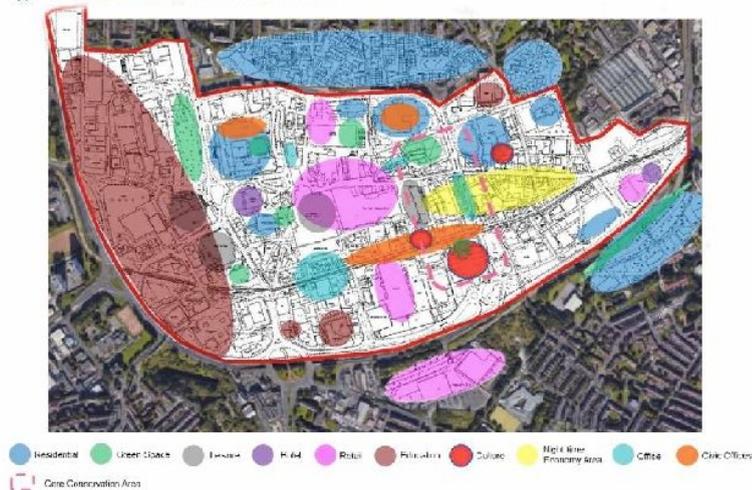
Community Asset Transfer in Scotland is supported by Part 5 of the [Community Empowerment \(Scotland\) Act 2015](#). It requires relevant authorities to not only create a food growing strategy, but to also **publish a register of the land they own or lease**, to help communities identify suitable property.

Compulsory Purchase Orders

[Oldham](#) Council have stated they will use Compulsory Purchase Orders to secure the delivery of their masterplan. While the majority of the land which is likely to be developed is already owned by the authority or its partners in the public sector, there are a number of smaller sites in private ownership.

The report due to be discussed by councillors' states that if negotiations are either 'protracted or if the outcome is unsatisfactory', they need to consider obtaining the land without the owners' consent

Appendix A: Potential uses and zones in the town centre



Oldham Masterplanning.

Map of what will happen to Oldham's Town Centre

Arnos Vale Cemetery Trust - (Search for Arnos Vale [here](#)). Bristol.

In 2002 a strong public campaign resulted in the rescue of Arnos Vale's 45 acre historical cemetery site from private sell off and development through the Council serving a compulsory purchase order on the land. An offer was made to the owner by the council and refused. This prompted an inquiry which resulted in a CPO being made by the then deputy prime minister John Prescott. The land was then handed from BCC into the Arnos Vale Cemetery Trust.

Leases on Public Land

Many food growing projects operate as a tenant with a lease. Often these are short term and provide very little security or basis on which to apply successfully for funding. However there are exceptions. How well this works, or how easily negotiated, seems to depend entirely on the relationship between grower and council, the Council's own capacity, values and politics

which means there is unpredictability and insecurity built in to the process. The onus is on the project to prove it's worth, its economic viability and to make itself indispensable.

Shared Assets have designed a useful interactive tool detailing what [Land Tenure Choices](#) are best for what kind of projects.

The only example of a 99 year lease I have found is [Open Newtown](#), (see Focus on NEWTOWN, p.15 below) which is the working name of the 'Going Green for a Living Community Land Trust Ltd' which looks after 140 acres of public land for public good. See 'Focus on NEWTOWN' p.16 below.

[Sutton Community Farm](#) is London's only community farm. It is situated on 7.2 acres in Sutton which was once disused smallholding. Usefully, they have [shared their experience](#) of being unsuccessful in trying to secure adjacent land from Surrey County Council despite putting in a comprehensive bid.

[Sims Hill Shared Harvest](#) is a co-operative CSA growing on 3 acres on the edge of Bristol. It is a tenant of Bristol City Council and currently has **1 year** remaining on their lease.

Its 'Big Field' site is currently under threat of development as a Park & Ride (see Planning Policy below) the P&R development threat having been transferred from it's Feed Bristol site to the 'big field' site on the other side of the M32 motorway, which dissects the fields that were once continuous.

