



Newcastle Great Park Advisory Committee

16th July 2010

Allotment Provision at Newcastle Great Park

Report by: Director of Strategic Housing, Planning & Transportation

Ward Implications: Castle, Parklands, East Gosforth, West Gosforth, Fawdon, Kenton, Woolsington

Information		
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1. Summary

1.1 This report gives information about the allotments that will be secured at the Great Park via the new Section 106 Agreement.

2. Background

2.1 At the Advisory Committee in May the report on the new Section 106 Agreement made reference to the provision of allotments. A report was requested giving more details of the proposed allotment provision.

2.2 The exact location for the allotments in Cell C has yet to be agreed. However, once agreed the intention is that the freehold of the land will be transferred back to the City Council and the site will then be leased to a properly constituted association of allotment holders who will be responsible for the day to day management of the site with overall management and support of the Council's Allotments Officers.

3. Provision For Allotments Within the S106 Agreement

3.1 The new Section 106 Agreement states that no more than 1000 Dwellings shall be occupied until the Developers have transferred to the Council the Allotment Land at nil consideration. At present approximately 800 dwellings are occupied.

3.2 The land to be transferred will comprise 0.5 hectares (or as otherwise agreed between the Council and the Developers) at a location to be specified within Open Space sub-cell C3 and will have access to a public highway and connections to a water supply and a domestic electricity supply.

4. City Council Requirements

4.1 0.5ha equates to 18 full size allotment plots. However, it is intended that the site will include a mixture of full and half size plots. Interest has already been expressed by residents and demand is expected to be significant. Ideally, for the eventual 2500 homes, the Council would want to see provision of additional plots which is why the S106 Agreement allows for the Council and the developers to come to an agreement to increase the 0.5ha in the future.

4.2 As a minimum the site will require:

- Secure fencing.
- A water supply
- Vehicle access with hard standing for a skip
- Good soil, if the land has been ploughed it will need some soil improver incorporating to give it a boost.
- Hardcore paths to access each plot, (no paths needed on the plots).
- The plots to be marked out so that they can either be let as full 250m² or half 125m² plots.

A model site would have additional facilities and the desirability of providing one or more following will be assessed:

- A communal building with a toilet
- Secure storage for shared tools
- A car park (this would require additional land)
- Bays for manure / bark chipping deliveries

6. Next Steps

6.1 Once the S106 Agreement has been signed discussions between Council officers and the developers will begin so that the allotments can be made available for residents as early as possible.

5. Recommendation

5.1 The committee is recommended to receive this report for information and comment.

7. Background Papers

None

Contact Officers: Mick Firth - NGP & Major Projects Lead Officer (ext. 25627)

Helen Raper – Allotments Officer (ext.)

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