

THORPE ST ANDREW TOWN COUNCIL

## PLANNING AND ENVIRONMENT COMMITTEE

Monday 9th August 2021, 7:30pm  
Roxley Hall, Yarmouth Road, NR7 0QF

### AGENDA

04.08.21

#### **To all members of the Planning and Environment Committee**

You are hereby summoned to attend the Planning & Environment Committee meeting of Thorpe St Andrew Town Council to be held at Roxley Hall on 9th August 2021 at 7.30pm for the purpose of transacting the following business:

- 1 Attendance and Apologies for Absence
- 2 Declarations of Interest in Items on the Agenda
- 3 To Confirm the Minutes of the Meeting held on 12<sup>th</sup> July 2021
- 4 Planning Items Raised by Residents – please email comments by noon on Monday 9<sup>th</sup> August 2021
- 5 Planning Applications:

20211182	213 Yarmouth Road (West Farm)	Erection of 8 dwellings following demolition of existing dwellings & associated buildings (JF)
20211301	Brook Road, Broadland Business Park	Installation of 1 no 22.5m monopole, 1 no equipment cabinet, 1 no. meter cabinet, proposed overhead cable gantry mounted on support poles and associated ancillary development within a 1.8m chain link compound (JF)
20211168	Land adjacent Tawny Lodge, Pound Lane	Variation of condition 2 to allow for an amended design of planning permission 20190016 - Demolition of Existing Dwellings and Erection of Care Village (all Use Class C2), Comprising of a 80-bed Care Home, 19 Assisted Living Bungalows, Associated Outbuildings and 1 New Vehicular Access (JF)
20211224	21 Booty Road	Single storey rear extension and front porch extension and roof conversion (SS)
20211215	12 South Hill Road	Part retention of a garden room/shed (FB)
20211282	11 Hillcrest Road	Erection of replacement conservatory to rear (PB)
20211313	93 Charles Avenue	Car Port (FB)

BA/2021/0255/FUL	39 Thorpe Hall Close	Retrospective change of use from dwelling to 9 bedroom HMO
BA/2021/0267/FUL	Broadland Paddlesports, Girlings Lane	Retention of Replacement Boatshed
BA/2021/0287/TCAA	River Lodge, 14 Thorpe Hall Close	G1: Conifers – remove
BA/2021/0276/CUPA	Thorpe Glass, 34A Yarmouth Road	Conversion of office to 6 residential units
BA/2021/0275/COND	Heron Lodge, 18 Bungalow Lane	Allow residential occupation removal of condition 2 of permission B/2014/0114/COND

- 6 Churchyard Close Consultation
- 7 Notification of Greater Norwich Local Plan Submission - correspondence
- 8 National Planning Policy Framework (NPPF) and the National Model Design Code
- 9 Enforcement Notices (Confidential Matters)

**Future Agenda Items** (not for discussion)

Thomas Foreman, Clerk to the Council

**THORPE ST ANDREW TOWN COUNCIL  
MINUTES OF THE VIRTUAL PLANNING AND ENVIRONMENT  
COMMITTEE MEETING  
HELD ON 12<sup>th</sup> JULY 2021**

**PRESENT:**                      Mr J Fisher                                      Mr P Berry  
                                      Mr F Bowe                                      Mrs J Fisher  
                                      Mr S Snelling  
                                      Mr T Garner

**1. Election of Chairman and Vice-Chairman**

Mr J Fisher was elected Chairman of the Committee  
Mr F Bowe was elected Vice-Chairman of the Committee

**2. In Attendance:** Dr T Foreman (Town Clerk) and 4 members of the public

**Apologies for Absence:** None

**3. Declarations of Interest:** None

**4. Minutes of meeting held on 14<sup>th</sup> June 2021**

The minutes of the meeting held on 14<sup>th</sup> June 2021 were signed and approved as a true record.

