

PROPOSED ALLOTMENTS ABUTTING LAND AT DINTING LANE INDUSTRIAL ESTATE, DINTING LANE, DINTING, GLOSSOP.

PLANNING APPLICATION - DECEMBER 2013

SUPPORTING STATEMENT

Introduction

The site is owned by High Peak Borough Council and is a large south sloping unimproved pasture field above the valley of Glossop Brook in Dinting Vale, 1 - 2 miles from the main residential areas of Glossop and Hadfield.

The land forms a buffer of green space between the built up areas of Glossop and Hadfield and is currently designated as 'Countryside' in the Borough Council's Local Plan.

It is bounded to the south by Dinting Industrial Estate & the Glossop Brook & to the east by Dinting Lane. A public right of way, Glossop 140, runs along the northern perimeter of the site. Other public rights of way, Glossop 62 & 64, dissect the western third of the site but will not be affected by the proposed allotments.

The total area of the site is approximately 3 hectares. Ground conditions and topography (steep banking) mean not all the site can be cultivated for allotments however by splitting the cultivatable areas into three blocks (A1, A2 (a & b) & A3) (see draft layout plan no. CW/G1/121) an estimated 108 no half plots (125 sq metres) could be accommodated.

A field gate at the top of Dinting Lane provides the current agricultural access to the land. There are also four official access points for the rights of way onto the land.

Biodiversity & Trees

The site is not covered by any existing biodiversity or geological conservation designations or Tree Preservation Orders although land to the south forms part of the Dinting Lane Reservoir and Brook Wildlife Site. As far as reasonable neither will the proposed developments adversely affect any protected species on the site or on land adjacent to the development.

A combination of localized heavy soil conditions and over grazing has resulted in a relatively species poor unimproved grassland to develop. The development of allotments may indeed create scope for the introduction of more varied habitats and species in the future.

The majority of the site is pasture however there is one mature oak tree & thorn scrub on the western boundary of the proposed allotment block A2 (a) and a tall thorn hedge runs up the side of Dinting Lane. Woodland belts form a screen between the industrial estate and on the northern boundary of the site. On the steeper slopes towards the bottom of the field hawthorn scrub has developed. The mature oak tree

and hawthorn scrub on the steeper bankings will be retained and will continue to provide a valuable habitat for birds, mammals and invertebrates. It is proposed to lay the mature hedge running along Dinting Lane however this would be phased over 2 or 3 years to lessen the visual impact and most of the existing semi-mature trees in the hedgerow will be retained. The hedge will be maintained to an eventual height of 4 or 5 foot, providing a screen & habitat for birds, mammals and insects.

An area of pasture land at the western end of the site has been designated for use as a communal orchard and will in time provide additional habitats and food resources for birds, mammals and invertebrates. Some of the steeper bankings behind the trading estate which are unsuitable for cultivation could also be planted with fruit bushes and trees.

The use of pesticides, fertilizers and other chemicals on the site by allotment holders will be governed by the Allotment Agreement between High Peak Borough Council and the lease holder and the leaseholder's terms and conditions of use with their own plot holders. Whilst we do not insist on any method of gardening we would encourage any group or individual to adopt principles which limit their use and adopt wildlife friendly methods of gardening where and when ever possible in line with High Peak Borough Council's Allotment Tenant's Handbook & the Local Government Associations 'Growing in the Community' Good Practice Guide.

Design/Access Statement

The provision of allotments dates back to the Small Holdings and Allotment Act 1908 which places a duty on local authorities to provide sufficient allotments, according to demand. Allotment 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 253m².

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 126.5 m².

The Council has been working with local allotment groups including Gamesley Residents' Association, Dig Hadfield and Glossopdale Action for Allotments (GAFA) to address a significant shortfall in the provision of allotments in the Glossopdale area.

A review of the Council's allotment waiting lists has recently been carried out identifying a total of 129 people on the waiting list. The number of people currently on the Council's waiting list for Jordan Street Allotment site (Glossop) is 96.

In addition to this Glossopdale Action for Allotments identified that there are 257 people waiting for allotments in the Glossopdale area (GAFA waiting list survey, May 2012) although some duplication between lists is inevitable.

If planning permission is granted and a lease agreement with High Peak Borough Council can be finalised it is anticipated one of these groups would take over the day to day management of the site.

