

Reserved Matters Application Allotment Area

West Carclaze
Existing Plan

Design:

Design & Access Statement

LHC Design

October 2021

Reserved Matters Application
Allotment Area
West Carclaze
Garden Village

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Executive Summary

This application proposes the provision of the full requirement for 3,300sqm of allotment space, as per Schedule 6, paragraph 1.2 of the s106 agreement signed pursuant to the approval of PA19/11041.

The provision of allotments has been brought forward ahead of schedule to start to deliver the required green infrastructure and community spaces to serve the existing community and residents of the permitted homes within phases 1 and 2.

The masterplan for the entire Garden Village has recently been reviewed and these allotments are the first component of what will be a sports, leisure and heritage hub sat alongside Great Treverbyn Lake and the Sky Tip.

This application area proposes approximately 31 allotments of varying sizes served by an access from the existing junction off the A391, 15 parking spaces with one EV point. There will also be an enhanced ecological area, significant numbers of new trees including orchard planting, new hedgerows and heathland.

The approved Green Infrastructure Strategy (LHC, Sep 2018 p.84) proposes the allotments to be located in a single large block at a location that is accessible to as many residents as possible. This location was indicated to be south of the Great Treverbyn Lake and west of Sky Tip which is almost the exact position we are now proposing.

