

## Duxford Moorfield Road Allotments

### History and purchase of the allotment land in Moorfield Road.

Date	Event	Remarks
<b><u>1906</u></b>		
Background dates	Estate at Duxford & Hinxton sold by estate of WE Long Esq (m. Eleanor Poore 20 Oct 1830; d.28 Jan 1875) to James Binney Esq. Mr Long had inherited the estate from Rt Hon Charles Lord Farnborough who died 17 January 1838. (It was formerly part of the "Manor of Dabernoons" in Duxford).	Estate incorporates 5.614 acres adjoining E side Moorfield Road, shown on plan & schedule dated 23 Jun 1906 as actively in use as allotments. Text at Clause 22 refers to "all that piece or parcel of land on the E side of the road leading from Duxford to the Manure Works containing 9.119 acres used as allotment lands" (See also indenture of 1906)
<b><u>Prior to 1957</u></b>		
List of tenants of Moorfield Road Allotments	43 tenants	Compiled for Duxford Parish Council (by their Clerk?) A similar list for 12 Oct 57 shows 32 permanent tenants, and 6 temporary (14.1% of area). 5 plots were unused (9.5% of area).
<b><u>1957</u></b>		
24 Apr	Mr Binney applied for consent to build a house on the allotments.	Refused. <i>Inter alia</i> "(the land) is utilized as allotments for which it is especially suited, and it is in the interests of the village that it should remain in such use"
9 Jul	Petition signed by 50 allotment holders to DPC	"We, the undersigned, being electors in the Parish of Duxford, faced with the danger of losing the allotments on Moorfield Road, ask the Parish Council to consider the purchase of the allotments to ensure their continuance for the benefit of the community. Thankyou".
15 Jul	Rev Joyce interviews Mr Binney at request of DPC to ask whether he would sell "Lot 3" to them at a fair price for allotment land. Mr Binney in agreement and very supportive, but DPC could not obtain	Mr Binney further indicated that he would put a covenant in the sale terms that would restrict any re-sale for building purposes at a subsequent date (Site referred to as the Primrose

	permission of Min of Housing & Local Govt in time. Consequently, they are unable to contact auctioneers quickly enough	Allotments) Unfortunately, Mr Binney could not defer the auction because of his obligations as a Trustee
26 Jul	Duxford Parish Council seeks to buy land at auction but is out-bid by Mr Driver	Auction held at the Victoria Institute, Duxford. Vendor was Richard Binney, Barrister, of Pampisford Hall. Land described as "2 Period Cottages known as 6&8 St John's Street; Accommodation and Pasture Land with frontage to St John's Street & Productive Allotment Land fronting Moorfield Road"  Further description of allotment land as "situate fronting Moorfield Road and possessing a frontage thereto of about 430 feet and comprising an area of approx 5a. 1r. 18p. Let as allotment lands and producing rentals amounting to £10.2s.0d per annum. Under "Special Conditions of Sale" "Sold subject to and with the benefit of the existing tenancies as set out in the particulars of sale"
7 Aug	Mr Parkinson informs DPC that he will buy land off the Drivers for the price that they bid at auction (£610) so that he can sell it to the DPC for £400, this being a price that would be acceptable to the District Valuer	Although he had only just paid £610 for the land, Mr Driver agreed to an onward sale to the DPC for £410 "...so that it could be kept for allotments for the benefit of the Parish"
29 Aug	Extraordinary meeting of DPC. Mr Harding resigned as Chairman. Deputy Chairman (Mr Parkinson) announced that he had undertaken, after consultations, to purchase land for allotments from Messrs AG Driver & Sons.	
12 Sep	Public Parish meeting to discuss application for loan to buy land	
27 Sep	Clerk to DPC informs Min of Ag & Fish that land had previously sold at public auction for £610	Poster printed to notify villagers
14 Oct	Inland Revenue Valuation Office values "parcel of allotment land containing	As a result of this valuation, Inland Revenue commended the purchase to