**5. Planning Items Raised by Residents-**

None

**6. Planning Applications**

**20210929 27 South Hill Close First floor extension (SS)**

*No Objection*

**20210934 29 Charles Avenue Rear flat roof extension & loft conversion (SS)**

*No Objection*

**20210945 42 Beechwood Drive Single storey flat roofed extension to back elevation replacing conservatory. Extension to garage. (SS)**

*No Objection*

**20210897 78 Yarmouth Road Convert the existing dwelling into 2 no. Individual residential apartments with conversion of existing space at ground floor level to offer a separate secure home office facility. (SS)**

*No Objection*

**20210844 24 Chapel Lane Single storey rear extension (JF)**

*No Objection*

**20210992 4 Beechwood Drive First floor rear extension (SS)**

The Town Council wish to raise objections to the proposals due to the impact on the streetscene. The houses in this location are known for the large sloping roof on the front and rear, both of which are visible on this house due to its location. Therefore, we feel it would be out of keeping with the streetscene.

**20211127      11 Laurel Road      Single storey extension, roof conversion with dormer window (PB)**

*No objections*

**20211006 151 Yarmouth Road Change of use of annexe to a self contained unit (JF)**

*No objections*

**20210993 248 Plumstead Road East Proposed ground floor side extension & first floor rear extension (FB)**

*The Town Council wish to raise an objection to the proposed plans. The design of the extension is not in keeping with the local area and the creation of an off set roof to the side, with a flat roof to the front combined with the existing shape of the roof will impact negatively on the streetscene.*

**20211028 11 Fiennes Road Proposed single-storey front extension to existing dwelling (FB)**

*No objections*

**20211044 96 Vane Close Single storey rear extension (FB)**

*No objections*

**20211209 1a Ring Road Removal of porch. Single storey front and rear extension and erection of garage (PB)**

*No Objection*

**7      Enforcement Notices (Confidential Matters)**

Noted

**Information Only**

**Confidential- Enforcement Notices**

Noted

**Meeting closed at 20.55hrs**

*Signed: .....*

*Dated: .....*

## PLANNING AND ENVIRONMENT : 9<sup>TH</sup> AUGUST 2021

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### CHURCHYARD CLOSE CONSULTATION RESULTS

Agenda Item: 6

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#### Introduction

The Town Council launched its public consultation on the Churchyard Close project in mid-June 2021, with the first responses being received on 14<sup>th</sup> June. The consultation closed on 26<sup>th</sup> July 2021. The Town Council newsletter featured the consultation, and Town Council noticeboards contained posters. Specific posters were also placed on the entrances to the Hillside allotments and a new noticeboard was installed at the top of the allotment which provided details of the consultation. The consultation was featured on the website and widely shared on social media. Three people contacted the Council requesting a paper version of the consultation. One of them responded and their response was input manually into the SurveyMonkey site. The Town Clerk met with allotment holders and also residents neighbouring the site.

#### Overview of the Project

##### 1. Project Background

The proposed site is located at the Northern, top section of the Hillside allotments, sharing its boundaries with Elizabeth Avenue to the North and Hilly Plantation to the East. Access would be from the Elizabeth Avenue pedestrian gate. The Hillside allotments would not be publicly accessible. Archaeological digs conducted in 1951-53 and again in 1999 concluded that the site dates to the late Saxon period. A church and burial ground occupied the North East corner of the site as it is now. Records date a church being present from 1050 – 1555 when it was then demolished. Between the 17<sup>th</sup> – 19<sup>th</sup> century the site was known as the 'Old Thorpe Churchyard'. There is some question as to the name of the former church, with some maps naming the area as the former site of St Catherine's and later evidence supporting that the site was the former church of St Andrews.

The area was cultivated as allotment plots until human remains were uncovered during the archaeological digs in the 1950's. A subsequent dig undertaken in 1999 was to define the extent of the remains of the church and associated burial ground. The council decided to establish the area as a 'nature reserve' in 1996 with management proposals sought from the Norwich Fringe Project in 1997 and a further management rationale report conducted in 1999.

