



**ASHFIELD LOCAL PLAN**

**TECHNICAL PAPER**

**Allotments Survey 2016**





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# **ASHFIELD LOCAL PLAN TECHNICAL PAPER**

## **Allotments**

### **1. Introduction**

- 1.1 Allotments are pieces of land, usually around 250 square meters in size, which can be rented for growing fruit and vegetables. The land is usually owned by Local Authorities or Parish Councils, although some land may be owned by an allotment society or a plot holder themselves.
- 1.2 The benefits of allotments are well established:
  - providing a sustainable food supply;
  - giving a healthy activity for people of all ages;
  - fostering community development and cohesiveness;
  - acting as an educational resource;
  - providing access to nature and wildlife, and acting as a resource for biodiversity;
  - giving open spaces for local communities;
  - reducing carbon emissions through avoiding the long-distance transport of food.
- 1.3 It is considered that today there is a greater desire for more space to grow food on a local scale, and this has reignited the call for more allotments for domestic use. Recent figures show there are approximately 330,000 allotment plots in the UK, but there is actually demand for at least a further 90,000 (National Society of Allotment and Leisure Gardeners).
- 1.4 All Local Authorities have a statutory duty to provide allotments under the provisions of the Small Holdings and Allotments Act 1908. Section 23 provides that if allotment authorities “are of the opinion that there is a demand for allotments ...in the borough, district or parish, the council shall provide a sufficient number of allotments to persons ...resident in the borough district or parish and desiring the same”.
- 1.5 The Council (including Ashfield District Council, Selston Parish Council and Annesley and Felly Parish Council) provides, manages and maintains approximately 910 plots spread across 23 sites within the Ashfield area. There are also a number of allotment gardens which are privately owned and managed, most often through allotment associations.

### **2. Purpose of the Technical Paper**

- 2.1 The District’s population is set to grow by approximately 9.4% (2012 Sub National Population Projections) by 2032 and it is therefore vital to ensure sufficient allotment gardens are available for the increased population.
- 2.2 The intention of this paper is to help inform and guide decisions that will be made as part of the emerging Local Plan 2017-2032. This has been achieved by

evaluating the information which was released in the previous Allotments Technical Paper (2007) and taking stock of changes which have occurred since then.

- 1.6 This Technical Paper aims to ensure the continued protection of allotment land required to meet the needs of local communities in the District. It also aims to ensure that any future need is met.

## **2. Emerging Ashfield Local Plan 2017 – 2032**

- 2.1 The emerging Local Plan will replace policies contained in the Ashfield Local Plan Review (ALPR) 2002. The previous Allotments Technical Paper was produced during the development of the Local Development Framework with great influence from regional documents, but since then there have been significant changes in planning legislation. Most significantly is the Government's shift from Regional Strategies and Planning Policy Guidance Notes and Statements to the Localism Agenda and the National Planning Policy Framework (NPPF), 2012. In response to these changes, Ashfield District Council has agreed to take a new approach and produce a new form of Local Plan to capture the Localism view.
- 2.2 Paragraphs 73-74 of the NPPF identifies the importance of communities having access to high quality open spaces and opportunities for sport and recreation, and ensuring these spaces are not built on.
- 2.3 The Ashfield Local Plan, once adopted will be the principal planning document which will set out the policies to protect the natural environment, including allotments, guide future development and also to allocate sites for future housing and employment growth.
- 2.4 This Technical Paper summarises the research and methodology that underpins paragraphs 8.114 - 8.119 and Policy EV7 of the emerging Ashfield Local Plan. The following survey information helps to establish, in detail, the allotments that are to be protected through the Local Plan process and any future requirements for allotment provision based on future housing need.

## **3. Allotment Survey**

- 3.1 An initial desktop survey was carried out to identify all rented plots on each Ashfield District Council and owned allotment site. This was followed by a plot-by-plot site survey, undertaken between August and November 2015.
- 3.2 Selston Parish Council, and Annesley and Felley Parish Council provided up to date information regarding sites administered and managed by them.
- 3.3 Privately owned allotment sites were surveyed between January and March 2016. The majority of privately owned allotment sites could not be accurately surveyed due to difficulties in gaining access to the sites. The information for these sites has largely been provided by the owners and allotment association secretaries and where this has not been verified, aerial photographs have been used to assist in the identification of allotment plot use.

- 3.4 It has been noted during the survey that some plots on allotment sites throughout the District appear to be vacant. However, often these plots are rented but not cultivated due to the low yearly rental sums to retain a plot, without the necessity to actually use it as such especially in the winter months.
- 3.5 It is also clear from the site survey work that there are some allotments that are not actually used for traditional allotment purposes, but are either used for keeping livestock and for grazing or have been converted to form extensions to private gardens.
- 3.6 It is not considered that the use of allotment plots for grazing is the best or most efficient use of land within the urban areas when this may be more appropriately located on the edge of urban areas and the countryside in general. As such the Council is currently looking to reclaim some of the Council owned plots, which are used for grazing at present, to return them to their original intended purpose reacting to the increased demand in some areas.
- 3.7 It is evident that a small number of plots on private allotments have been converted to residential garden extensions. These conversions are likely to have taken place on allotment sites which are underused or on plots that share boundaries with residential properties. In some cases, planning applications have been submitted for change of use of allotment land.

#### **4. Current Provision**

- 4.1 The total number of plots in Ashfield is 1,456, of these some 1,234 plots (85%) are used for allotment purposes, a significant increase from the previous figures in 2007 totalling 63%. This supports the idea that there is now a greater desire to grow food for domestic use.
- 4.2 The Council (including Ashfield District Council, Selston Parish Council, and Annesley and Felley Parish Council) provides, manages and maintains 23 allotment sites which contain approximately 910 plots (62%), in the following areas:
- Kirkby – 361 (267 used / 94 not used)
  - Sutton – 178 (166 used / 12 not used)
  - Hucknall – 280 (258 used / 22 not used)
  - Rurals – 91 (91 used / 0 not used)

86% of Council plots are used as allotments.

(N.B. The Rurals include the villages of Selston, Jacksdale, Bagthorpe, Underwood and a small area of what is associated with New Brinsley off Plainspot Road.)

4.3 There are a further 12 allotment sites, providing approximately 546 plots (38%) which are privately owned and managed, in the following areas:

- Kirkby – 25 (25 used / 0 not used)
- Sutton – 197 (186 used / 11 not used)
- Hucknall – 263 (200 used / 63 not used)
- Rurals – 61 (41 used / 20 not used)

83% of private plots are uses as allotments.

4.4 Appendix 1 provides a map showing the four areas (Kirkby, Sutton, Hucknall and Rurals) used to determine the above figures. The areas are based of ward boundaries.

4.5 Details of the allotment provision within each area of the District are provided in summary tables:

- Appendix 2 – Kirkby
- Appendix 3 – Sutton
- Appendix 4 – Hucknall
- Appendix 5 – Rurals

4.6 The summary tables indicate the level of usage for each individual allotment site, in terms of the numbers of plots used as allotments, for grazing, converted to gardens, require capital spend (Council owned) and those that are disused.

## 5. Analysis of Survey

- 5.1 The National Society of Allotment and Leisure Gardeners suggest a national standard of 20 allotments per 1000 households i.e. 1 allotment per 50 households. Based on an average household size of 2.2 this equates to 20 allotments per 2,200 people.
- 5.2 Across the District, provision of allotment plots per household is currently within the recommended national standard of 1 plot for every 50 households, as shown in table 1 below. However, provision in Sutton is below this standard at 1:58.

**Table 1**

<b>Area</b>	<b>Mid 2014 Population<sup>1</sup></b>	<b>No. of Households<sup>2</sup></b>	<b>Allotments required based on guidance<sup>3</sup></b>	<b>No. of Allotment Plots</b>	<b>Existing surplus/deficit</b>	<b>Households per plot ratio</b>
Kirkby	28,349	12,886	258	386	128	1:33
Sutton	47,847	21,749	435	375	- 60	1:58
Hucknall	33,322	15,146	303	543	240	1:28
Rural	12,990	5,905	118	152	34	1:39
<b>District Total</b>	<b>122,508</b>	<b>55,686</b>	<b>1,114</b>	<b>1,456</b>	<b>342</b>	<b>1:38</b>

- 5.3 It should be noted that some 222 allotment plots across the District are currently utilised for other purposes, such as grazing, garden conversion or are derelict. Table 2 below shows the existing surplus/deficit, and the household per plot ratio based on actual plots used for allotment purposes. Provision across the district is still within the recommended national standard of 1 plot for every 50 households, although provision within Sutton is below the standard at 1:62.

**Table 2**

<b>Area</b>	<b>Mid 2014 Population<sup>1</sup></b>	<b>No. of Households<sup>2</sup></b>	<b>Allotments required based on guidance</b>	<b>No. of Plots used as Allotments</b>	<b>Existing surplus/deficit</b>	<b>Households per plot ratio</b>
Kirkby	28,349	12,886	258	292	34	1:44
Sutton	47,847	21,749	435	352	- 83	1:62
Hucknall	32,322	15,146	303	458	155	1:33
Rural	12,990	5,905	118	132	14	1:45
<b>District Total</b>	<b>122,508</b>	<b>55,686</b>	<b>1,114</b>	<b>1,234</b>	<b>120</b>	<b>1:45</b>

<sup>1</sup> Office for National Statistics

<sup>2</sup> Based on household/population ratio sourced from 2011 Census (average household size of 2.2)

<sup>3</sup> National Society of Allotments and Leisure Gardeners

- 5.4 Table 3 below shows the estimated future need for allotments required in the District to 2032, together with the future household per plot ratio. It is acknowledged that the definition of 'households' and number of new homes are not directly interchangeable, however, based on the best information available this gives a good indication of future need.

**Table 3**

Area	No. of new homes required 2015-2032	No. of households/ homes by 2032	Allotments required to 2032 based on guidance	No. of plots currently used as allotments at 2016	Existing surplus/deficit at 2016	Future surplus/deficit by 2032	Household/ plot ratio by 2032, based on current supply
Kirkby	2,404	15,290	306	292	34	- 14	1:52
Sutton	3,227	24,976	500	352	- 83	- 148	1:71
Hucknall	2,431	17,577	352	458	155	106	1:38
Rural	407	6,312	126	132	14	6	1:48
<b>District Total</b>	<b>8,469</b>	<b>64,155</b>	<b>1,284</b>	<b>1,234</b>	<b>120</b>	<b>- 50</b>	<b>1:52</b>

- 5.5 Table 4 below looks at the implications of bringing Council owned and managed plots back into use and how this would affect the future household to plot ratio to 2032.

**Table 4**

Area	No. of new households/ homes by 2032	No. of Council plots capable of being brought back into use	No. of plots currently used as allotments plus plots capable of being brought back into use	Future surplus/ deficit to 2032 (plus plots capable of being brought back into use)	Future household/ plot ratio to 2032 (plus plots capable of being brought back into use)
Kirkby	15,290	94	386	80	1:40
Sutton	24,976	12	364	-136	1:69
Hucknall	17,577	22	480	128	1:37
Rural	6,312	0	132	6	1:48
<b>District Total</b>	<b>64,155</b>	<b>128</b>	<b>1,362</b>	<b>78</b>	<b>1:47</b>

- 5.6 Based on the current usage of allotment plots, Table 3 indicates that the District will have a total undersupply of 50 plots by 2032, and a district wide household to plot ratio of 1 plots per 52 households. Table 4 shows that this undersupply could be easily met if the Council works towards returning the 128 plots in their ownership back to traditional allotment purposes. This would enable the Council to meet the recommended national standard, as this would reduce the household to plot ratio to 1 plot per 47 households. It should be noted however, that whilst the overall district wide undersupply could be met by returning plots back into allotment use, there will remain a deficit of 136 plots within the Sutton area.
- 5.7 The deficit of 136 plots in Sutton (by 2032) needs to be balanced with the actual number of people on the allotment waiting list. As of January 2016, the waiting list for Sutton is 38. For Hucknall the waiting list is 34, for Kirkby it is 23 and for the Rurals it is 8.
- 5.7 A further 94 plots in private ownership are currently either grazed, disused or have been converted to garden. Of these, there is only a real opportunity to bring 54 of these 94 plots back into use. The 54 plots are all in the Hucknall area where, based on the national standard of 1 plot per 50 households, there is a current surplus of 155 plots, this surplus will drop to 106 plots by 2032. For this reason, private plots have not been factored into Table 4 at this time, but it is something that the Council may look to revisit in the future.
- 5.8 In areas where the number of allotment plots exceed the national standard, and the plots are being used as allotments, there is an obvious need. This is evident in the Hucknall, Kirkby and Rural areas and as such the Council will aim to ensure their continued protection.

