Open Meeting

For residents of Hinton Waldrist

26 September 2026

The future of the allotments field

Martin Taylor – Chair, Hinton Waldrist Parish Council



Agenda

1. Current ownership and management
2. Pressure for change
3. Opportunities and challenges
4. Proposed plan
5. What if we do nothing?
6. Questions and answers

Introducing the Parish Council

Martin Taylor (Chair)

Justin Davenport (Vice Chair)

Andrew Bloomfield

Andrew Kim

Linda Mace

Melvyn Smith

Stephanie Stott

Current ownership and management

The field is owned by Guy's and St Thomas's Foundation

Gifted to them by descendants of the Loder Symonds family

Managed by Savills on the owner's behalf

Savills issues licenses to allotment holders and collects rent

Development potential?

- As a charity, Guy's and St Thomas's need to make their assets work
- Many years ago they proposed a housing development
- This did not get beyond a pre-planning consultation
- In the current VoWH Local Plan, Hinton is considered "open countryside" – which means no planning consent for new houses
- Savills accepts that any development potential lies in the distant future, if ever

Most recent attempt at housing development

- Four houses proposed at the south end of Priors Lane in 2021
- Application was refused, developer appealed
- Appeal was dismissed – relevant wording from decision below

10. LPP1 Policy CP3 sets out the hierarchy of settlements within the District. Hinton Waldrist is not a village categorised within that hierarchy and so constitutes open countryside. LPP1 Policy CP4 makes clear that in the open countryside, development will only be permitted in circumstances that do not apply to the proposal. As such, the proposal would not accord with the Council's spatial strategy.

11. Hinton Waldrist has only a few facilities including a church, village hall and farm shop, and a limited bus service. It therefore has few employment or educational opportunities, for example. The restricted availability of services and facilities within the village is reflected in its countryside status under LPP1 Policy CP3. The nearest village categorised as being a focus for new development is Longworth, less than a mile away.

Pressure to change

Savills is under pressure from Guy's and St Thomas's to manage the land more proactively

Their long term aim is to consolidate all the allotments at the northern end of the field

They recognise that they aren't in a position to manage the land in a manner aligned with the best interests of residents

They have asked the Parish Council to take a lease on the field and manage the allotments

Opportunities and challenges

- The Parish Council has been discussing various potential uses for the land over the last two years
- ***Vegetable growing***
  No water, bird-scaring is anti-social
- ***Playing field***
  Not enough demand, high cost of maintenance
- ***Community garden / village green***
  Too big a space to be manageable
- ***Solar panels***
  Not likely to be popular with the village!

Proposed plan

Make better use of the land and make the village a pleasanter place to be

1

Clear most of the unused land and make available for grazing (3.6 acres)

2

Carve out an area of 0.3 acres to create a village green / community garden

3

Relocate 3 existing allotments

4

Bring in a water supply (for grazing and for allotment holders)

Proposed Layout



What needs to happen?

- Sign the leasehold agreement
- Establish new allotment plots for those being moved
- Clear the land and cultivate for grass
- Fence in the grazing area
- Bring in water supply
- Establish volunteer team to maintain the village green / community garden

Investment will be required … but we believe we can achieve this plan within our normal Parish Council funding

Benefits to the village

- A more pleasant outlook for those living on and walking along Church Road
- An attractive shared open space at the heart of the village
- More pro-active management of the allotments, with the potential to attract new allotment holders
- Water supply available to allotments in the north end of the site

What if we do nothing?

- Savills are under pressure to manage the land more pro-actively
- Under the terms of existing allotment licenses, they only have to give 12 months notice to vacate
- They may therefore force the re-location of allotments without doing anything to improve the rest of the land

This is why your Parish Council recommends that we move forward with the proposed plan

Questions and Answers

Or follow up by email to
martin.taylor@hintonwaldrist-pc.gov.uk