[Stockport Council](#) has provided sites for 12 new community orchards and a new 1.5 acre **FarmStart** site as part of a strategic effort to create a resilient food system. The Farmstart is held on an **annual** business tenancy and managed by [The Kindling Trust](#). Security comes from the rising positive public profile of the projects more than the lease arrangement. The Kindling Trust, strategic coordinators of a number of organic veg growers in the area, are also in negotiations on a larger site where they can set up their first farm-scale 200 acre project.

[Chagfood](#) rents six acres of land on two small plots a mile from Chagford, Devon. They have a **three year** rolling farm business tenancy (FBT) and grow 50 varieties of seasonal vegetables. They intend to take on another 5 acres in future. 3 year leases may seem fair to other local tenant farmers in the same situation, but may not provide adequate security for making longer-term development decisions and attracting investment.

[Organiclea](#) is a food growing co-operative in the Lea valley in Waltham Forest, London which started on an allotment in 2001. Between 2007 and 2009 Organiclea negotiated with landowner Waltham Forest Council for the lease/use of land which until 2007 had been a council plant nursery 'Hawkwood'. They were initially given a 10 year lease on the land and had enthusiastic support within the Council for their vision. They now have a **30 year** lease on the land. This is the longest public lease I have found so far for a food growing project.

[Feeding Stockport - The Kindling Trust](#) received funding from Esme Fairbairn, Stockport Council and Stockport Homes funds for 1 full time Kindling Trust employee. Awards for All / Postcode Local Trust / Reaching Communities gave £50k funding for 5 years to support

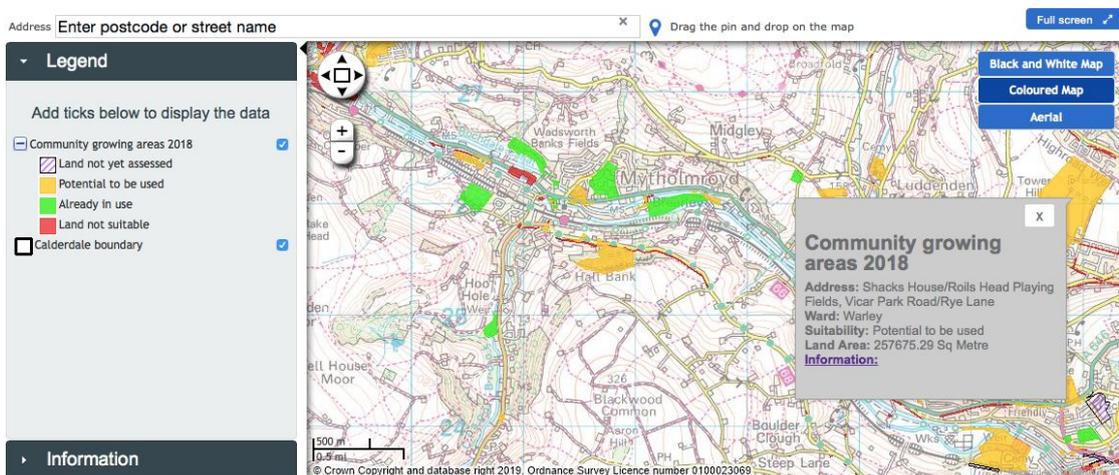
Feeding Stockport. Woodbank Community Food Hub - 1.5 Acres of council land (ex plant nursery) is a hub for market gardening, a FarmStart and inclusive community growing. Each FarmStart tenant is on a rolling **Annual Management Agreement**. This is simple to draw up and doesn't require solicitors. However this arrangement does not provide security. It is the positive public profile of the project that brings more security to the project.

'Over the next 5 years we will together transform Woodbank into a regional leader in social prescribing, urban food production, horticulture training and long term solutions to food poverty'. Article [Here](#)

[Calderdale \(the home of Incredible Edible\) have produced a Community Food Growing Map](#) (below) and a process to make it more accessible for people to take on public spaces for food growing. Inquiries are assessed on an individual basis with neighbourhood officers and the assets team. **Tenancies are rolling indefinitely** and at peppercorn rent. At this stage they are not expecting to generate income for the Council from them. Either party can give **6 months notice to quit** which means projects are not secure long term. However local food growing is generally supported by the Council and communities, providing a supportive context wherein negotiating longer leases may be possible for successful projects.

Calderdale food growing sites map.