## **6. Conclusion**

- 6.1 The protection of land for use as allotments is one of the objectives of the Ashfield Local Plan. As such, allotment sites to be protected for current and future needs are identified in emerging Policy EV7 of the Local Plan. This policy will ensure the protection of the land for the duration of the plan period until 2032.





## Appendix 1: Ashfield Areas

**Appendix 3:  
Sutton in Ashfield**

**Appendix 2:  
Kirkby in Ashfield**

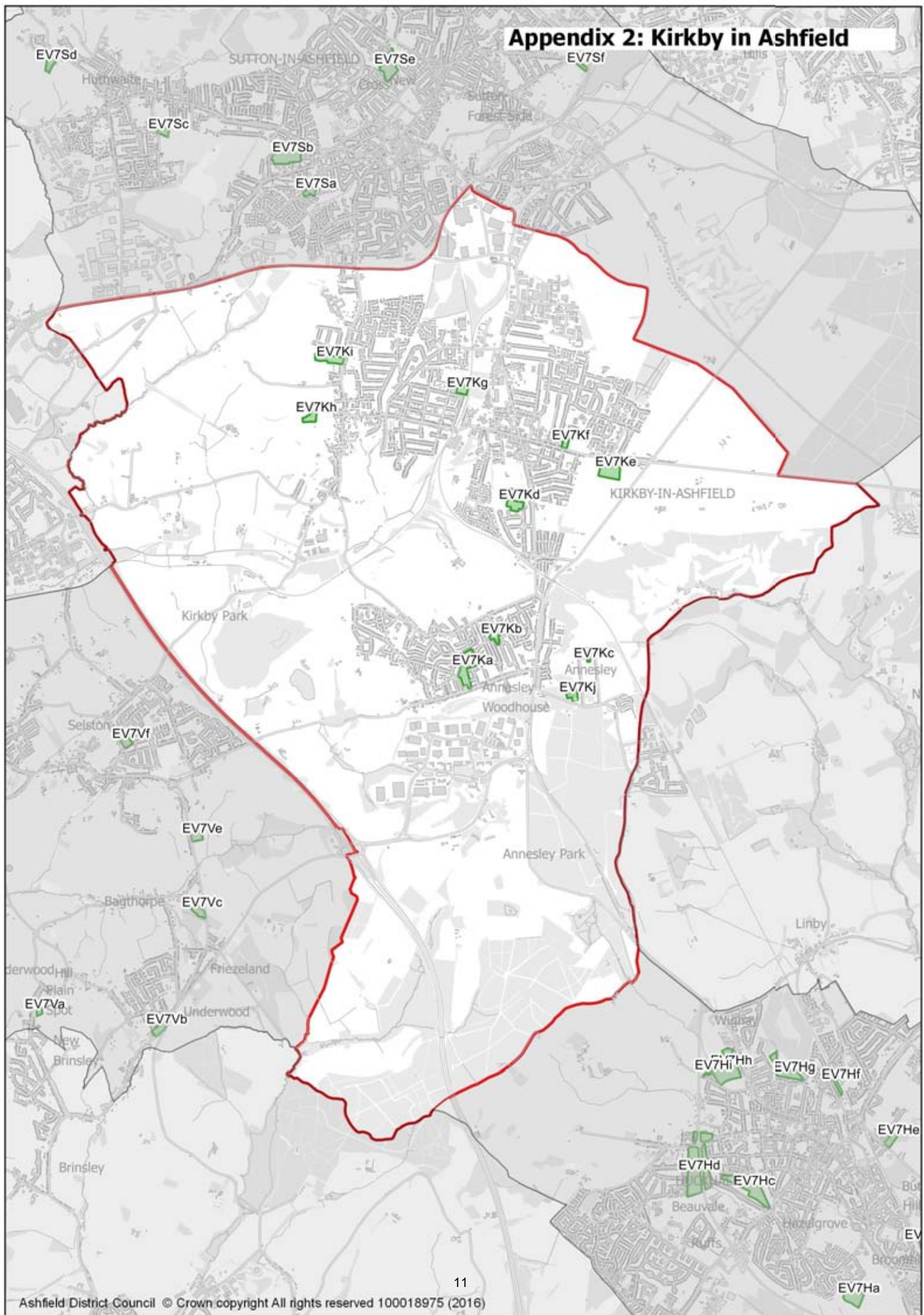
**Appendix 5:  
Rural**

**Appendix 4:  
Hucknall**





## Appendix 2: Kirkby in Ashfield



Kirkby Summary 2016															
LP Ref: EV7	Name	Street	Owner	Area (Ha)	Total Plots	Plots Used As Allotments	% Used as Allotments	Grazed Plots (A)	Capital Spend Required (B)	Garden conversions (C)	% Not used as Allotments (A+B+C+D)	Vacant Plots (E)	% Vacant Plots (E)	Car Parking	No. on waiting list as of Jan. 2016
Ka	Wesley Street	Wesley Street	ADC	3.3	91	69	76%	8	14	0	24%	3	3%	5	5
Kb	Sherwood Rise	Sherwood Rise	ADC	0.9	19	14	74%	0	5	0	26%	0	0%	0	1
Kc	Recreation Road	Recreation Road, Annesley	Annesley & Felley Parish Council	0.1	7	7	100%	0	0	0	0%	1	14%	0	0
Kd	Kingsway	Kingsway	ADC	1.9	54	50	93%	0	4	0	7%	6	11%	0	4
Ke	Church Gardens	Diamond Avenue	ADC	3.4	69	45	65%	24	0	0	35%	1	1%	1	6
Kf	Diamond Avenue	Diamond Avenue	ADC	0.6	29	29	100%	0	0	0	0%	1	3%	0	0
Kg	Harcourt Street	Forster Street	Private	0.8	25	25	100%	0	0	0	0%	2	8%	1	0
Kh	California	Cowpasture Lane	ADC	1.4	33	0	0%	33	0	0	100%	0	0%	0	0
Ki	Sutton Road	Sutton Road	ADC	1.8	51	51	100%	0	0	0	0%	0	0%	2	7
Kj	Byron Road	Byron Road, Annesley	Annesley & Felley Parish Council	0.06	8	2	25%	6	0	0	75%	0	0%	0	0
TOTAL FOR KIRKBY				14.3	386	292	77%	71	23	0	23%	14	4%	9	23

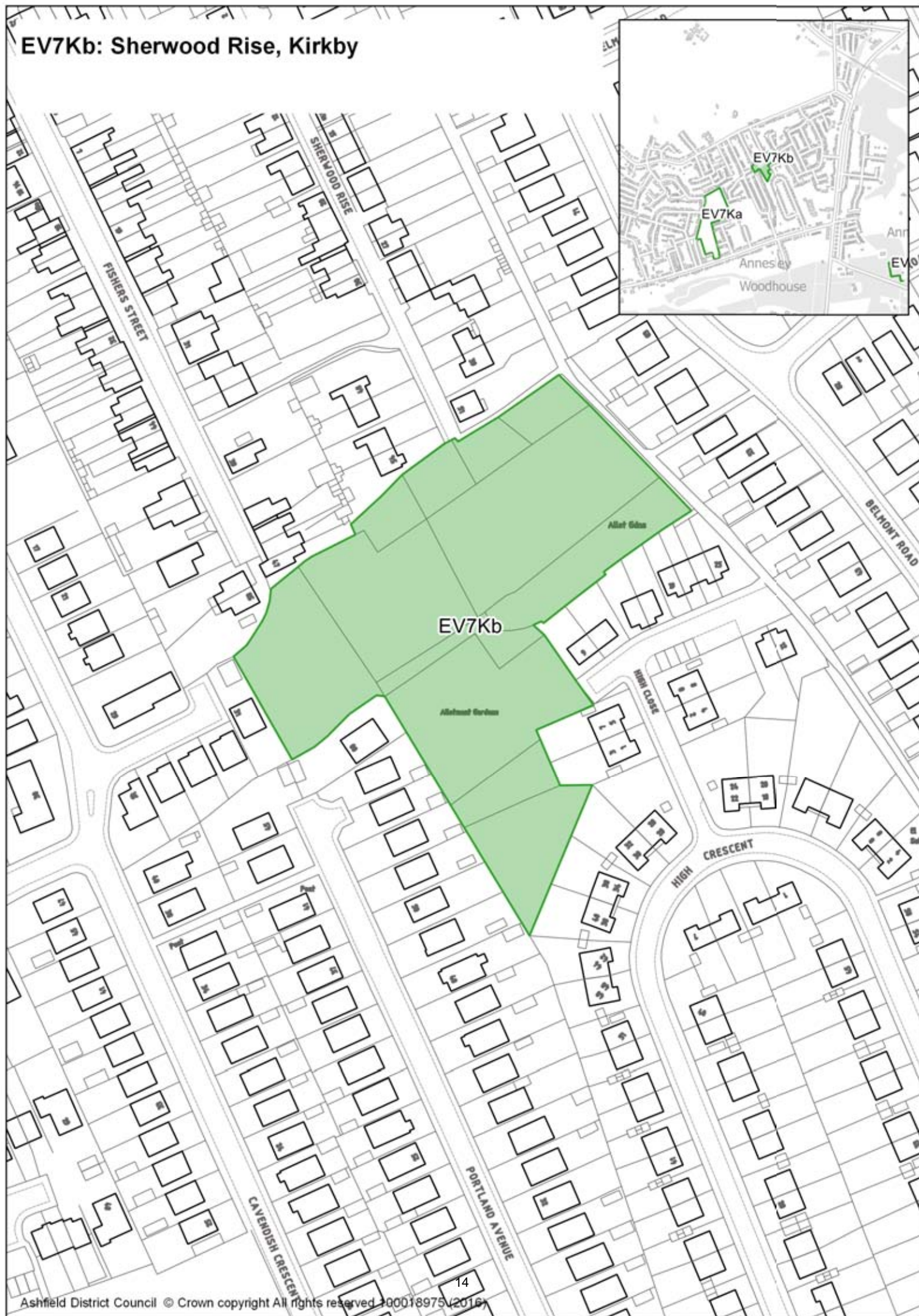


# EV7Ka: Wesley Street, Kirkby

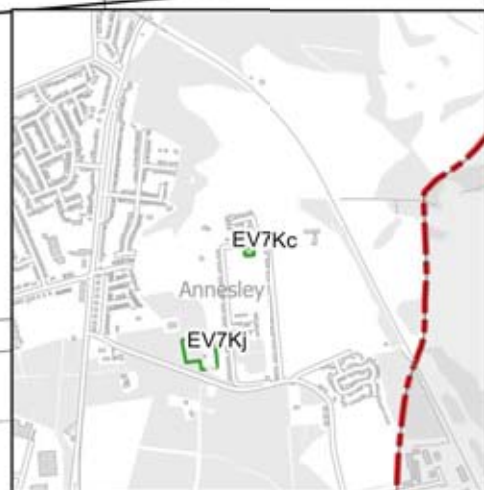




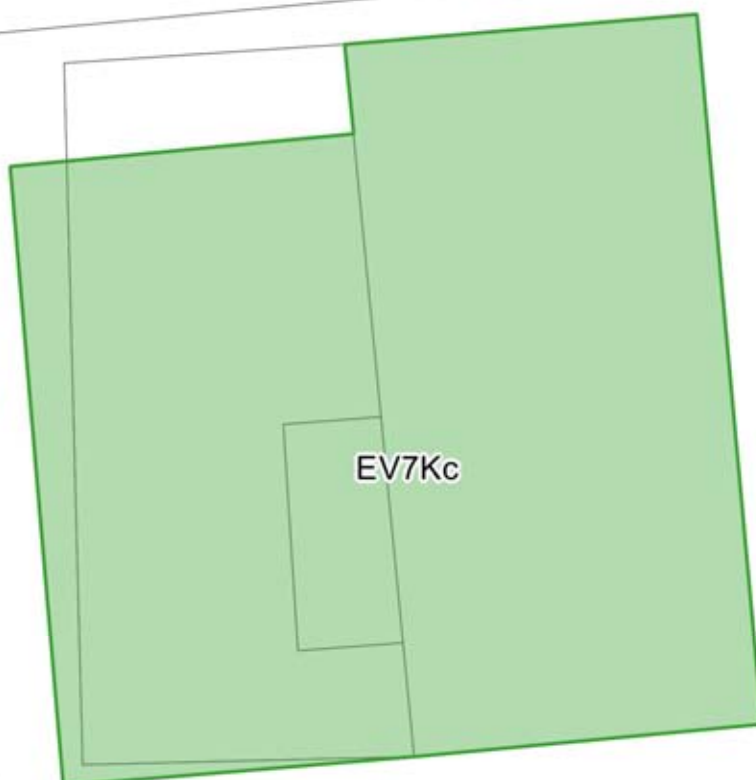
# EV7Kb: Sherwood Rise, Kirkby



# EV7Kc: Recreation Road, Annesley



TION ROAD





# EV7Kd: Kingsway, Kirkby





# EV7Ke: Church Gardens, Kirkby



# EV7Kf: Diamond Avenue, Kirkby





# EV7Kg: Forster Street, Kirkby



EV7Kh: California, Cowpasture Lane, Kirkby



## EV7Ki: Sutton Road, Kirkby





# EV7Kj: Byron Road, Annesley

All Saints Church

Path (um)