A draft layout has been prepared with room for up to 108 half sized allotments. It is envisaged that when the site is handed over members of the Association would want to erect sheds, chicken coops, greenhouses, poly-tunnels and other structures and features to facilitate the site's use for allotments. The intention is that such development will be controlled by the terms of the Management Agreement between High Peak B.C. & the Allotment Association (see separate documents). The Association's constitution and site rules and any planning conditions applied to this application would also dictate layout.

The layout shown on Drawing No. CW/G1/121 provides for three allotments blocks (A1, A2 (a & b) & A3) creating an estimated 108 no half sized plots.

An improved pedestrian/vehicle entrance would be required off Dinting Lane giving access to a hardstanding parking area in the north east corner of the site with sufficient room for up to 30-40 cars.

Access from the car park would be provided by a main axis track running east – west between Blocks A1 & A2a & b. A smaller pedestrian path would be constructed down from the car park to Block A3.

The existing agricultural fencing around the site would be repaired where required although we do not anticipate the need to secure individual allotment plots with fencing. A new agricultural type fence would run along the northern and western boundaries of allotment blocks A1 & A2 (a) respectively.

It is proposed to connect the site to the existing mains water supply off Dinting Lane. This would involve the installation of a water meter, underground service pipes and a number of stand pipes.

Glossop Action for Allotments has been consulted regarding managing the site & expressed a belief that toilet facilities would be required given the number and location of the allotments. Their preferred option would be some form of composting toilet which would either be housed in a standard wooden cabin or purpose built cabin with disabled access and located near to the car park in the north east of the site. No funding for this facility is currently available however if this can be resolved we would anticipate that the unit would be installed in a location convenient to all users. Information on two purpose built design options has been attached as an appendix at the end of this statement although other designs and self build may be considered.

Transport Issues

As part of the lease agreement at least 90% of plot holders would have to live within 2 miles of the site.

Due to the location of the site 1 - 2 miles from the main residential areas of Glossop and Hadfield we would expect people would want to drive to the site although after the initial set up period the number of car journeys may reduce & people may be more inclined to either walk or use public transport (train or bus). In order to reduce the initial impact on the local community the opening of the various allotment blocks will be phased over a period of 6 months.

In line with recommendation from Derbyshire County Council's Highway Department a small car parking area will be created with room for up to 30-40 cars including a number of disabled parking bays. It would be accessible off Dinting Lane close to the existing farm gate and would also serve as a turning area. The car park has been located away from residential properties further down the lane in order to minimise disturbance. The car park and internal tracks/paths would be constructed of sandstone MOT/crushed stone rather than tarmac to reduce their visual impact over time.

A smaller informal overspill parking area would be permitted at the beginning of the track which runs adjacent to the railway line.

Delivery of goods/materials to the site would be via the main access off Dinting Lane.

Equality Issues

All allotments managed directly High Peak Borough Council or indirectly via an Association operate within the spirit of equal opportunities legislation. Gender, race, cultural background, sexual orientation, religious or sexual orientation should not be a barrier to renting an allotment.

A number of designated disabled access parking bays will be provided close to allotment block A1. Paths and tracks will be wide enough for mobility or wheel chair access. The adaption of individual plots for disabled tenants would be dealt with on a case by case basis.

Summary

The development of this site will significantly help to address the demand for allotments in the Glossopdale area. The use of the site for allotments will retain this area as a green buffer between the urban settlements of Glossop and Hadfield.

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.

Appendix 1a:

Examples of commercially available compost toilets:

Allotment toilet with timber building in Staffordshire



Site:Tilling Drive Allotments Association

Location:Walton

Building/Toilet Type:Standard Timber/Full Access

Description:A standard NatSol timber building on an allotment site.