In 2011 the area had clearance works and establishment of an orchard of historic Norfolk varieties of apples in partnership with Broadland District Council's "Putting the Bee back in Broadland" community wildlife scheme. A tree in this Jubilee Orchard was planted by the Philippine Ambassador His Excellency Enrique Manalo as well as Chloe Smith MP, Town Mayor Cllr J Ward and Deputy Cllr I Mackie. The site is currently home to an estimated 18 beehives and is generally used as a vehicle turning circle and car park for allotment garden tenants.

##### 2. Project Scope

With an appreciation of its flora and fauna, the proposal for the site is to make the space open for quiet public recreational and educational use.

- Areas of heavily overgrown wooded copse will require thinning to promote understory flora and fauna.

- The existing 'pond' needs to be remodelled to establish a stable marine habitat.

- Further establishment of wildflower/grass meadows.

- Creation of an alternative vehicle turning area with disabled car parking space.

- Establishment of a 'nature' area boundary with the installation of vehicular restriction gates/pedestrian access points etc.

### 3. Deliverables

There is a need for quiet secure places that not only permit wildlife to flourish but give spaces for reflection.

This project will provide:

- Manageable wild habitat
- Additional secure 'open space'
- Partnership with educational agencies (schools and SEND units)

### 4. Affected Parties

To mitigate the loss of vehicular turning facilities for allotment tenants, it is proposed to convert part of a vacant garden plot to a hard-standing turning area.

### 5. Implementation Plan

The area will be zoned to permit priority improvement works.

- a. Establish boundaries and newly established vehicle turning area and install boundary fences/gates.
- b. Thin existing 'orchard' boundary line to promote light.
- c. Crown thin large Oak North of the 'orchard' to promote light.
- d. Thin existing wooded copse areas.
- e. Establish new wildflower meadow/grassland areas.

Plans can be found above or on our website: <https://www.thorpestandrew-tc.gov.uk/2021/06/16/hillside-allotment-nature-reserve-consultation/>

## **Results**

In total, 215 responses were received through the consultation form.

A total of 106 respondents approve of the current proposals, with 90 disapproving of the current proposals. Nineteen respondents neither approved nor disapproved of the project.

Of the 90 responses disapproving of the proposals, 59 respondents stated they would not support the proposals if changes were made to address the factors they disliked.

Of the 203 total responses received to question four, 137 (67.49%) individuals reported they would support the proposals if changes were made to address the issues they disliked.

Of the 215 total responses, 51 responses came from allotment holders at Hillside; there are 119 tenants at Hillside Allotments which gives a 42.86% response rate. Of the 51 allotment holders, 46 respondents disapprove of the proposals, with 3 neither approving nor disapproving of the proposals and 2 approving of the plans. Of the 51 allotment holders who responded to the survey, 22 would support the proposals if changes were made, whereas 26 would not support the proposals, even if changes were made to address the issues they disliked. Three skipped this question.

There were wide ranging views of what people liked about the proposals. These can be broadly summarised as follows:

- Improved Biodiversity/helping nature
- Encouragement of wildlife
- Increased/Greater access to the historic site
- An improvement to facilities/make the most of available green space
- Re-establishing the pond
- Introduction of the wildflower meadow

Twenty-six respondents liked 'nothing' about the proposals. Eight skipped this question.

There were wide ranging views on what people disliked about the proposals. These can be broadly summarised as follows:

- Impact on neighbouring properties/historic area
- Allotment security and anti-social behaviour/drug use
- Access, Car parking (both on and off-site), and loss of turning circle
- Impact on wildlife/nature/trees
- Project cost
- That the plans do not re-establish a footpath between Elizabeth Avenue and Hillside Avenue

Fifty-one respondents stated there was 'nothing' they disliked about the proposals. Eleven skipped this question.

Although this overview of responses is provided, reading through the survey responses (Appendix A) will add further detail and background to the views. It will also provide an indication of strength of feeling for those who either approve or disapprove of the proposal. Letters sent by residents who have not completed the online form are contained within Appendix B.

### Conclusion

Committee members will draw conclusions from the responses to the consultation, as well as the information sent through by parties during the consultation period.