Path (um)

Path (um)

EV7Kj

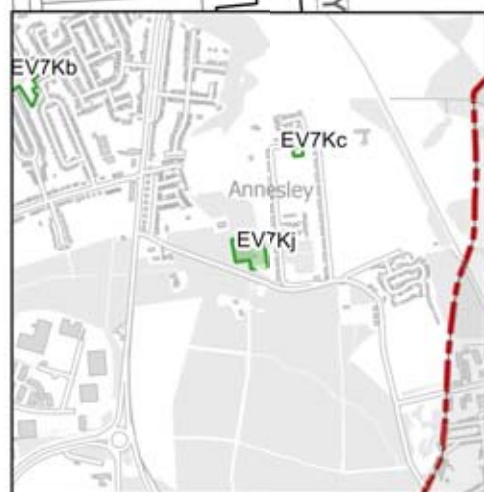
15m

Cliff

Track

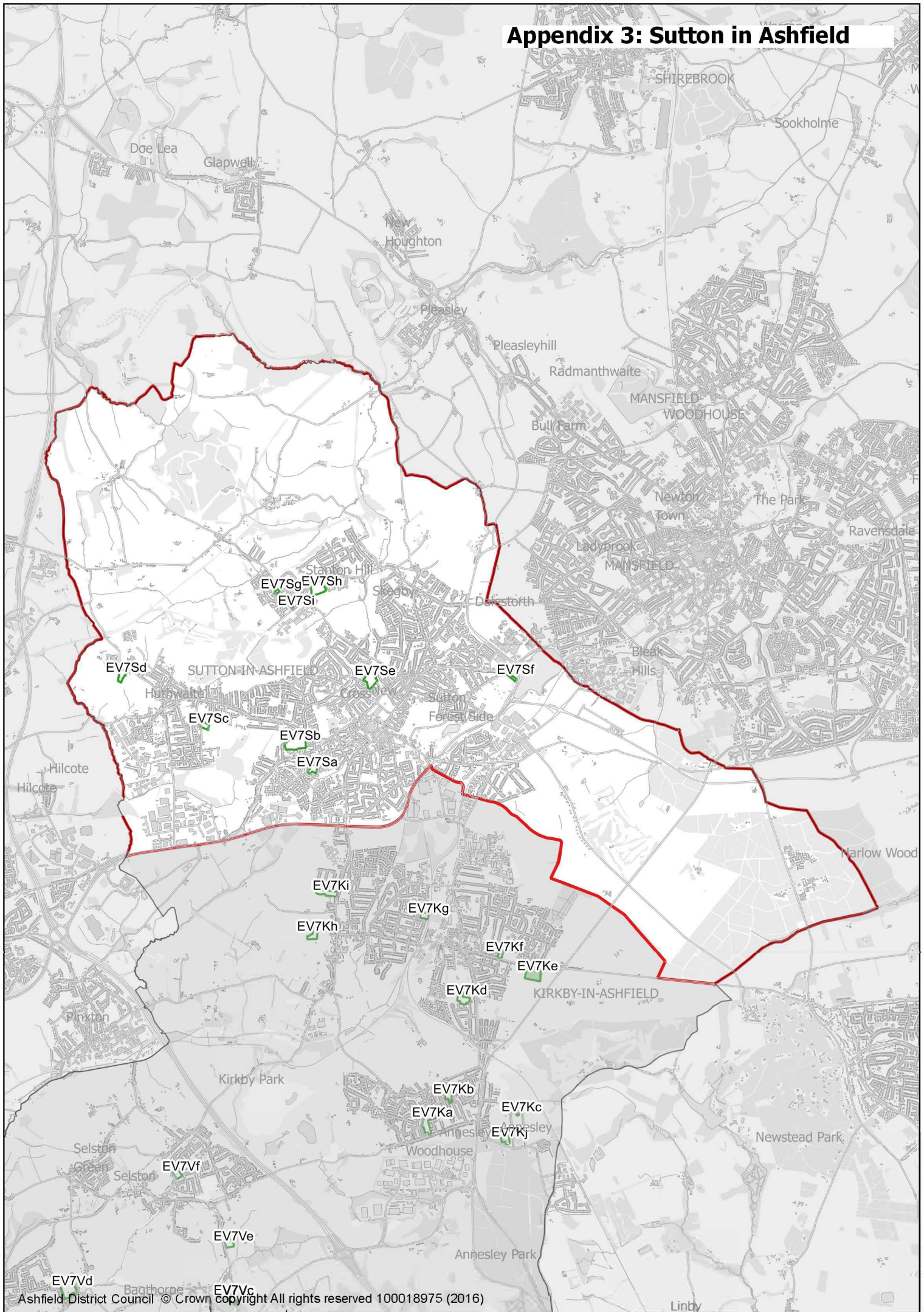
157.3m

Gas Valve Compound





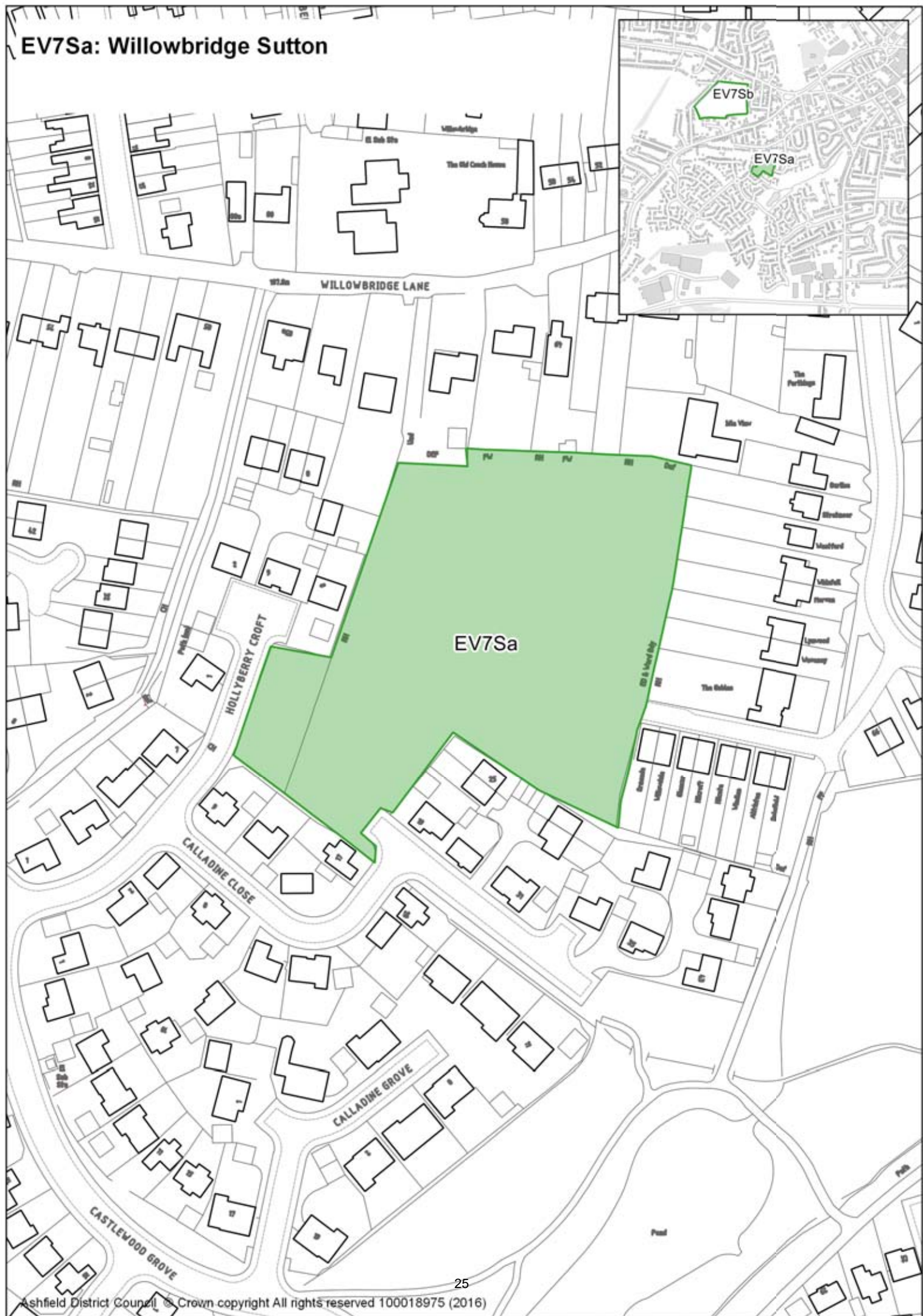
### Appendix 3: Sutton in Ashfield



Sutton Summary 2016																
LP Ref: EV7	Name	Street	Owner	Area (Ha)	Total Plots	Plots Used As Allotments	% Used as Allotments	Grazed Plots (A)	Capital Spend Required (B)	Garden Conversions (C)	Disused Plots (D)	% Not used as Allotments (A+B+C+D)	Vacant Plots (E)	% Vacant Plots (E)	Car Parking	No. on waiting list as of Jan. 2016
Sa	Willowbridge	Calladine Close	ADC	1.0	27	27	100%	0	0	0	0	0%	0	0%	0	3
Sb	Jubilee Gardens	Peveiril Drive	Garden Society	4.3	77	77	100%	0	0	0	0	0%	3	4%	0	unknown
Sc	Mill Lane	Mill Lane, Huthwaite	ADC	0.8	8	2	25%	3	0	0	3	75%	0	0%	0	0
Sd	Garden Gap & Strawberry Bank	Strawberry Bank, Huthwiate	ADC	1.2	38	32	84%	5	1	0	0	16%	0	0%	0	3
Se	Carsic, Northern View & Stoneyford Rd	Northern View	ADC	2.8	92	92	100%	0	0	0	0	0%	0	0%	1	10
Sf	Lane End	Kings Mill Road	ADC	0.5	13	13	100%	0	0	0	0	0%	0	0%	0	22
Sg	Wharf Road	Wharf Road, Stanton Hill	Mr and Mrs Marshall	0.3	12	1	8%	0	0	0	11	92%	0	0%	0	unknown
Sh	New Lane	New Lane, Stanton Hill	Dodsley Estates	2.6	106	106	100%	0	0	0	0	0%	2	2%	0	0
Si	Brand Lane	Brand Lane, Stanton Hill	East Midlands HA	0.1	2	2	100%	0	0	0	0	0%	0	0%	0	unknown
TOTAL FOR SUTTON				13.6	375	352	94%	8	1	0	14	6%	5	1%	1	38