Community growing areas



[Growing Communities](#) has been running for 20 years in the Hackney area of London. They grow salads across a patchwork of 6 small sites, together known as 'Patchwork Farm', in two Hackney Council Parks (Clissold and Springfield) and on a 1.4acre site 'Dagenham Farm' where they are negotiating a 15 yr lease with the Council. They operate according to a set of agreed principles. They sell 1,400 veg boxes locally per week.

All growing projects were set up on previously underused spaces on estates, private gardens and church land across Hackney.

Two Patchwork Farm sites were lost a couple of yrs ago due to housing developments, they were privately owned. Generally the Patchwork farm plots (all on private land) are less secure

than the Council owned ones and circumstances can change with changes of people or circumstances. Some have short term lease agreements. The Council sites want GC to provide evidence of community benefit. Each site has 1 volunteer day per week.

GC are a very integrated and respected organisation in Hackney. This provides their greatest security.

[Edinburgh - Drylaw and Telford Community Gardens](#) operate on a **25 year** lease, which will be reviewed in 2019. The long term plans for the ground, along with the successes to date will be looked at as part of the review. The Council also supports the project by carrying out some maintenance (grass cutting), providing insurance and allowing use of the building and water.

Projects on Private Land.

The land of the 22 acre [Community Farm](#) in Chew Magna is owned by Luke Hasell, a co-founder of the farm. The farm business is a tenant on the land and currently they have a **5 year** business tenancy. They are looking at ways of getting long-term security.

[Oak Tree Low Carbon Farm](#) in Suffolk is 12 acres and is **owned by the farmer**. As it is less than 5 hectares it doesn't qualify for subsidy under the CAP and a covenant on the land means they cannot erect new buildings

[Teens tackle 300 acres in Brecon Beacons](#). This project in Powys, Wales is on part of a 2,000 acre estate and shows what is possible when private landowners share the vision for a sustainable, biodiverse, community-led future and offer their assets in the search for solutions.

Safeguarding land in Planning Policy

While there are many emerging and established Food Strategies which make commitments to upscaling local food production and increasing community food growing, translating this into planning policy is a longer and more complex process as there are different planning policy tiers which must align with national policy and which may see local aspirations and values overridden.

Planning policy encourages the inclusion of food growing spaces in new housing developments but this doesn't always manifest. Emerging support for community-led housing within planning policy is enabling a new wave of nature-integrated housing to demonstrate that this is what communities want, when they have the opportunity to choose.

The Blue Finger, north Bristol - A Planning Policy has been introduced into the draft Local Plan to better safeguard Stapleton Allotments and Smallholdings from damaging development.

Proposal RES 5: Stapleton Allotments and Holdings

The Stapleton allotments and holdings will be recognised in the local plan and designated as specially protected Local Green Space in recognition of its special importance for food growing and community use. Developments which are inconsistent with this role will not be permitted.

The current designation of the land safeguarding it for transport infrastructure will be removed.

Following a locally high profile [campaign](#) engaging with partners, the planning system and ultimately, 3 months of direct action, Bristol City Council have amended their planning policy in the current draft local plan to protect Bristol's only area of Grade 1 agricultural land at Stapleton Smallholdings which had been designated for a Park & Ride as part of the Metrobus road building scheme. The site of the Park & Ride however is still a threat to Sims Hill CSA's 'big field' site as its final location remains unconfirmed.

Local food strategies and activists are pushing for the Council to now apply this safeguard to sites in every ward of the city to tackle food and nutritional poverty, enable nature recovery, increase the accessibility of welcoming, therapeutic spaces and provide new routes to purposeful, rewarding land-based livelihoods that we so urgently need. Falkirk (below) provides useful inspiration for this.

Northstowe's 2018 [Healthy Living and Youth and Play Strategy](#) will influence spatial planning. It considers a healthy environment from the child's perspective and the importance of integrating formal and informal food growing spaces into a child's everyday environment. It understands the power of good design for long term health and is building it into the environment. See p.42 for 'Measures to provide access to Healthy Food / Productive Landscapes'.

'Based on existing evidence and emerging best practice the design proposals will have a big impact on improving the health and wellbeing of future residents, thereby reducing the future economic burden on NHS England.' (foreword).