There are a number of potential outcomes from the consultation, primarily these are:

1. The Committee can commend the plan as designed with no changes to Town Council. If this decision is taken, formal plans of the area will be drawn up, along with a cost estimate, risk assessment and equality impact assessment.
2. The Committee can commend the plan to Town Council, with changes which reflect comments in the public consultation. If this decision is taken, formal plans of the area reflecting the proposed changes will be drawn up, along with a cost estimate, risk assessment and equality impact assessment.
3. The Committee can discontinue the project. If this decision is taken, the project will not proceed to Town Council.

### **Legal Implications**

All decisions and actions taken by or on behalf of Thorpe St Andrew Town Council must (1) be within the local powers of the Authority; (2) comply with any procedural requirement imposed by law; (3) be within the powers of the body or person exercising powers on behalf of the Authority; (4) be undertaken in accordance with the Authority procedural rules inc. Standing Orders and Financial Regulations; (5) be fully and properly informed; (6) be properly motivated; (7) be taken with regard to the fiduciary duty of the Authority to its residents; and (8) be reasonable and proper.

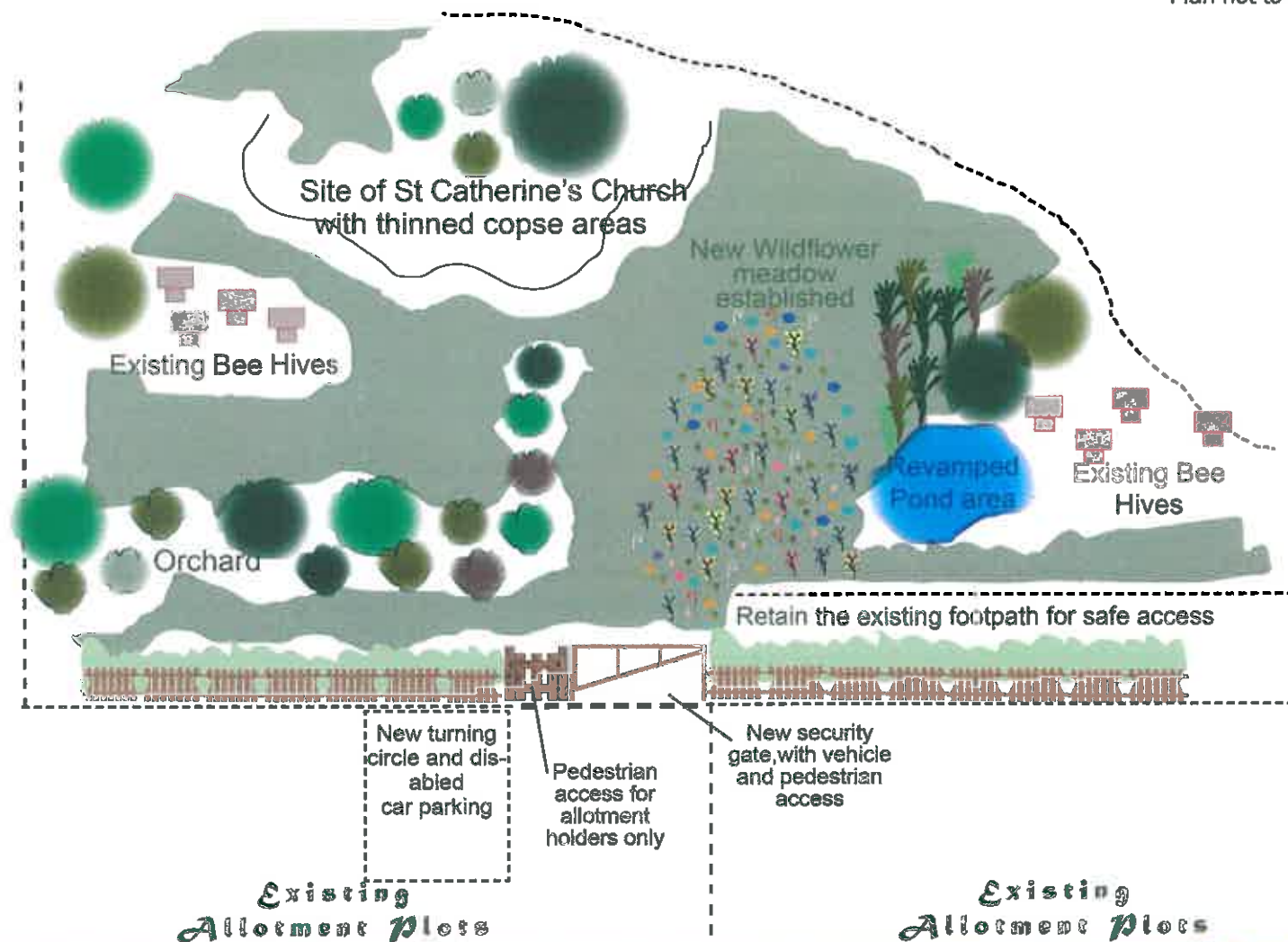