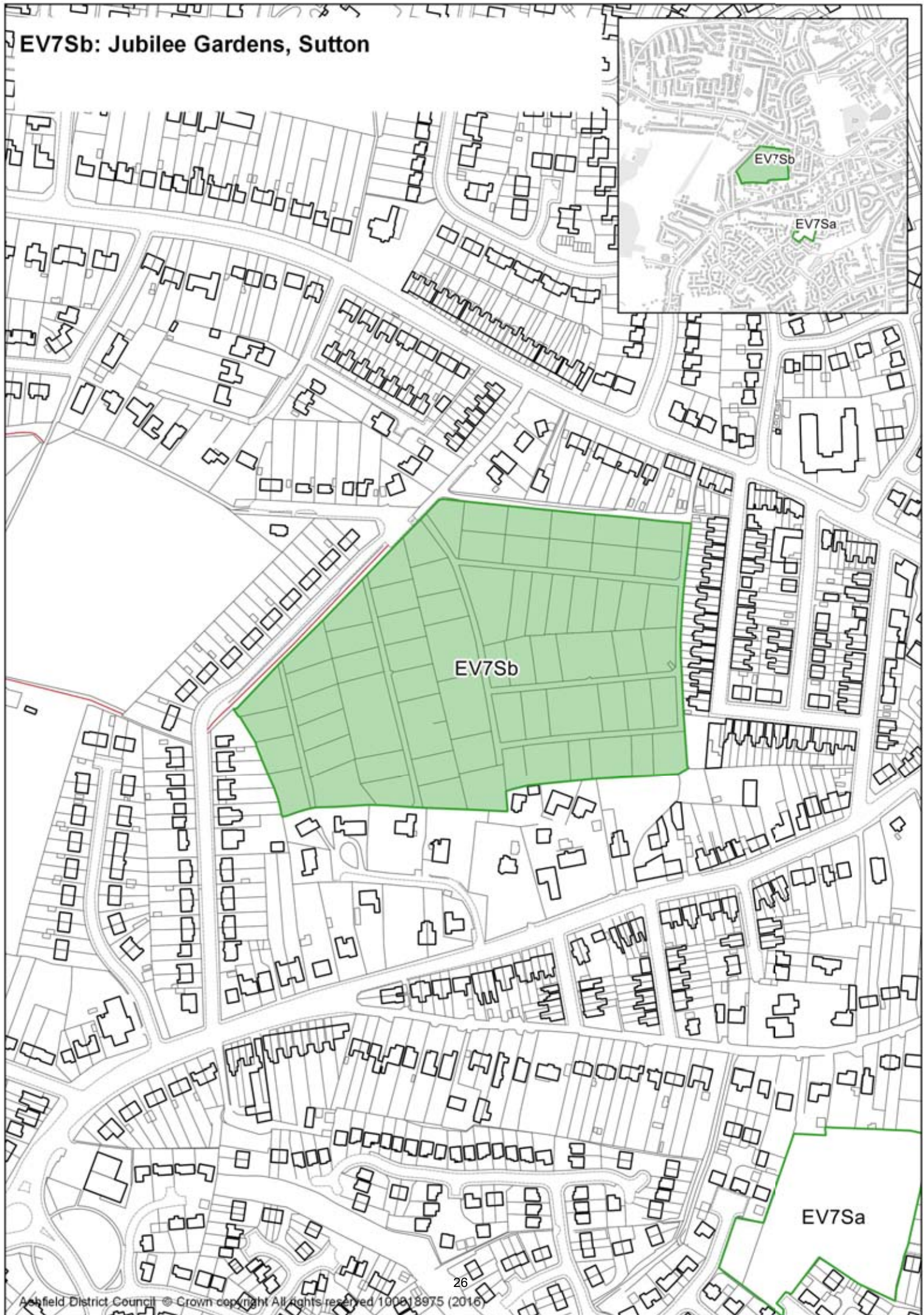


# EV7Sa: Willowbridge Sutton

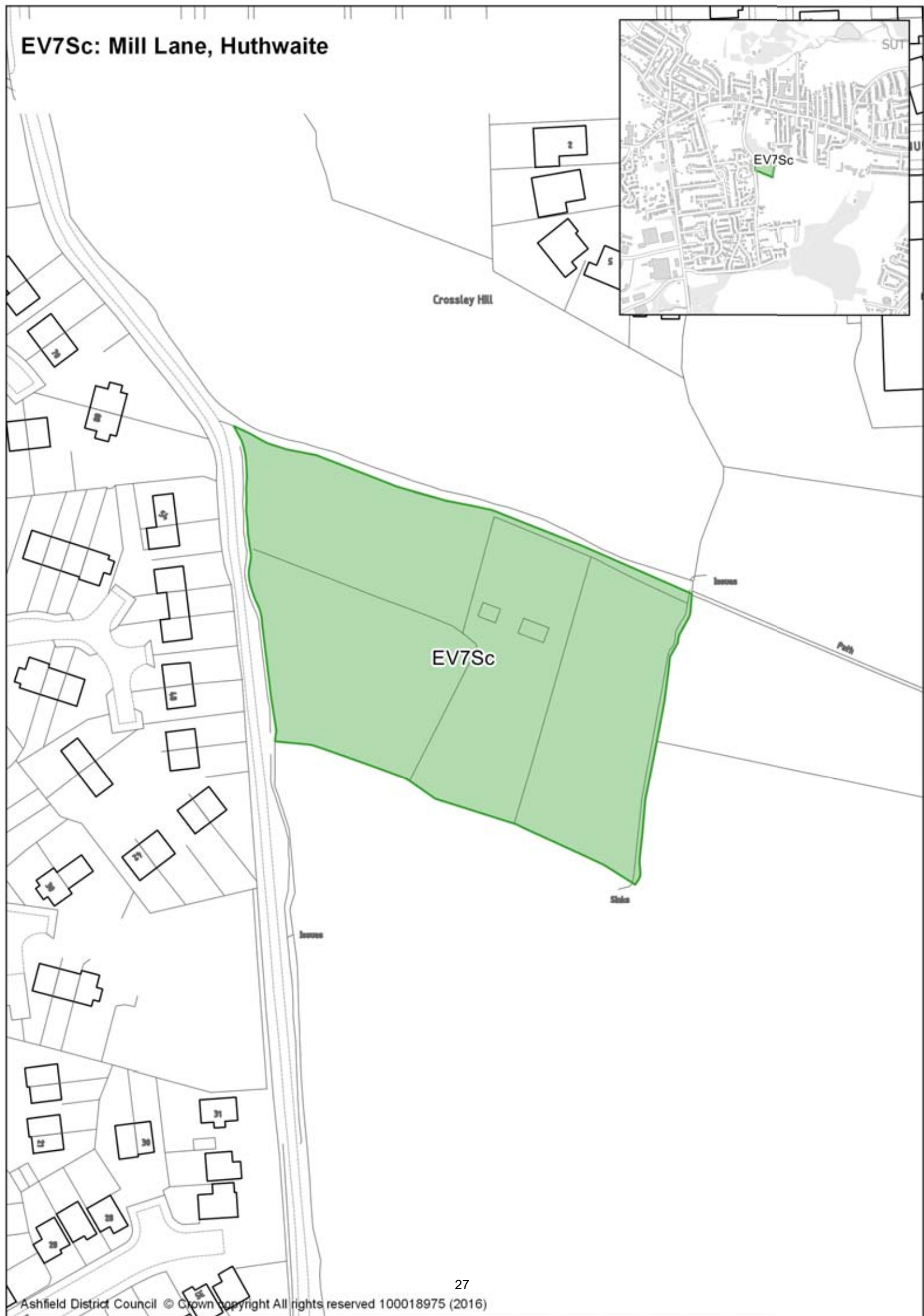




**EV7Sb: Jubilee Gardens, Sutton**

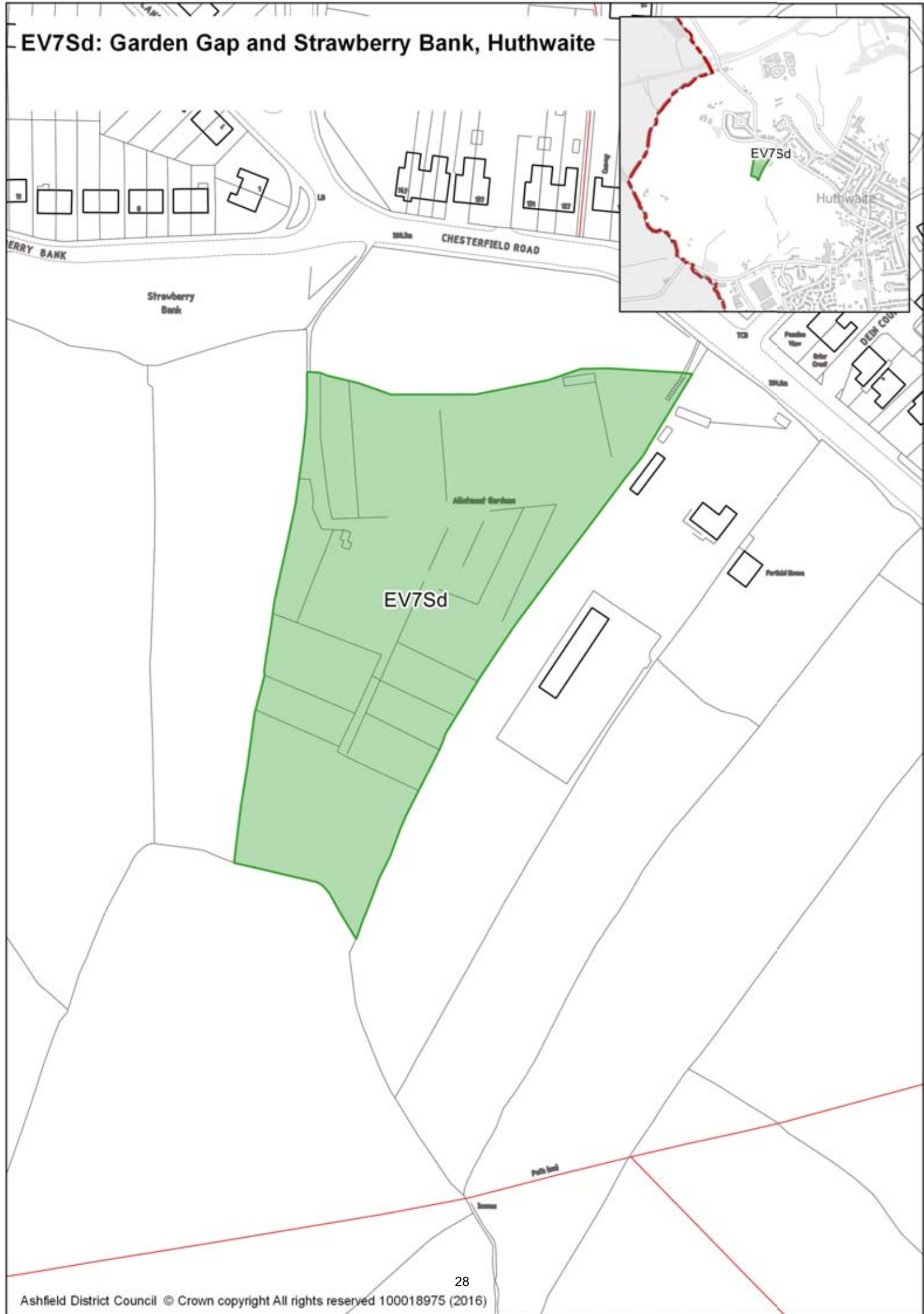


## EV7Sc: Mill Lane, Huthwaite





# EV7Sd: Garden Gap and Strawberry Bank, Huthwaite



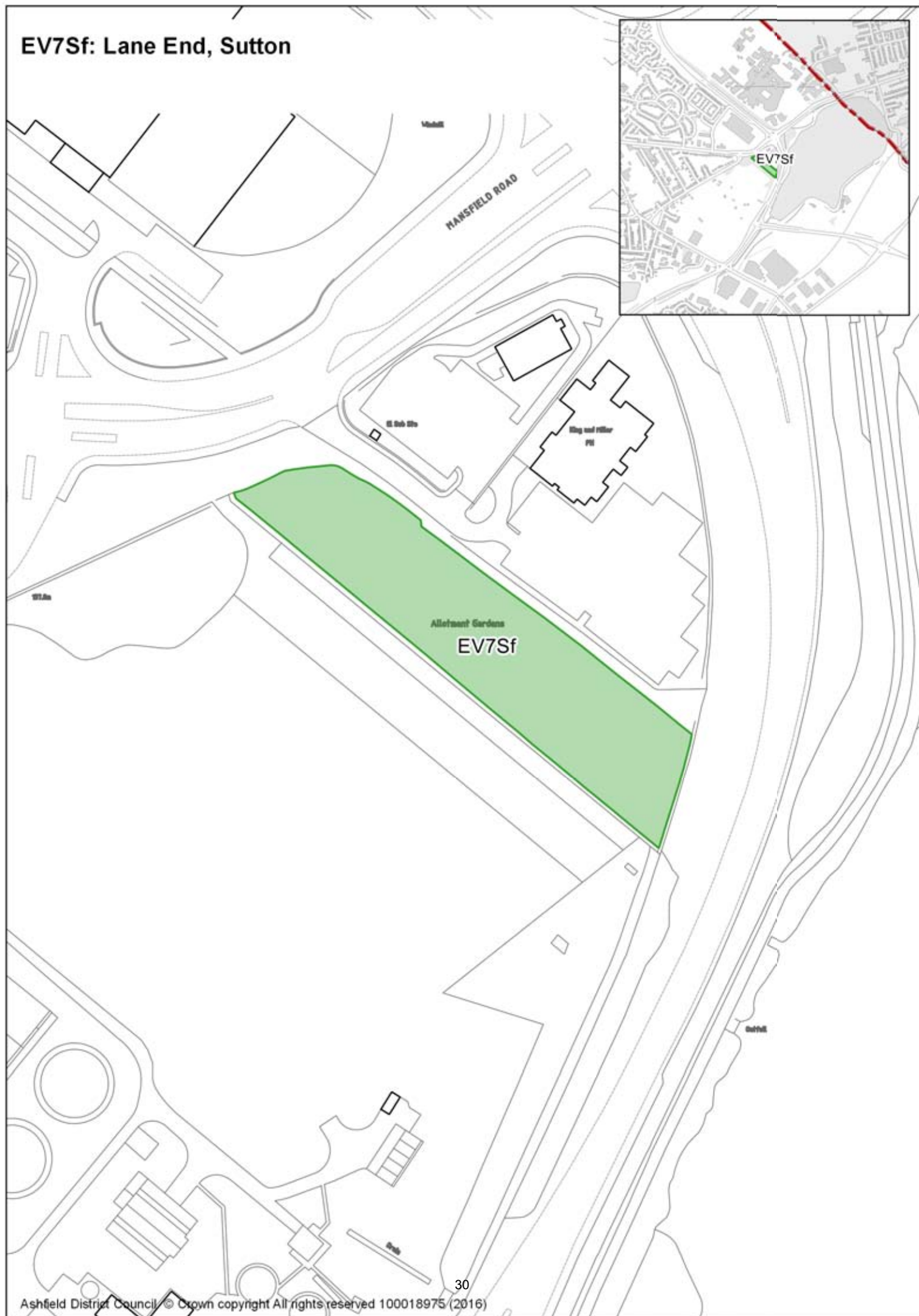


**EV7Se: Carsic, Northern View and Stoneyford Road,  
Sutton**





## EV7Sf: Lane End, Sutton

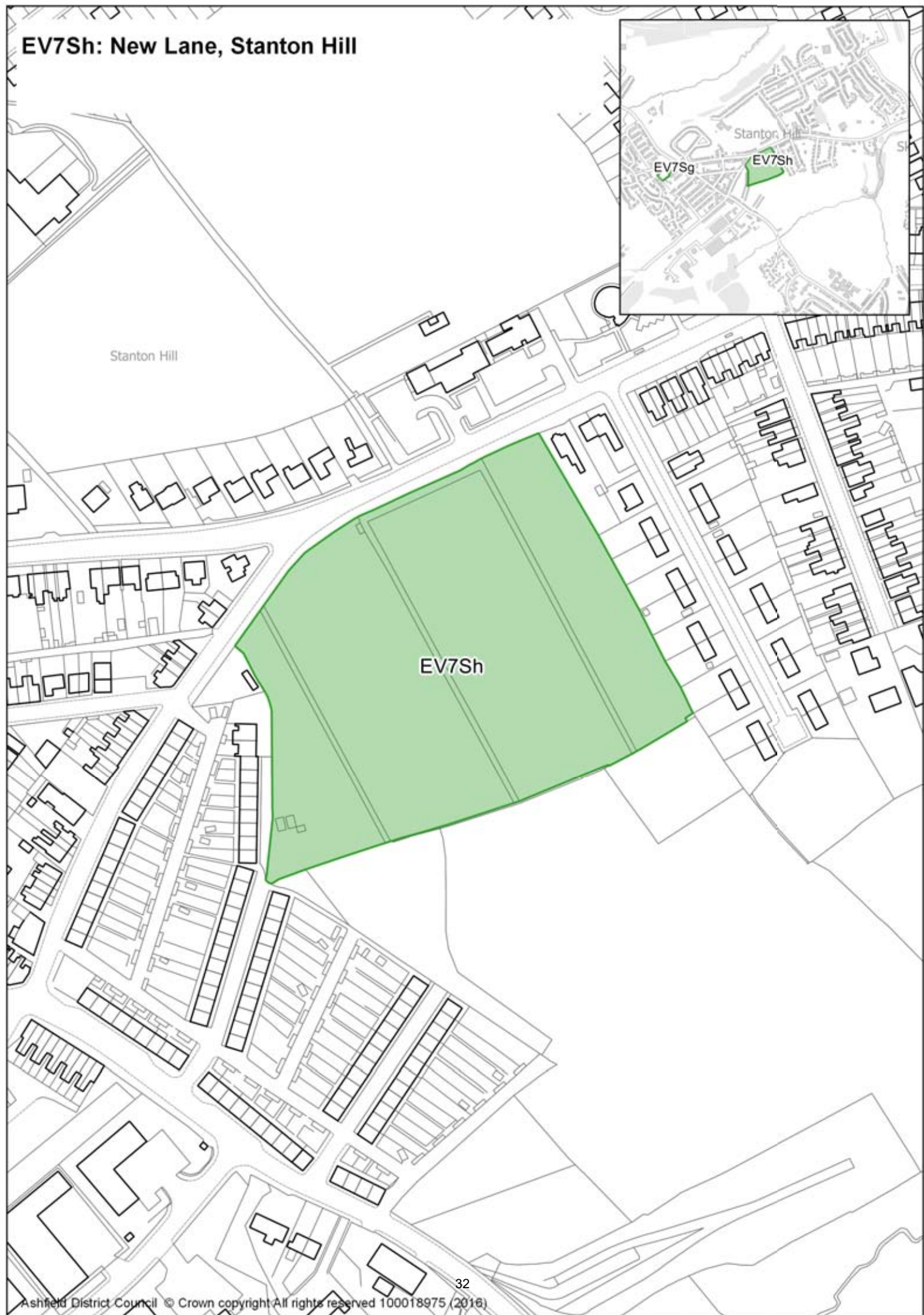


## EV7Sg: Wharf Road, Stanton Hill



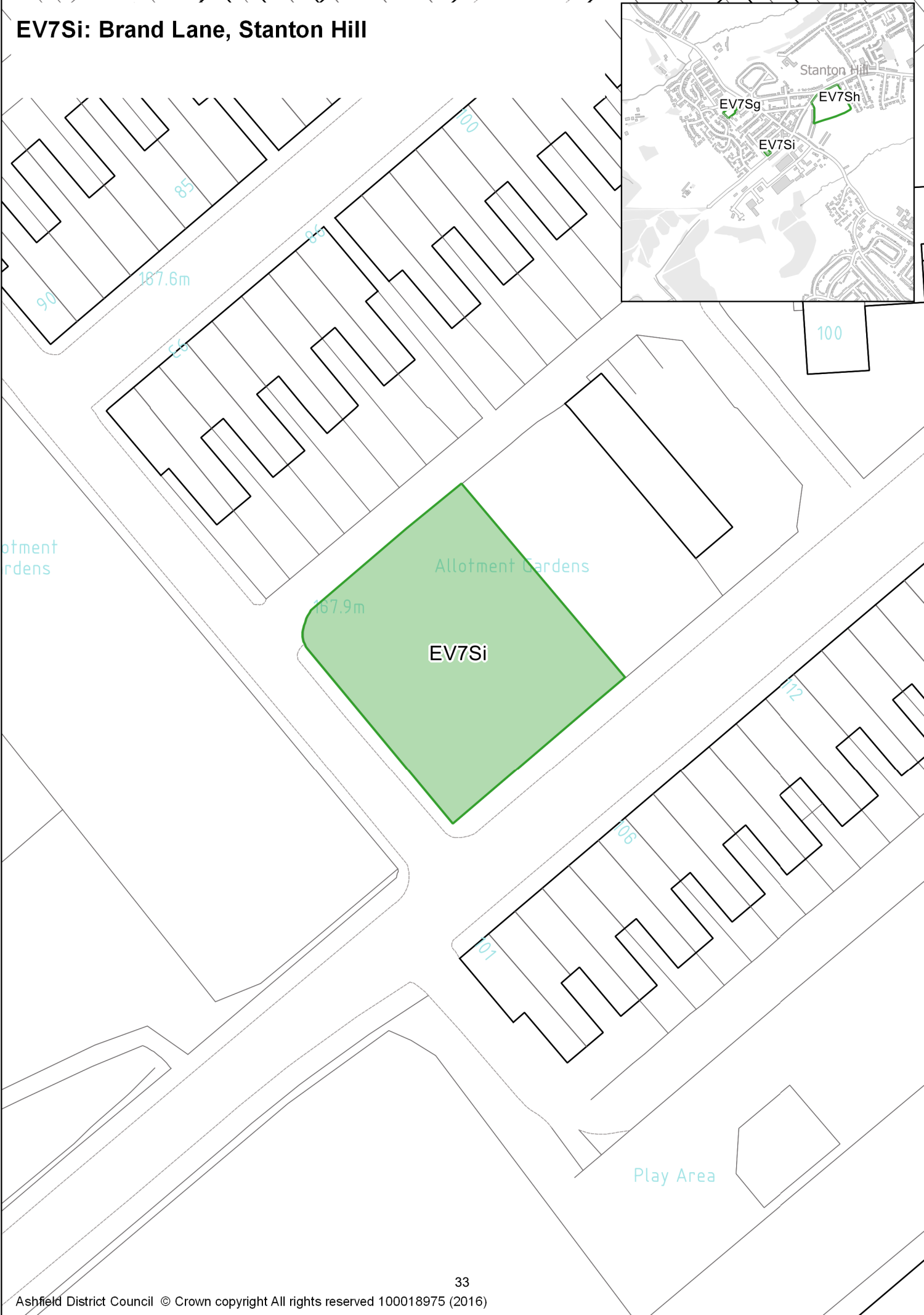


## EV7Sh: New Lane, Stanton Hill



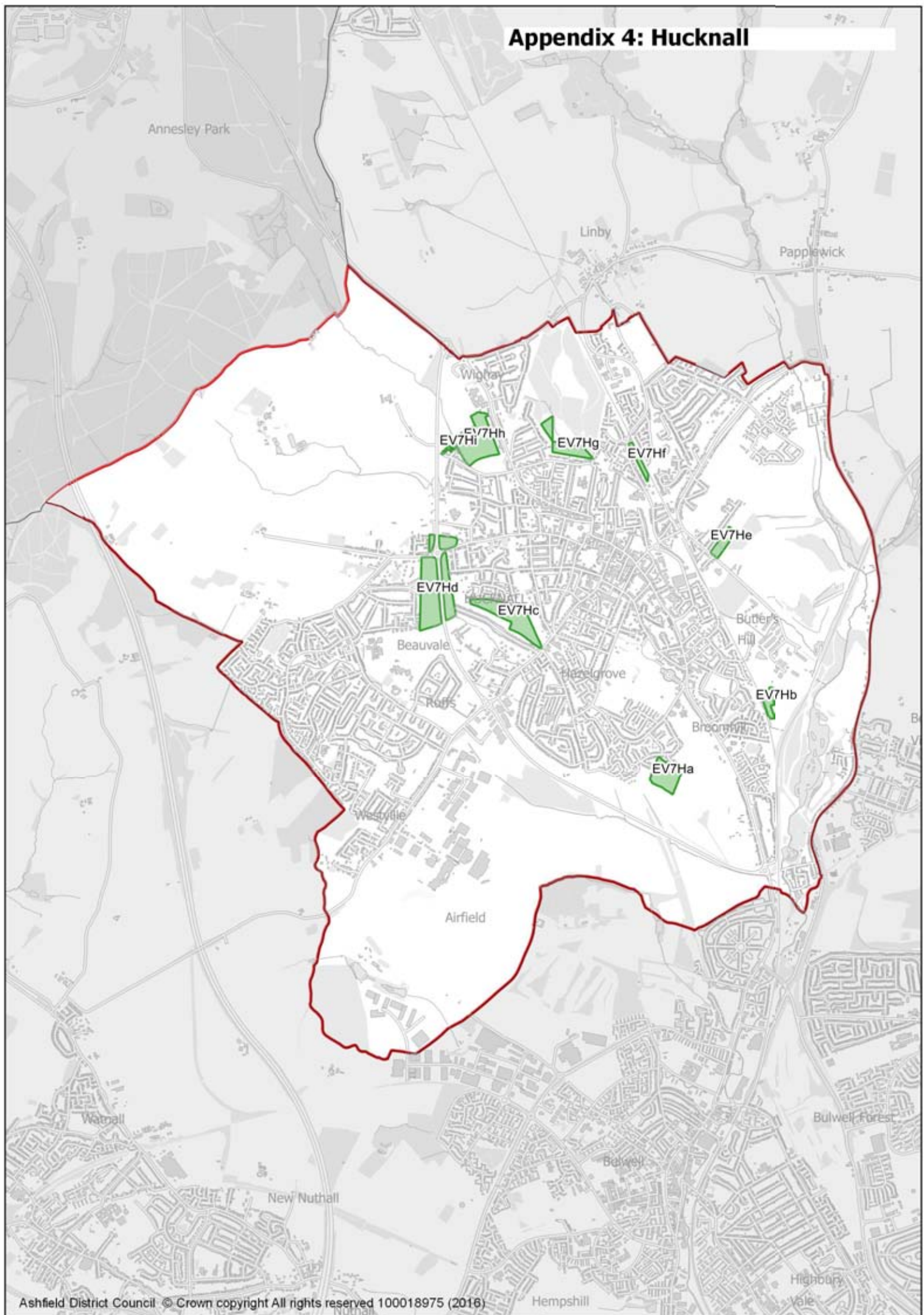


EV7Si: Brand Lane, Stanton Hill





## Appendix 4: Hucknall



Hucknall Summary 2016																
LP Ref: EV7	Name	Street	Owner	Area (Ha)	Total Plots	Plots Used As Allotments	% Used as Allotments	Grazed Plots (A)	Capital Spend Required (B)	Garden Conversions (C)	Disused Plots (D)	% Not used as Allotments (A+B+C+D)	Vacant Plots (E)	% Vacant Plots (E)	Car Parking	No. on waiting list as of Jan. 2016