Focus on - FALKIRK

[Dig In Falkirk](#) - food growing strategy 2019 - 2024

[Falkirk Greenspace Strategy 2013](#) See 5.4 Community Growing Initiatives and 'Orphan Land Project'.

Initially, a small team of Council Officers worked together to identify potential growing spaces by using maps and their knowledge of the area. This provided a long-list of around 20 sites which were visited to assess their suitability for community growing projects against a matrix (below). Falkirk Council's Housing department has also provided map information about their landholdings so that these sites could be considered and surveyed to assess their suitability

as community growing spaces alongside the long-list. The matrix used on the site audits was based on various allotment and community growing strategies that had been prepared in other areas across the UK and included the following information:

Site Name	Reference
Landowner:	Potential Size: Possible allotment site area (Ha); Potential maximum number of full-size plots
Land use: Current Open Space Strategy category; Neighbouring land use	Site access: Vehicle/road access; Distance to public road
Constraints: e.g. contamination, physical, natural features (site designations etc), watercourses / flood risk	Opportunities: e.g. usable features/ assets; suitability for allotments, informal community growing, orchards

Comms & promotion:

Following on from this, Falkirk Council is working with Forth Environment Link, greenspace scotland and Falkirk Delivers on the 'Dig in Falkirk' project which aims to promote community growing and have conversations about growing with people living and working in the Falkirk Council area. This process also involves people marking potential growing spaces on maps.

As a result, LDP2 now highlights 7 potential community growing opportunities across the area.

Falkirk - [Muiravonside Community Growing Area](#). P.38

Land Access Arrangements - See Land Trusts section above.

Focus on NEWTOWN, POWYS, WALES

[Open Newtown](#) (ON) is the working name of the 'Going Green for a Living Community Land Trust Ltd' which looks after 140 acres of public land. It is managed by ON for the benefit of the community. Food growing is one aspect of their vision.

Powys County Council (PCC) asked Newtown Town Council (NTC) to take on the land because they did not have the means or inclination to do so themselves. NTC then, with the help of Cwmhary Land Trust (north Wales) bid for lottery funding for the Community Asset Transfer of the 140 acres. ON was set up to manage the land.

The land is on a 99 year lease from Powys CC to Newtown TC. The TC then lease it - also for 99yrs - to Open Newtown Land Trust. There is an additional contract between ON and NTC for NTC to maintain the green spaces (£55k p.a, raised through a council tax increase is ringfenced for this). There was initially a strong consortium of 40 organisations backing the

bid, there is now a strong membership of 15 who run ON. They look after all the larger parks and 5km of riverbank (Severn).

They run a cross-subsidy model: some income generating aspects of development such as renewable energy generation subsidise elements not focussed on income generation such as food growing, until food growing projects can become self sufficient as demand increases. This model with community ownership and long, secure tenure, has helped to win grants of over £3million from the Welsh Government and the lottery.

Focus on LONDON

[Capital Growth](#) is the home of London's food growing network.

There are 2,767 food growing spaces in greater London. Only 22 of these are classified as farms / growing enterprises. Of the rest, 42 are allotment site / community plot, 380 community gardens and 187 school gardens. See and search them all on a map [here](#).



Capital Growth runs a [Harvest-o-meter](#) which enables members to log their harvests, chart their productivity over time and see the overall productivity of members across greater London. 'During the first two seasons of the Harvest-o-meter from 2013 through 2014, over 189 growing spaces grew enough food to contribute to 502,000 meals, weighing over 40 tonnes and valued at £288k. We also found

- an estimated £2.4m of food is being grown each year across our network
- salads, squash, courgettes and potatoes are the most popular crops being grown in London
- the average yield per square metre is just less than £3.50 per square meter'

From the Capital Growth website Harvest-o-meter page..

The London Food Strategy will be monitoring the % of land that is being used for horticulture, arable, allotments and Capital Growth Projects, collecting data biannually. There are no defined targets.

Funding A few examples.

[Oldham Food Enterprise Fund](#). £135,000. Apply for up to £500.

In 3 stages and scales. Opened Oct 2018.