### **Financial Implications**

There are potential financial implications arising from this report.



# Churchyard Close - Open Spaces Project Consultation

Plan not to scale



Thorpe St Andrew Town Council are delighted to introduce an artists impression of proposed plans for greater access to the open space at the top of Hillside Allotments. The scheme is called Churchyard Close - Open Spaces Project, and builds on a 1999 proposal for the site.

The proposal includes retaining all the important features that currently exist such as the managed beehives and orchard but it intends to re-establish a revamped pond area as well as the planting of a new wildflower meadow. With the creation of a new public open space, it is hoped that many more residents can enjoy this space and the wonderful vista across the town.

In this consultation we are asking that any interested party takes the opportunity to tell us their views. We especially wish to hear from allotment users, the general public, and residents who live nearby, in order to be able to deliver the most appropriate space that can offer the best option for the many.

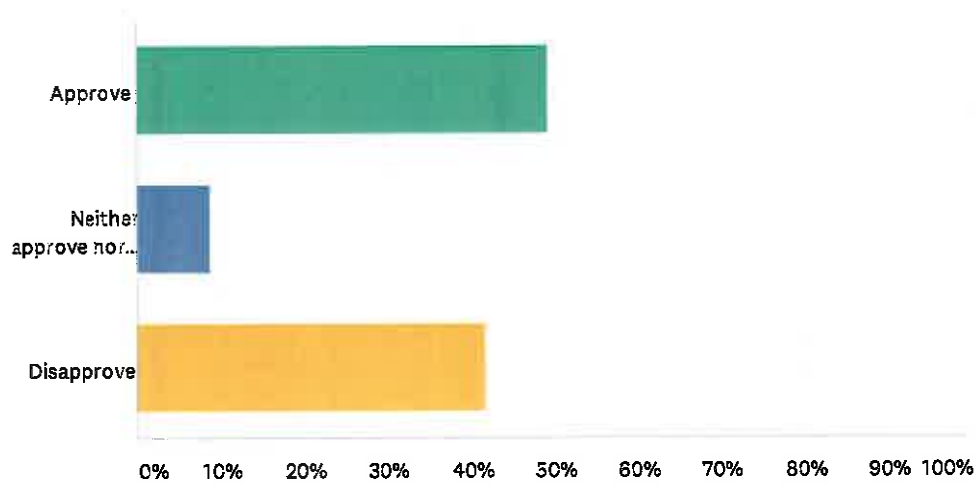


THORPE ST ANDREW TOWN COUNCIL

## Hillside Allotments Nature Reserve

## Q1 What is your opinion of the current proposals?

Answered: 215 Skipped: 0



ANSWER CHOICES	RESPONSES	
Approve	49.30%	106
Neither approve nor disapprove	8.84%	19
Disapprove	41.86%	90
TOTAL		215