Ha	Lime Tree Road	Lime Tree Road	Private	2.8	51	47	92%	4	0	0	0	8%	14	27%	0	0
Hb	Butlers Hill	Storey Gardens	ADC	1.0	24	21	88%	0	3	0	0	12%	0	0%	0	1
Hc	High Leys	Off Long Hill Rise/Watnall Road	ADC	4.6	104	95	91%	0	9	0	0	9%	0	0%	1	13
Hd	Wood Lane/A611	Wood Lane	Hucknall Relief in Need	8.8	170	125	74%	6	0	2	37	26%	13	8%	0	unknown
He	Wigwam Lane	Wigwam Lane	ADC	1.2	28	20	71%	5	3	0	0	29%	0	0%	1	14
Hf	Linby Road East	Linby Road	Private	0.7	13	12	92%	0	0	1	0	8%	1	8%	0	unknown
Hg	St Marys Way	St Marys Way	Private	2.2	20	16	80%	0	0	1	3	20%	1	5%	0	unknown
Hh	Wighay	Washdyke Lane	ADC	5.6	124	122	98%	0	2	0	0	1%	2	1%	3	6
Hi	Washdyke Lane	Washdyke Lane	Private	0.2	9	0	0%	0	0	3	6	100%	0	0%	0	unknown
<b>TOTAL FOR HUCKNALL</b>				<b>27.1</b>	<b>543</b>	<b>458</b>	<b>84%</b>	<b>15</b>	<b>17</b>	<b>7</b>	<b>46</b>	<b>16%</b>	<b>31</b>	<b>6%</b>	<b>5</b>	<b>34</b>