The Food Enterprise Fund will support community-led social enterprises and organisations and bring together residents, communities and organisations working co-operatively to improve fair access to fresh, local, affordable healthy food.

Good

<https://www.london.gov.uk/what-we-do/regeneration/funding-opportunities/good-growth-fund-supporting-regeneration-london> **Fund** - A regeneration fund for London. The London Food Strategy (2018 - 23) states it will support food growing projects to access this funding.

Scottish Land Fund. £10m National Lottery fund supports rural and urban communities in Scotland to become more resilient and sustainable through the ownership and management of land and land assets. Will help communities to:

- achieve more sustainable economic, environmental and/or social development through ownership of land and buildings
- have a stronger role in and control over their own development
- own well managed, financially sustainable land and buildings.

<https://www.communitylandscotland.org.uk/2016/03/another-10million-for-community-buy-outs/>

Wales - [Social Investment Cymru](#) runs the

- Community asset Development Fund
- Social Business Growth Fund
- Community Investment Fund and others

Food provision and health are part of the 'Foundational Economy'. Wales has a ['Welsh Government Foundational Economy Challenge Fund'](#); which could be relevant to new food growing enterprises.

Cornwall's [Grow Nature Seed Fund](#) supports ideas that contribute to the delivery of their Environmental Growth Strategy (2015 - 2065)

Links

P. 1

'Our Future in the Land' RSA 2019.

<https://www.thersa.org/discover/publications-and-articles/reports/future-land>

P.2

[Scottish Farm Land Trust](http://www.scottishfarmlandtrust.org) <http://www.scottishfarmlandtrust.org>

[Scottish Food Commission](#)

<https://www.gov.scot/publications/scottish-food-commission-final-report/>

[Community Land Fund](#)

<https://www.tnlcommunityfund.org.uk/funding/programmes/scottish-land-fund>

[Community land Scotland](#) <https://www.communitylandscotland.org.uk/>

P.3

CLAS Scotland. A Guide for Landowners.

<https://sc.communitylandadvice.org.uk/sites/communitylandadvice.org.uk/files/SF%26G%20CLAS%20Landowners%20Guide%2009.18.pdf>

Community Empowerment (Scotland) Act 2015

<https://www.gov.scot/publications/community-empowerment-scotland-act-summary/>

Community Right to Buy - Perth and Kinross Community Planning Partnership.

https://www.pkc.gov.uk/media/44191/Introduction-to-Community-Right-to-Buy/pdf/Introduction_to_Community_Right_to_Buy.pdf?m=636911832200430000

Land Reform (Scotland) Act 2003

<http://www.legislation.gov.uk/asp/2003/2/contents>

Land Reform (Scotland) Act 2016

<http://www.legislation.gov.uk/asp/2016/18/contents/enacted>

One Planet Development planning legislation

<http://www.oneplanetcouncil.org.uk/wp-content/uploads/2014/02/One-Planet-Development-TAN6.pdf>

Wellbeing of Future Generations Act (2015)

<https://futuregenerations.wales/about-us/future-generations-act/>

Examples of One Planet Developments in Wales

<http://www.oneplanetcouncil.org.uk/approved-applications/>

P.4

UK National Food Strategy

<https://www.nationalfoodstrategy.org>

Sustainable Soils Alliance response to the Defra 25 year Environment plan.

<https://sustainablesoils.org/25-year-response>

Sustain's response to the National Planning Policy Framework amendments.

<https://www.sustainweb.org/resources/files/responses/NPPF%202018%20draft%20Sustain%20response.pdf>

Cornwall's 2019 - 2039 Farming and Agriculture policy.

<https://www.cornwall.gov.uk/media/38860030/draft-cornwall-council-farms-strategy.pdf>

P.5

RSA's 'Field Guide' accompaniment to 'Our Future in the Land' report.

<https://www.thersa.org/discover/publications-and-articles/reports/field-guide-future>

Executive summary of 'Our Future in the Land'

https://www.thersa.org/globalassets/images/projects/ffcc/1.-our-future-in-the-land_executive-summary_july19.pdf

P.6

Landworkers Alliance - Post-Brexit Agriculture : Making Food Sovereignty a Reality.