## Q2 What do you like about the proposals?

Answered: 207 Skipped: 8

#	RESPONSES
1	More access to an under used site and improved facilities for more residents to access this unique view over the river valley. General improvement of the area
2	Focussing on our natural environment
3	Na
4	Access for school groups
5	Greater access for the wider community; use of this currently underused space to promote well-being of residents; easily accessible educational resource for local schools.
6	Nothing
7	I support anything that increases the green space in our area. It is also good see it is being opened up to the community
8	The proposals outlined would not, in my opinion, improve the nature reserve that is there now. It would disturb the existing wildlife that exists.
9	That we could have a publicly accessible nature reserve
10	Increasing access to valuable open space and protecting green spaces for future generations
11	All of it
12	the area would benefit from appropriate tree thinning
13	Encouragement of wildlife
14	Nothing
15	Enviro friendly and helps nature
16	It will impact allotment uses greatly and cause access issues. The demand will increase for allotments so taking one away doesn't seem logical. Thorpe has a well known drug problem and this will give another place for users to congregate in a sheltered area. No thank you!
17	I like the plan to have a wild flower meadow and clear some of the shrubbery away & clean / restore the pond which will give new life to some of the flora and fauna. I support the site being used for supervised educational purposes. This is a positive aspect of this project by working in partnership with local educational providers. I recognise the importance of providing quiet areas for reflection in the community.
18	Proper management of the area. Excellent proposal
19	Educational aspect
20	I like the idea of providing a better environment for wildlife, although I think there is possibly a suitable habitat there already
21	Be great addition to Thorpe St Andrew
22	To keep as a nature reserve
23	I agree it stays as a nature reserve but only with the current access.
24	This revamped area will provide a peaceful have to enjoy wildlife and views over the Yare valley that cannot be seen elsewhere in Thorpe St Andrew
25	That it stays as a nature reserve, but only with current access arrangements and not general access as proposed.
26	Making the space a peaceful, beautiful place. However, allotments will need parking.
27	Improved biodiversity is great. Changes to the pond are vital, the domestic pond liner

## Hillside Allotments Nature Reserve

currently in place isn't suitable and the area is overgrown

- |    |  |
|----|--|
| 28 | Partnership with schools   |
| 29 | I don't think it should stay wild up there. Current parks need improvement before this being built   |
| 30 | Yes  |
| 31 | It sounds like a great idea and a much needed place for people to relax and enjoy wildlife and a haven for the wildlife to.  |
| 32 | An open nature area for local residents to visit   |
| 33 | Just a nice open space to relax  |
| 34 | Protection of wildlife   |
| 35 | Make it a natural area   |
| 36 | Supports local wildlife. Good for children.  |
| 37 | Opportunity for wildlife to flourish   |
| 38 | Looks excellent  |
| 39 | Nothing  |
| 40 | Keep areas natural where possible or enhance to achieve this   |
| 41 | Green space  |
| 42 | A public space to appreciate nature  |
| 43 | Great to turn it into something more usable for the community and to increase biodiversity   |
| 44 | Being able to enjoy nature   |
| 45 | Increased space for reflection & encouragement of biodiversity   |
| 46 | Bees, they are a valuable wildlife asset and I think that location help do a wonderful job in our gardens in Thorpe.   |
| 47 | Promotes Thorpe if we have nice places like this. Do not like idea of cutting down orchard. Can these trees be moved? I would take them if that was the case.  |
| 48 | Promotion of biodiversity  |
| 49 | would encourage nature to get established  |
| 50 | I like the fact that the site will be accessible to all residents of Thorpe St Andrew to use as a quiet space to sit and reflect. This is a very important heritage site that should be open to all especially for all school age groups to visit the site learn about the history. It will be good to establish a green space to encourage the bees and the wild flower meadow is such an important factor to encourage butterflies. It will be good to remodel the existing pond to establish a good marine habitat. |
| 51 | Management plan for future   |
| 52 | Existing Bee Hives - Bees are so valuable for all flora and fauna, not just for allotments but also potentially for every garden, open spaces and allotments in Thorpe St Andrew. Bees can travel many miles in a day doing their excellent work. Our councillors should be applauded for their previous forward thinking bee hive initiative in the middle of a largely residential area and long may it continue.  |
| 53 | Sounds great for nature and would look good  |
| 54 | Opportunity for wildlife to thrive and being able to visit   |
| 55 | More areas of open space to enjoy in the South part of the parish  |
| 56 | Everything   |
| 57 | Nothing  |
| 58 | a) Access through partnership with school/SEND organisations (and perhaps others such as history groups, wildlife groups, senior citizens groups). b) Further establishment of wildflower meadow, although not in the spot proposed. I would suggest developing this on  |