## EV7Ha: Lime Tree Road, Hucknall



# EV7Hb: Butlers Hill, Hucknall





## EV7Hc: High Leys, Hucknall

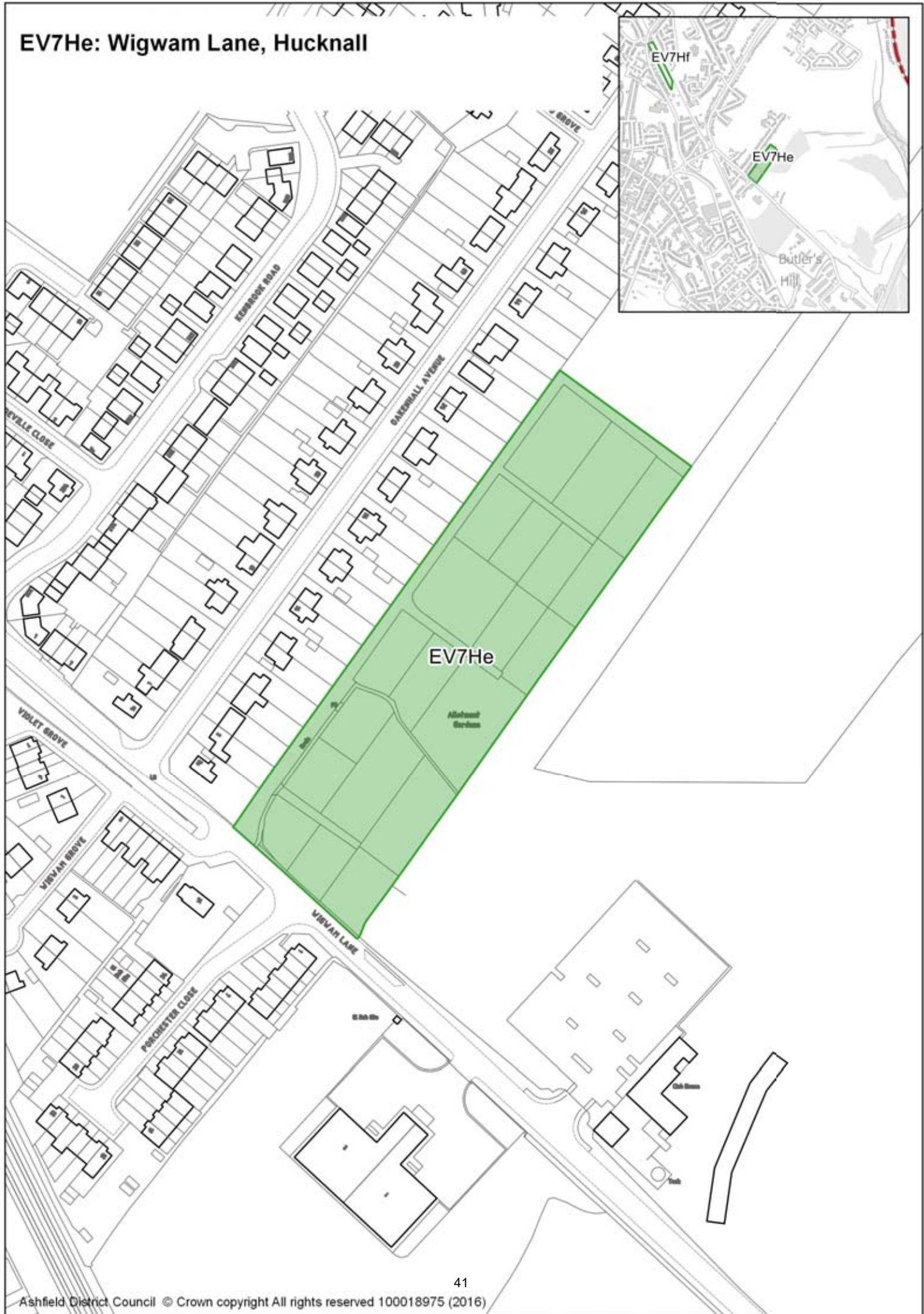




# EV7Hd: Wood Lane/A611, Hucknall







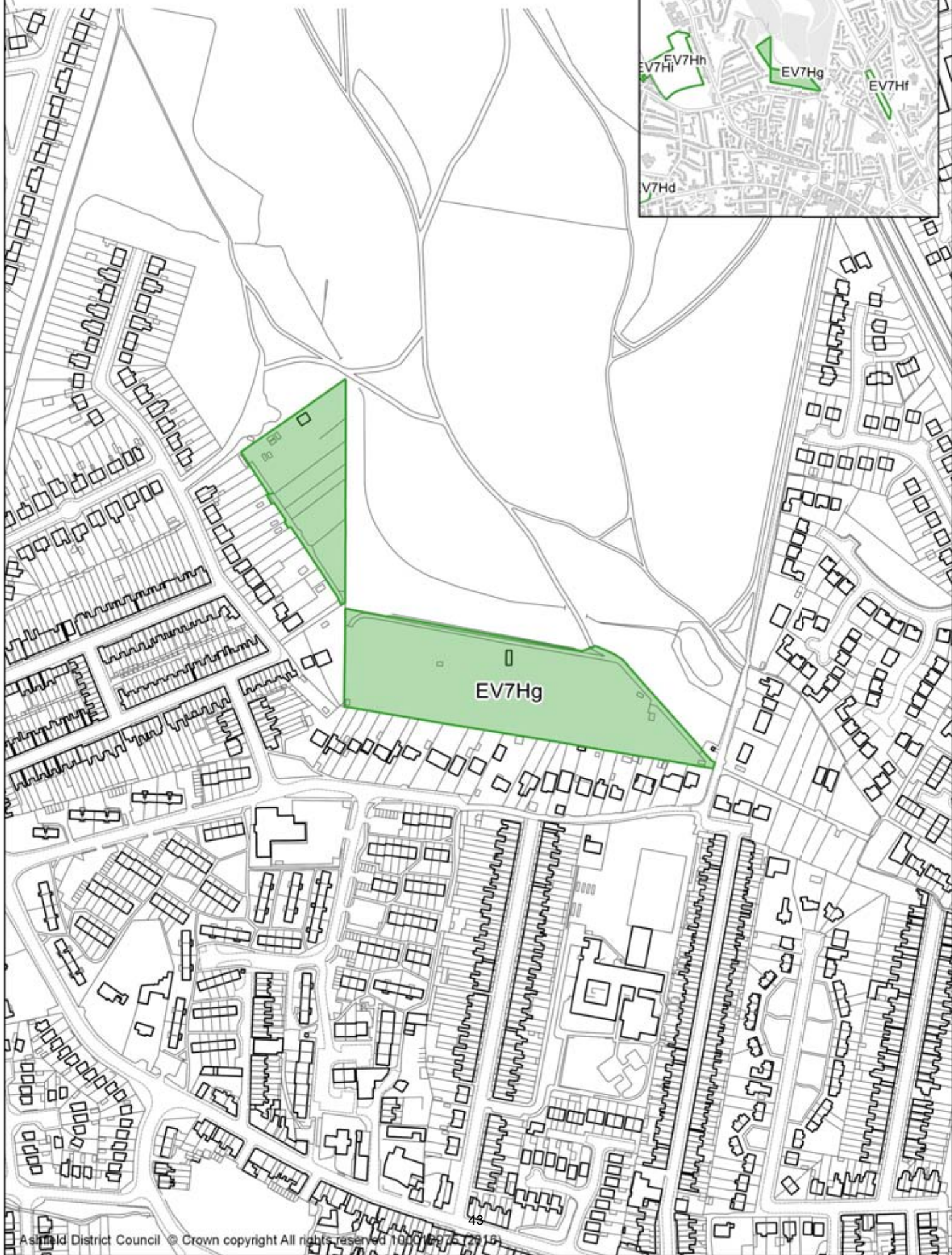


EV7Hf: Linby Road East, Hucknall



