



HASLEMERE TOWN COUNCIL

SCOTLAND PARK ALLOTMENTS

BACKGROUND

Redwood, the developer of Phase 2 Scotland Park, has obtained planning permission for the change of use of land for the provision of community allotments and orchards, with access off Scotland Lane, car and cycle parking spaces and associated landscaping (master plan attached).

It is being offered to the Town Council **subject** to the award of planning consent following the appeal of application WA/2022/01887 (Phase 2) which is commencing in January 2024. If the developer is successful they would agree to transfer the allotment land to the Town Council free of charge, coincident with the sale of the Phase 2 land.

The legal commitment to transfer the land would be binding on Redwood and bound up in a s106 agreement to be deposited with the Inspector prior to the opening of the inquiry on 9 January 2024. We are told it is normal as part of a planning appeal process to discuss and agree a Section 106 regardless of the case for or against the appeal.

The developer is aware that Haslemere Town Council objects to the planning application and opposes the appeal. The transfer would only take effect if the appeal was allowed.

Prior to the application for change of use of the land for the provision of allotments being submitted in January 2023, the developer's agent asked to explore the idea of the Council management them with the Amenities committee. The Chairman at the time felt the planning process should run its course first as the provision of allotments could contribute to the overall public interest case required to justify the Phase Two development in the AONB.

We have now been asked for a meeting with the developer to comment on the terms of the transfer which:-

- 1) would require the Council to lay out the allotments and orchards and maintain them in perpetuity for the benefit of the community.
- 2) Would give the Council absolute control over nominating allotment holders.
- 3) Give the Council, within reason, the ability to amend the planning consent subject to normal nuisance clauses and no fundamental change to land use. It was noted that a communal tool shed may be desired, which may or may not require planning permission (we note that some permitted development rights for allotment sheds might exist).

The proposal would provide a further 25 plots (against a waiting list of 80), so would provide a positive benefit the community, and CIL funding received from the development site could cover the set up costs.

RECOMMENDATION: Subject to the award of planning consent on WA/2022/01887 (Scotland Park phase 2) the Council formally approves the taking on of the allotment site. Clerk and Chairman of Amenities to agree a draft heads of terms with the developer.



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
 All areas shown are approximate and should be verified before forming the basis of a decision.
 Do not scale other than for Planning Application purposes.
 All dimensions must be checked by the contractor before commencing work on site.
 No deviation from this drawing will be permitted without the prior written consent of the Architect.
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

- Site Boundary
- Green space
- Allotment Garden Plots
- Car parking location
- Cycle parking location
- Existing trees and tree clusters
- Existing trees removed
- Proposed trees
- Proposed Community Orchard

**ALLOTMENT GARDEN
25 Plots**

- Car Parking (4 car spaces)
- Turnaround + Loading
- Cycle Parking
- Space Reserved for Delivery, Drop-Off, Temporary Refuse & Recycling Bins
- Single Pedestrian Fencing Gate, black paintend metal, 2 m height
- Double Fencing Gate for Vehicular Access, black paintend metal, 2 m height
- Double Fencing Timber Gate for Vehicular Access, 1.2 m height

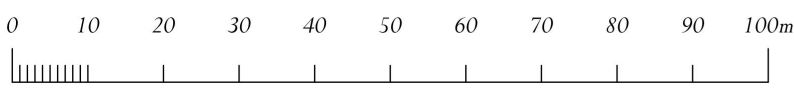
- Water Butt
- Water Tap
- Water Trough
- Compost Bin
- Picnic Table
- Picket Fence
- Gate

Rev	Date	Description	Initials
PROJECT		Land South of Haslemere Recreation Ground, Scotland Park	
TITLE:		Allotment Masterplan	
SCALE:		1:1250 at A3	
DATE:		November 2022	
DRAWING No:		6046 / AG / PL 02	
DRAWN BY:		ATM / BP	

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Scale 1:1000