<https://drive.google.com/file/d/0B6eRd6MaabyucmdySjBLaTRScjQ/view>

All LWA publications

<https://landworkersalliance.org.uk/publications/>

LWA report on Food Farming and the Climate Crisis.

<https://landworkersalliance.org.uk/publications/>

P.7

CLAS - Community Land Advisory Service

<https://www.communitylandadvice.org.uk/>

CLAS Scotland. Guide for Landowners.

<https://sc.communitylandadvice.org.uk/sites/communitylandadvice.org.uk/files/SF%26G%20CLAS%20Landowners%20Guide%2009.18.pdf>

CLAS Wales. Guide for Landowners

<https://wl.communitylandadvice.org.uk/en/resource/offering-land-process-landowners>

Shared Assets website resources.

<http://www.sharedassets.org.uk/resources>

Shared Assets report.

Access to Land : Working with Local Authorities. A Guide for food enterprises.

<http://www.sharedassets.org.uk/wp-content/uploads/2018/02/Access-to-land.pdf>

Development Trusts Association (Scotland) Community Ownership Support Service.

<https://dtascommunityownership.org.uk/>

Locality

<https://locality.org.uk/>

Report by Locality and Shared Assets - Transforming derelict or underused land through community- led models.

<https://mycommunity.org.uk/resources/transforming-derelict-or-underused-land-through-community-led-models/>

Sustain website

<https://www.sustainweb.org/>

P.8

Sustainable Food Cities website

<http://sustainablefoodcities.org/>

UK CSA Network website

<https://communitysupportedagriculture.org.uk>

CSA Guidance on access to land.

<https://communitysupportedagriculture.org.uk/resource/access-to-land/>

One Planet Council website

<http://www.oneplanetcouncil.org.uk>

Accesstoland.eu website

[Accesstoland.eu](https://www.accesstoland.eu)

Film 'Land for our Food' (2016)

<https://www.accesstoland.eu/film-Land-for-our-food>

Film 'In our Hands' (2018)

<https://inourhands.film>

Kindling Trust website

<https://kindling.org.uk>

Kindling Trust - getting their own farm.

<https://kindling.org.uk/farm-plans>

P.9

Nourish Scotland - comparative study of Land Trusts

http://www.scottishfarmlandtrust.org/uploads/7/5/6/3/75636971/sflt_land_trust_comparison.pdf

Nourish Scotland - 'Wanted: Land for New Farmers' report

http://www.scottishfarmlandtrust.org/uploads/7/5/6/3/75636971/sflt_land_trust_comparison.pdf

'Land for the Many' report summary of recommendations

<https://landforthemany.uk/summary-of-recommendations/>

Scottish Farm Land Trust

<http://www.scottishfarmlandtrust.org>

Scottish Farm Land Trust research - comparisons from across Europe

http://www.scottishfarmlandtrust.org/uploads/7/5/6/3/75636971/sflt_land_trust_comparison.pdf

Ecological Land Coop

<https://ecologicaland.coop/about>

Ecological Land Coop - their four sites

<https://ecologicaland.coop/our-sites>

Fordhall Community Land Initiative

<https://www.fordhallfarm.com/>

P.10

The Land Trust

https://thelandtrust.org.uk/work-with-us/who-we-work-with/developers/?doing_wp_cron=1562333719.8023760318756103515625

Falkirk Food Strategy

https://say.falkirk.gov.uk/development-services/draft-community-food-growing-strategy/supporting_documents/Draft%20food%20growing%20strategy.pdf

Locality - about Community Asset Transfers

<https://locality.org.uk/wp-content/uploads/2018/03/Understanding-Community-Assets-Transfer-Guide-for-Community-Organisations.pdf>

Saffron Acres Project - Leicester

<https://mycommunity.org.uk/wp-content/uploads/2016/09/10-Reclaiming-land-v-4-FINAL-1.pdf>

The Outback Garden - Halifax

<https://www.regen.org.uk/wellbeing/the-outback-garden/>

Middlesbrough Community Asset Transfer policy

https://www.middlesbrough.gov.uk/sites/default/files/Community_Asset_Transfer_Policy.pdf

P.11

Oldham Council - Masterplanning and compulsory purchase.