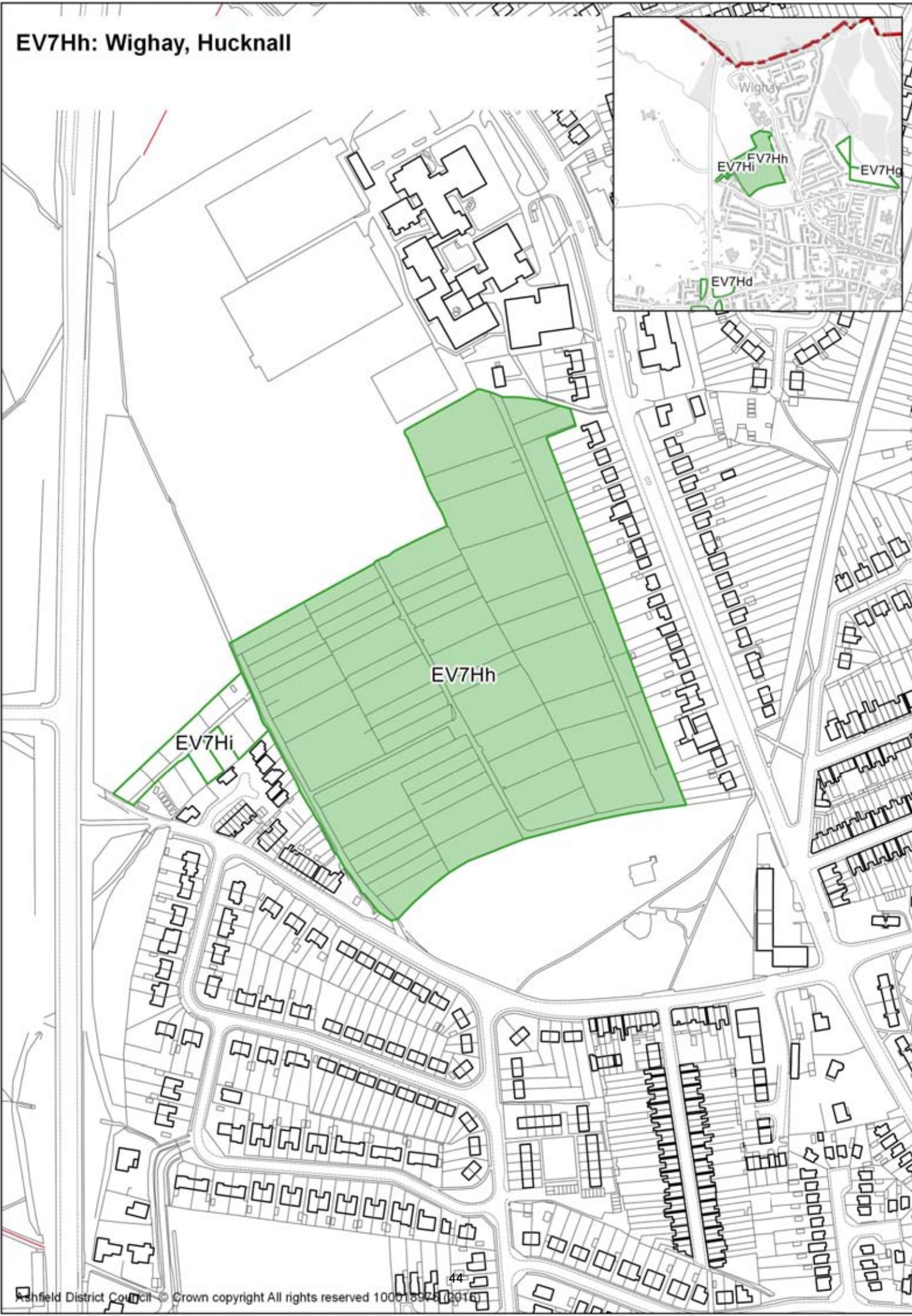


# EV7Hg: St Mary's Way, Hucknall





EV7Hh: Wighay, Hucknall



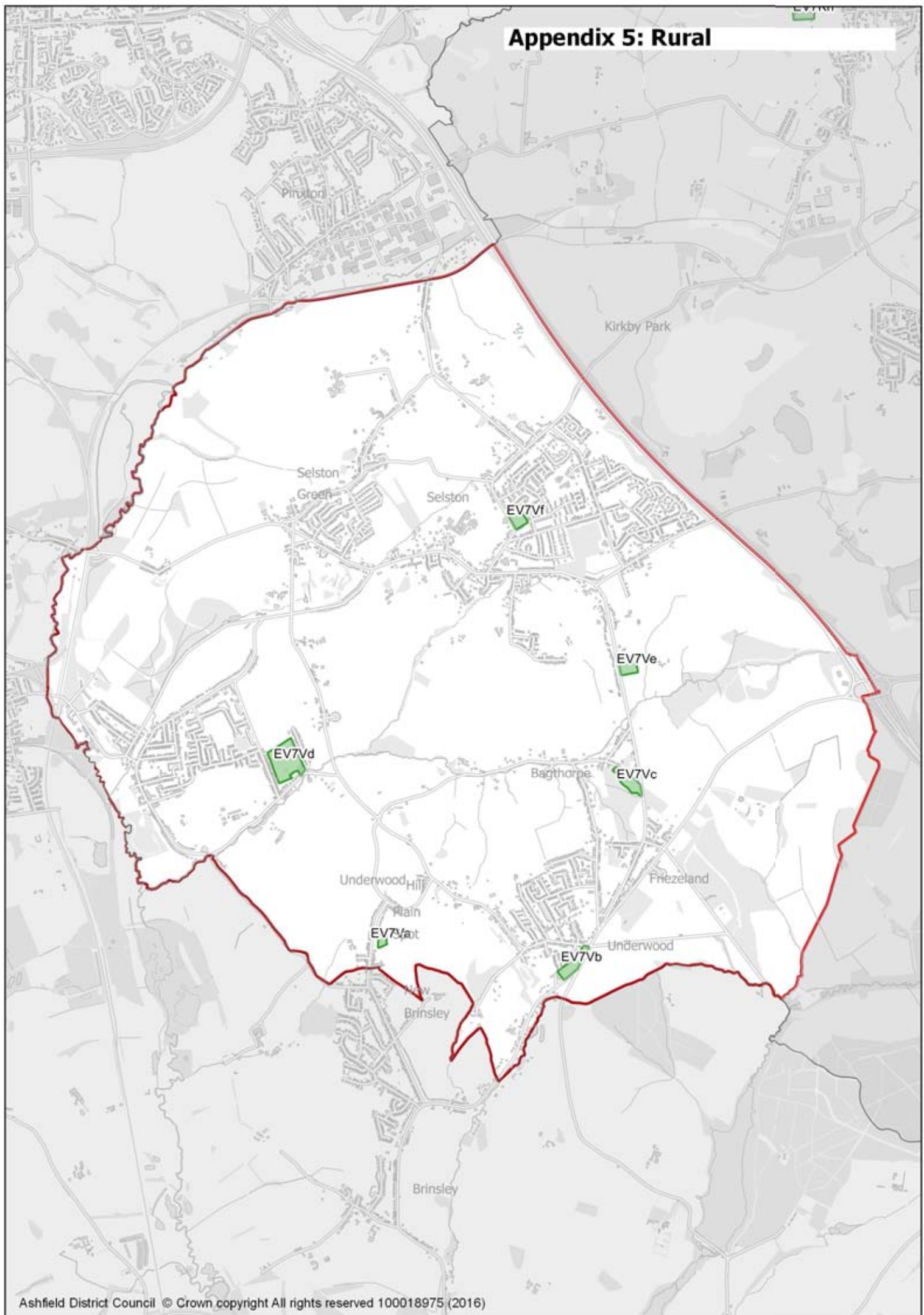
EV7Hi: Washdyke Lane, Hucknall







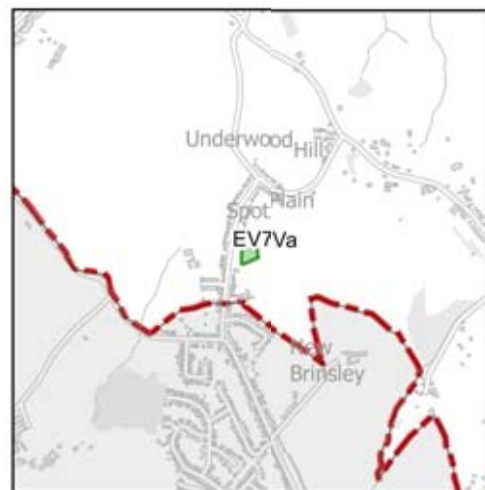
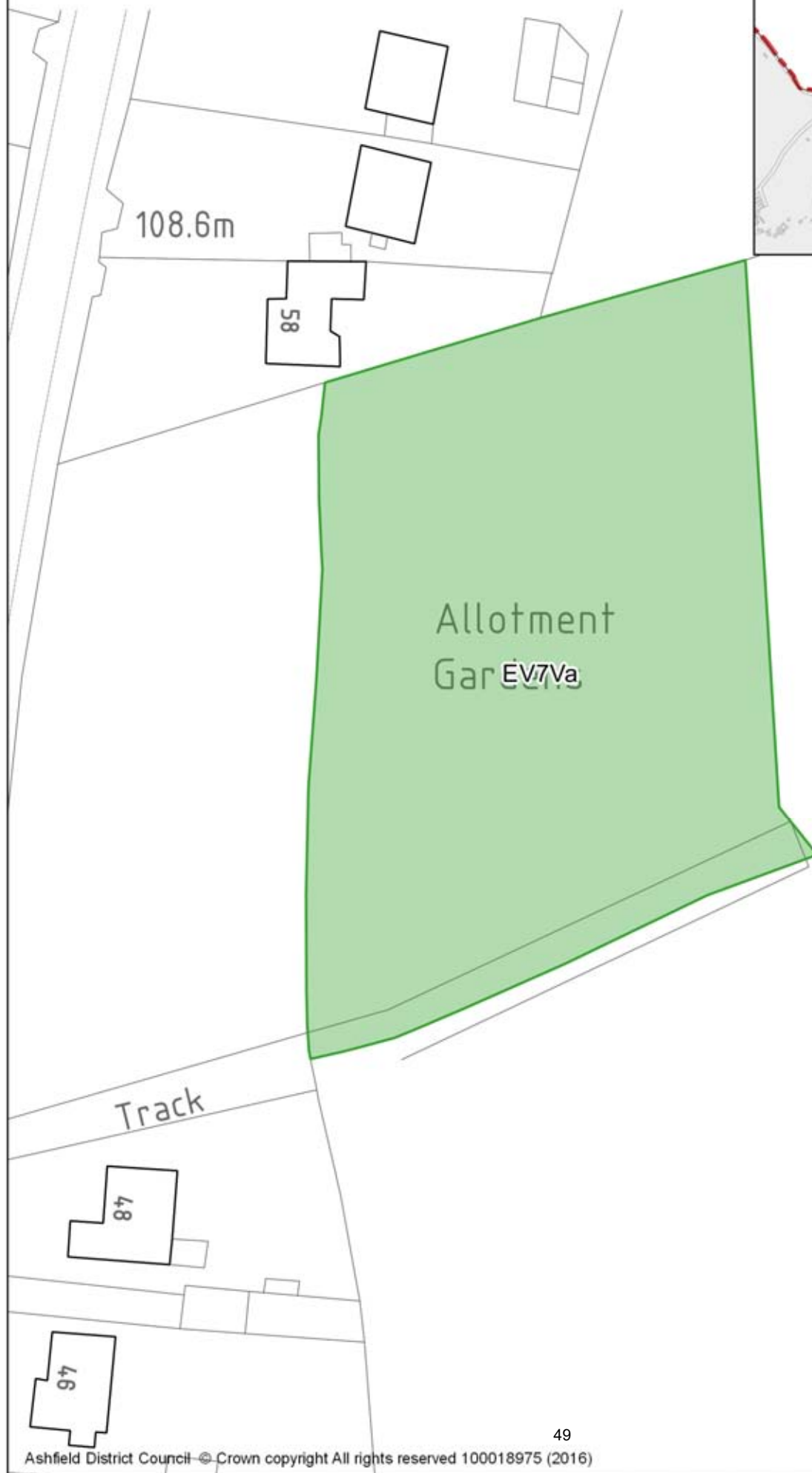
## Appendix 5: Rural