	approx 5 acres 1 rood 18 poles fronting Moorfield Road (O/S parcel No. 42) and confirms it does not exceed proposed purchase price of £400	Ministry of Agriculture, Fisheries & Food
25 Nov	Min of Ag & Fish approves £400 loan from Cambs CC	The Duxford & Hinxtton Allotments & Gardeners' Association proposed to charge a rent of 1/- per rod pa. No of plots was "about 48" rented to 39 people, with note that some had more than one plot
30 Nov	Clerk to DPC writes to Few & Kester. Area measurements of 5a 1r 18 p (per Bill of Sale) "apparently includes the portion now sold to Mr Gilbert Harding"	"...formal consent to the borrowing by the council of £400 for the purchase of 5.362 acres of land for permanent allotments at Moorfield Road" pursuant to Allotments Acts 1908-1950
	<b><u>1958</u></b>	
22 Jan	DPC send cheque for £405-2s-1 to Few & Kester Solicitors for purchase of land	Loan secured by mortgage dated 1/1/58 Ultimately, a conveyance of 24 Jan 58 records that DPC paid £400 to Mr Binney and his fellow Trustees. Mr Parkinson paid £210
31 Jan	Few & Kester confirm completion of land purchase & inform DPC accordingly	
9 May	DPC informs Minister of Housing & Local Govt that loan of £400 from Cambs CC has been repaid wef 11 Apr 58	Acknowledgement from Cambs County Council followed on 12 Jun 58. Interest was £8-17-6.
General Notes:		Conveyance of 1/1/58 refers to: "... land situate fronting Moorfield Road in Duxford ... & having a frontage thereto of 430 feet of thereabouts being part of Ordnance Number 42 on the Ordnance Survey Map 1903 edition & comprising an area of 5a 1r 7p or thereabouts" (shaded pink on plan)  Having been purchased by a local authority for the express purpose of providing allotment gardens the land becomes Statutory Allotments

**1989**

11 December	Planning permission granted for location of scout hut on plots 63 to 65 (3 plots)	Whittlesford and Duxford scout hut moved from Station Road Whittlesford because site had been sold for development (now Owls Close). Move supported and assisted by allotment holders.
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**1999**

22 March	Annual Parish Meeting. Plans outlined to build eight affordable houses on the allotments, fronting Moorfield Road	Under 50% of the allotments under cultivation, "makes sense to utilize about 30% of the site for this much needed housing for local people to rent"
22 April	Meeting of allotment holders and residents	Mr French chaired meeting of 17 allotment holders and local residents
5 May	Letter sent to DPC opposing sale and development of allotment land. Action Committee formed , later became Duxford Allotment Society	Safe road access, potential flooding and disruption to existing allotment tenants given as reasons.
18 October	Letter from Parish Clerk to Mr Holme stating that "all that has been undertaken is a feasibility study"	Contents of the feasibility study were not published.

**2000**

26 April	Annual Parish Meeting. Purchase of "land opposite the school" mooted. Plans would include affordable housing and a car park for dropping off school children.	No further mention of building on the allotments.
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**2001**

4 February	Letter to DPC from Mr Pye of Whittlesford and Duxford Scout Group setting out proposals for "construction of a new Headquarters" and asking the Council to "consider selling the land that we currently occupy, on either a freehold or a long lease basis"	Marked commencement of a long campaign to obtain a right in land over allotment plots.
31 March	Letter from DAS to DPC expressing concern at the new building proposals	Concerns included potential loss of more allotment land and inadequate access for a new building.

<b><u>2004</u></b>		
14 Oct	Scout Group given four further allotments	Extra allotments rented as a recreation area.
<b><u>2007</u></b>		
2 May	Letter from W&DSG to DPC outline plans for new building and resume discussions regarding a long lease on their original 3 plots plus 4 rented as a play area.	Plans for renovation of existing hut and additional new build
24 Sept	Letter from DAS to DPC opposing grant of a long lease	DAS view that "Scouts should continue to have their hut on allotment land ...on the same annually renewable agreement" DAS "keen to cooperate with the Parish Council to reach a mutually beneficial solution to this issue" The land should retain its primary identity as allotment land.
<b><u>2011</u></b>		
2 January	DPC agree to a 25 year lease for W&DSG on plots 63 – 69 (7 plots)	Scout group later gains planning permission for a new HQ building
<b><u>2012</u></b>		
24 February	DPC applies to DCLG "dispose of" the scout plots in accordance with s8 Allotments Act 1925	Permission from the Secretary of State necessary in order to sell or lease statutory allotment land for any other purpose
21 May	Consent by the S of S given to "extend the lease of 0.175 hectares of land to the Scout Group for 25 years"	Plots 63 – 69 are no longer classed as allotment land
<b><u>2014</u></b>		
1 July	Allotment holding comprises 57 full-size allotment plots	Currently let as 41 full plots and 32 fractional plots ( $\frac{1}{3}$ and $\frac{1}{2}$ size)