<https://www.oldham-chronicle.co.uk/news-features/139/main-news/128553/oldham-council-prepared-to-use-cpos-to-deliver-town-centre-masterplan>

The story of Arnos Vale Cemetary, Bristol

<http://www.buildingsatrisk.org.uk/sites/default/files/16%20Toolkit%20Compulsory%20Acquisition%20April%202014.pdf>

P.12

Shared Assets - Land Tenure Choices interactive tool

<http://www.sharedassets.org.uk/wp-content/themes/sharedassets/tenure-choices/tenure-choices.html>

Open Newtown facebook page - Powys

https://www.facebook.com/pg/opennewtown/posts/?ref=page_internal

Sutton Community Farm - unsuccessful bid to secure adjacent land - Greater London
<http://suttoncommunityfarm.org.uk/farm-news/we-didnt-get-the-land/>

Sims Hill Shared Harvest CSA - Bristol
<https://simshill.co.uk/>

Feeding Stockport
<https://kindling.org.uk/FeedingStockport>

Chagfood - Devon
<http://www.chagfood.org.uk/>

Organiclea - Greater London
<https://www.organiclea.org.uk>

P.13

Feeding Stockport website
<http://feedingstockport.org.uk>

Calderdale Community Food Growing Map
<https://www.calderdale.gov.uk/v2/maps/growing>

P.14

Growing Communities - Hackney, London
<https://www.growingcommunities.org>

Edinburgh - Drylaw and Telford Community Gardens.
<https://nen.press/tag/drylaw-and-telford-community-gardens/>

The Community Farm, Chew Magna
<https://www.thecommunityfarm.co.uk/about-us/our-story/>

Oak Tree Low Carbon Farm - Suffolk
<http://www.the-oak-tree.co.uk/>

Teens tackle 300 acres in Powys Wales
<https://www.bbc.co.uk/news/uk-wales-48869195?fbclid=IwAR3ntc8vxRQMuhMdEhaRsUlfOauUyFTOLsjAfl3yQnGQoOudqO5IB0Yze7U>

P.15

Bristol Blue Finger campaign - The Guardian
<https://www.theguardian.com/uk-news/2015/feb/02/bristol-bus-protesters-trees-european-green-capital-2015>

Northstowe Healthy Living and Play Strategy

<https://static1.squarespace.com/static/5a8ffb80e74940793fe11531/t/5b30a2df0e2e7265f30877ca/1529914097183/The+Northstowe+Phase+2+Healthy+Living+and+Youth+%26+Play+Strategy.pdf>

Dig In Falkirk - food growing strategy

https://say.falkirk.gov.uk/development-services/draft-community-food-growing-strategy/supporting_documents/Draft%20food%20growing%20strategy.pdf

Falkirk Greenspace Strategy

<https://www.falkirk.gov.uk/services/environment/environmental-policy/docs/green-network/Falkirk%20Greenspace%20-%20A%20Strategy%20for%20our%20Green%20Network.pdf?v=201702161345>

P.16

Muiravonside Community Growing Areas

<https://sc.communitylandadvice.org.uk/sites/communitylandadvice.org.uk/files/SF%26G%20CLAS%20Landowners%20Guide%2009.18.pdf>

Open Newtown Facebook page

https://www.facebook.com/pg/opennewtown/posts/?ref=page_internal

P.17

Capital Growth - London

<https://www.capitalgrowth.org/>

Capital Growth Harvest-o-meter

https://www.capitalgrowth.org/the_harvestometer

P.18

Oldham Food Enterprise Fund

<http://www.oldhampartnership.org.uk/foodfund/>

London Good Growth Fund

<https://www.london.gov.uk/what-we-do/regeneration/funding-opportunities/good-growth-fund-supporting-regeneration-london>

Scottish Land Fund

<https://www.tnlcommunityfund.org.uk/funding/programmes/scottish-land-fund>

Social Investment Cymru

<https://www.wcva.org.uk/funding/social-investment-cymru>

Welsh Gov't Foundational Economy Challenge Fund

<https://businesswales.gov.wales/welsh-government-foundational-economy-challenge-fund>

Cornwall Gow Nature Seed Fund

<https://www.cornwall.gov.uk/environment-and-planning/grow-nature/funding/>

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