HPK/2010/0568

PROPOSED ALLOTMENTS AT WEST STREET, TINTWISTLE

PLANNING APPLICATION – OCTOBER 2010

SUPPORTING STATEMENT

26 OCT 2010

The Site

This is an area of wasteland approximately 55 metres long (north – south) and 25 metres wide (east – west) located off Manchester Road between West Street and Tintwistle cricket field.

Most of the area is given over to self-sown shrub, rough grassland and the occasional fruit tree indicating that the site may have been used for horticultural purposes in the past. A public right of way runs north – south and this will be retained if the allotments are developed.

Access would be via the right of way. If permission for allotments were granted a new fence and access gate would be installed along the footpath.

The site is within Tintwistle's Built up Area boundary.

History

High Peak Borough Council own the land.

Earlier this year a local Borough Councillor approached the High Peak BC's Property Services department with a view to creating public allotments on this area.

Tintwistle Parish Council already manage two allotment sites in the village and are willing to take over the management of the site if planning permission is granted and a lease agreement can be finalised.

A provisional layout has been devised with room for up to 9 small plots. It is envisaged that when the site is handed over to the Parish Council their tenants would want to erect sheds, greenhouses, poly-tunnels and other structures and features to facilitate the site's use as an allotment. The intention is that such development will be controlled by the terms of the allotment constitution and rules and by any planning conditions applied to this application.

Biodiversity & Trees

There are no anticipated negative impacts on biodiversity of the area as a result of the proposals. The use of the land for allotments is likely to introduce new habitats and species.

Some or all of the existing trees and shrubs on the site would need to be removed to facilitate the creation of the allotments.

Use of the Allotments

The use of the allotments is described within the draft Management Agreement and Rules for the site (copy appended).

Specific rules set out that the site is to be used for horticulture and gardening.

In particular, rules are included which define the type of structures, materials and designs, which are to be permitted (subject to planning approval) on the site.

Transport Issues

As part of the draft Management Agreement a majority of allotment tenants (80%) must live within 1 mile of the allotment site, therefore encouraging walking to the site.

The allotments will generate some additional traffic during their construction phase but following this it is anticipated that the necessity to use vehicles will be minimal.

Under the terms of the Management Agreement, control of access to the allotments will become the responsibility of Tintwistle Parish Council.

Proposed site layout

The provision of allotments dates back to the Small Holdings and Allotments Act 1908 which placed a duty on local authorities to provide sufficient allotments, according to demand. Allotments sizes were traditionally based on the area of land needed to cultivate sufficient food for a family of four for one year. This was assessed as an area of 10 square rods, equal to 253m^2.

Many councils report that the traditional 10 square rod allotment is too large for modern requirements and they have divided their plots to provide twice the number of 5 square rod allotments, each equal to 126.5m^2.

The proposed site layout shown in drawing no. 1727/4b provides the maximum number of allotments possible at the Tintwistle site whilst addressing specific site issues.

The layout provides 9 allotment plots of various sizes, from 100m^2 to 163m^2, and allows for the retention of the public footpath which passes through the site. The path will provide access to the allotments and the western boundary of the allotments will be fenced and will include a single pedestrian gate. The gate should be located near to the southern end of the site so that it is equally accessible from all approaches.

Summary

The development of the Tintwistle site will help to address the demand for allotments in the Glossopdale area whilst tidying up an otherwise un-used area of Council land.

The use of a Management Agreement will ensure that the allotments are managed in a standardised, controlled manner and in accordance with the terms of any planning conditions applied to this application.