Metal clad accessible toilet for a fishing lake in Shropshire



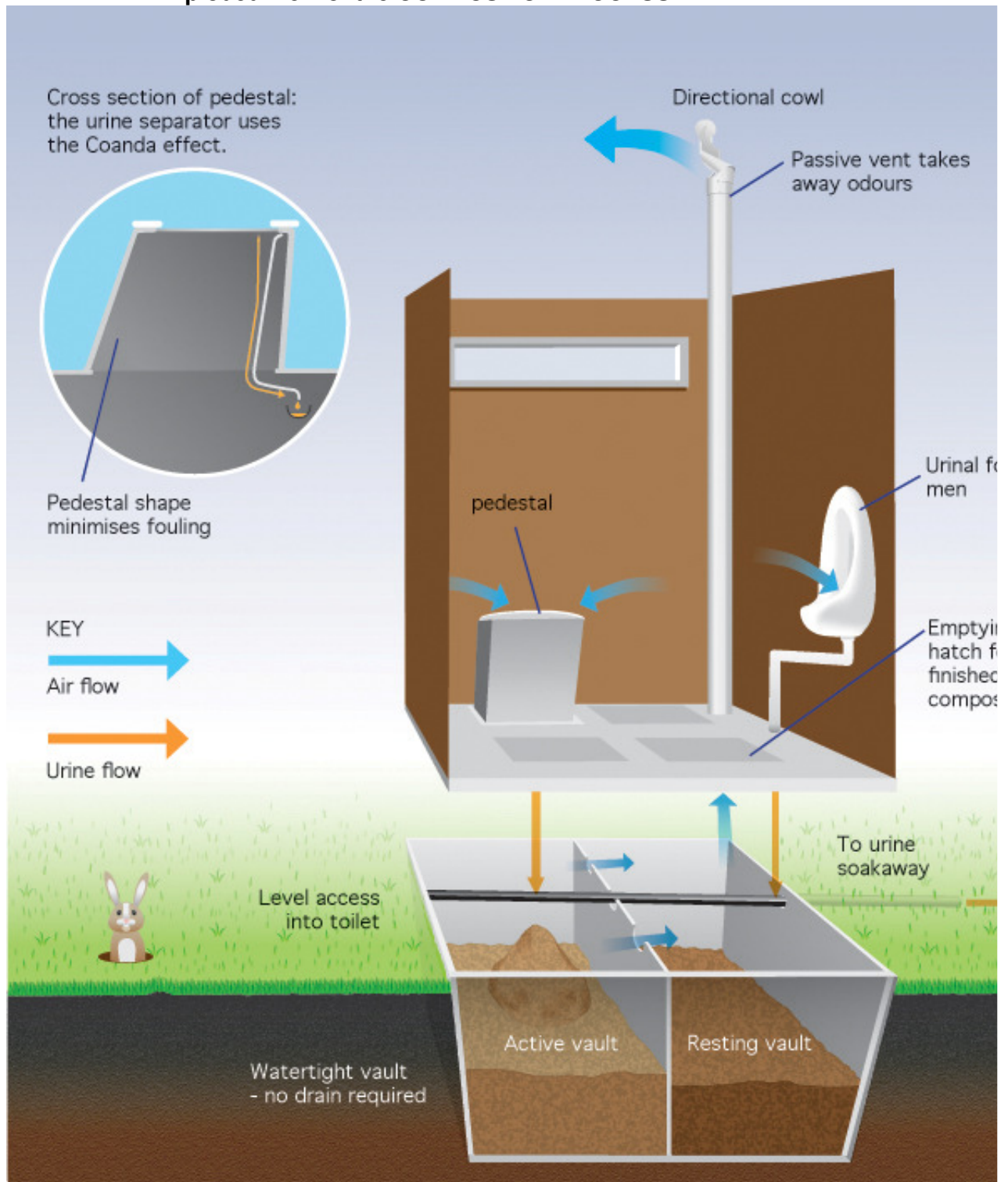
Site:St Martin's Centre

Location:St Martin's, Shropshire

Building/Toilet Type:Standard Metal/Full Access

Description:This toilet serves allotments and a fishing lake at the edge of the village. The urine soakaway was installed on the side of the toilet away from the lake so as to meet the requirement that it be no closer than 10 metres to a watercourse.

NatSol
www.natsol.co.uk
Exploded view of the COMPUS FULL ACCESS



How It Works

The toilet has two vaults used alternately for a period of not less than one year each. When the first vault is full, the second one is used. When that is full the first one is emptied of compost and brought back into use. Emptying takes place through the floor hatches.

Urine is separated by the pedestal and the male urinal and sent to a soakaway in the ground. Evaporation of urine cannot be relied upon in the cool, damp UK climate. Urine separation has several benefits. It encourages aerobic decomposition of the solid wastes by naturally occurring micro-organisms and allows heavier usage for a given size of toilet vault.

Ventilation is achieved passively on most installations through the use of a directional extraction cowl.

www.natsol.co.uk