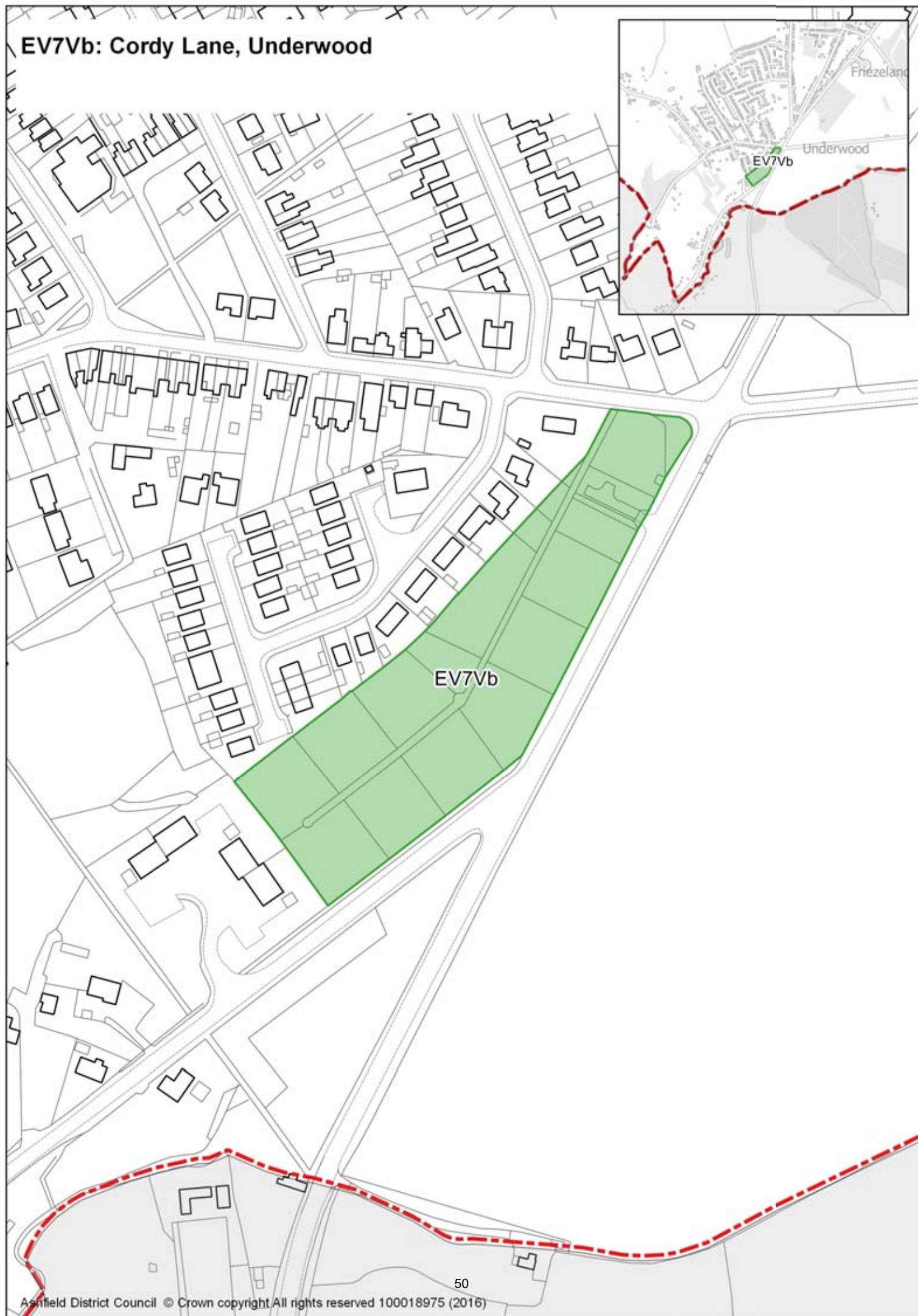
Rurals Summary 2016															
LP Ref: EV7	Name	Street	Owner	Area (Ha)	Total Plots	Plots Used As Allotments	% Used as Allotments	Grazed Plots (A)	Garden conversions (B)	Disused (C)	% Not used as Allotments (A+B+C)	Vacant Plots (D)	% Vacant Plots (D)	Car Parking	No. on waiting list as of Jan. 2016
Va	Plainspot Road	Plainspot Road, New Brinsley	Private	0.4	7	7	100%	0	0	0	0%	0	0%	0	unknown
Vb	Cordy Lane	Cordy Lane, Underwood	Selston Parish Council	1.3	32	32	100%	0	0	0	0%	0	0%	0	1
Vc	School Road	School Road, Bagthorpe	Bagthorpe Allotment Society	1.3	27	27	100%	0	0	0	0%	2	7%	0	0
Vd	Westwood Gardens	Main Road, Westwood	Unknown	3.6	27	7	26%	9	4	7	74%	0	0%	0	unknown
Ve	Nottingham Road	Nottingham Road, Selston	Selston Parish Council	1.0	20	20	100%	0	0	0	0%	0	0%	0	4
Vf	Mansfield Road	Mansfield Road, Selston	Selston Parish Council	1.0	39	39	100%	0	0	0	0%	0	0%	0	3
<b>TOTAL FOR RURALS</b>				<b>7.6</b>	<b>152</b>	<b>132</b>	<b>87%</b>	<b>9</b>	<b>4</b>	<b>7</b>	<b>13%</b>	<b>2</b>	<b>1%</b>	<b>0</b>	<b>8</b>



## EV7Va: Plainspot Road, Brinsley



# EV7Vb: Cordy Lane, Underwood

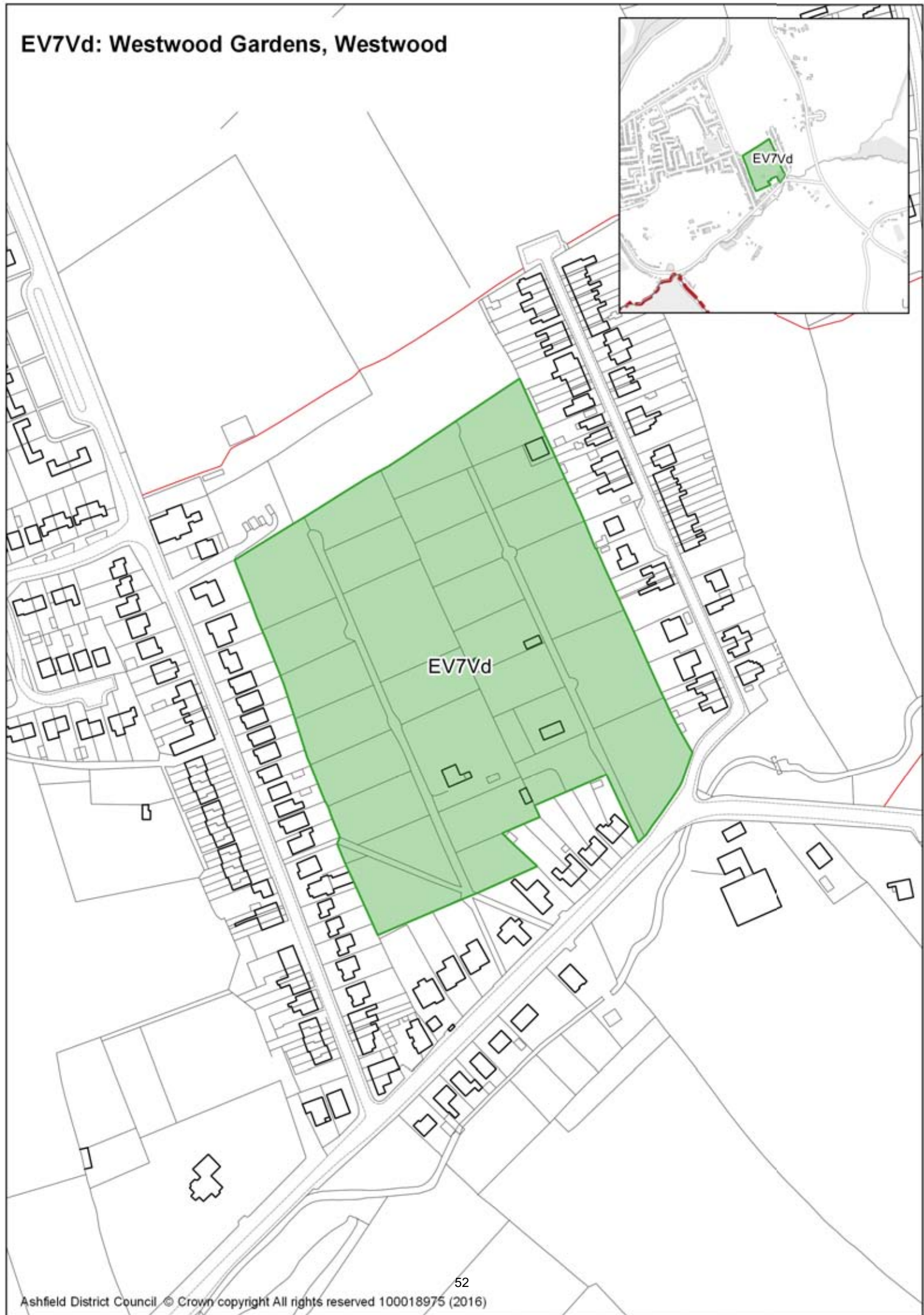


## EV7Vc: School Road, Bagthorpe





## EV7Vd: Westwood Gardens, Westwood

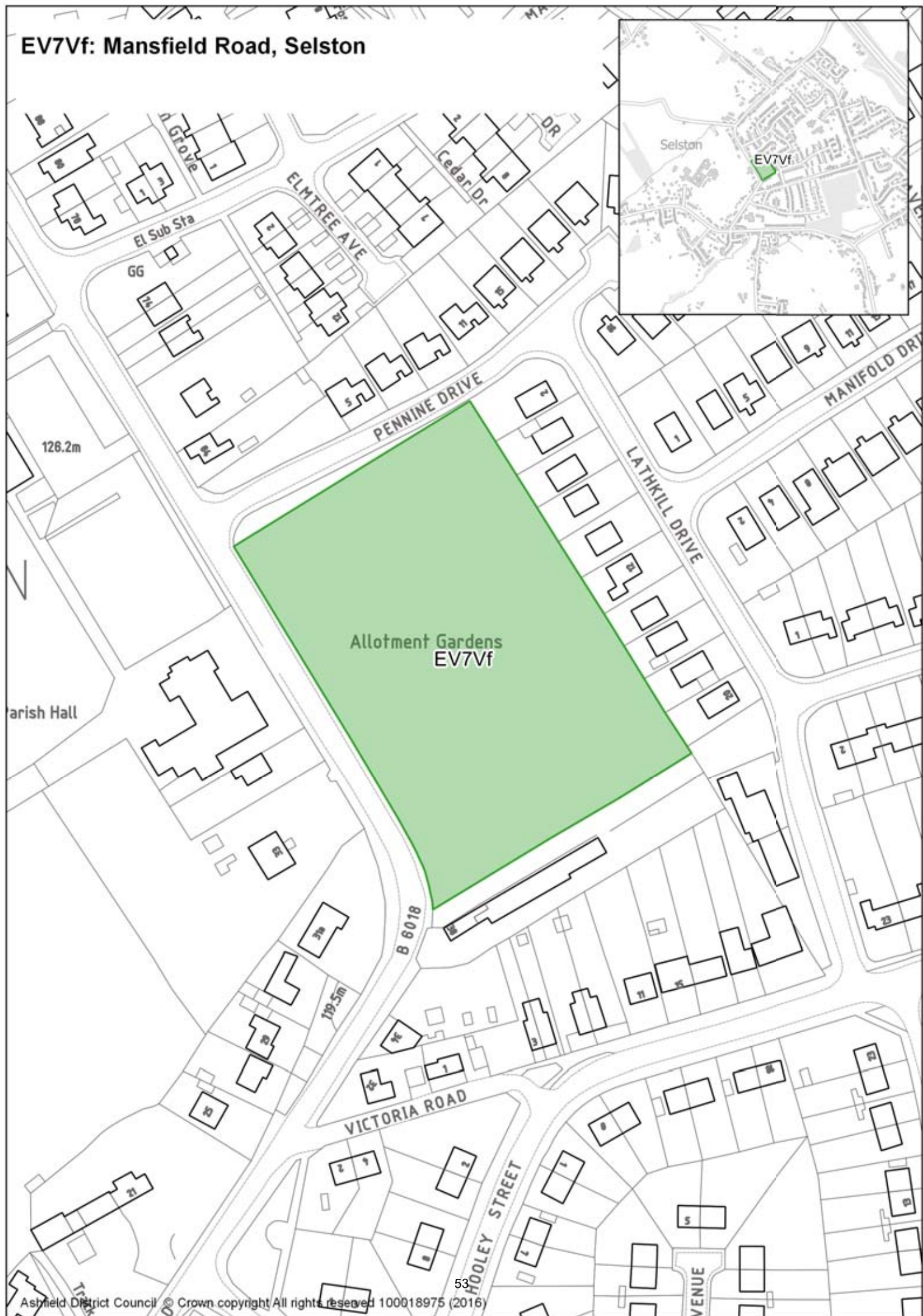


## EV7Ve: Nottingham Road, Selston





# EV7Vf: Mansfield Road, Selston







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**Ashfield District Council**

Urban Road, Kirkby-in-Ashfield, Nottingham, East Midlands. NG17 8DA

**Tel:** (01623) 450000 **Fax:** (01623) 457585