## Hillside Allotments Nature Reserve

the open space to the West, since it has in common with the main burial site that it should not be trampled on

59	nothing
60	The general concept is much to be admired and has good reasoning by providing the wider public to have access to this highly treasured nature reserve and place of historical local interest.
61	A quiet place for reflection sounds wonderful for organised controlled access. Not for a public open space as the few will spoil it for the many as seen on river green, St Georges Park (on laundry lane) and Fitzmaurice park (pound lane). Out of site out of mind causes issues which you would only know if you try and regularly use these existing Public open spaces. There are sufficient public spaces that already need to be improved/invested in.
62	nothing
63	Planting of wildflower meadow
64	Do not like the proposal's
65	I like that the area is being recognised. I like that there is proposed work to improve the existing reserve which has long been neglected to promote further more species of wildlife, flora and fauna, including the pond area.
66	nothing. complete waste of money
67	Nil
68	Good intentions but effects not thought through.
69	can only see negatives form how proposal has been presented at this stage plus lack of proper consultation and planning process including this survey - as an allotment tenant, tax paying resident and voting member of the Thorpe st Andrew community I am very disappointed with the process date
70	Nouthing
71	Should be kept as is
72	I like that there will be more space for wildlife with the creation of the wildflower area and revamping the pond area. I like that the area will be more accessible to people living in the local area and can be used by local schools and other groups.
73	The thinning of the wooded copse, the pond work being done and access for schools from Hillside Road
74	Wild flowers and more defined access.
75	Nothing It is a perfectly natural site now and has an abundance of wildlife within it any alterations will have a detrimental effect
76	Excellent!
77	Not much, the allotments could be extended to better utilise and manage the area.
78	The idea that such an area should be properly managed. The plan is otherwise ill-thought out and has a number of obvious flaws.
79	Nothing - it should stay as it's now as a "natural green area" at Thorpe St. Andrew.
80	I like the idea and I understand the concept and rationale
81	Preserving and attracting nature, nice walkway to enjoy.
82	Allow public to access the area
83	Like the fact it'll be a wildlife area
84	Re-establishing pond
85	Like the idea of creating a quiet nature space.
86	Nothing
87	The fact that they will increase the natural habitat available to wildlife and improving the environment for the community.
88	

## Hillside Allotments Nature Reserve

89	important step in improving area for wildlife and personal wellbeing
90	As long as experts are consulted before any changes are made and their advice and recommendations are followed then it sounds like it would be sympathetically and sensitively done.
91	The idea of improving open spaces is commendable, but at what cost and are there not other areas close by which are already used and could be improved ie wooded area at the recreation ground
92	If it was managed correctly it would seem selfish to not allow responsible people to enjoy this unique area
93	I like the idea of a nature area that can be accessed to more people and work to the area at the top of the allotments to improve it.
94	Nothing
95	It will make a very pleasant change from erecting housing!
96	Nothing a total waste of resources especially in the current COVID pandemic
97	It seems a good idea
98	The focus on healthy ecological development
99	All of it sounds amazing
100	It will be good for the environment
101	Preserving history and wild life with consideration given to people's needs.
102	Bees
103	It would be a lovely place to visit/walk to and very interesting historically to be able to access it.
104	Nothing
105	Everything
106	Increased access to this area
107	Encourage wildlife and learning about wildlife - yes. But this is already an established wildlife area and I don't think many people will actually use it. Surely better to invest in creating NEW wildlife areas or areas that need it e.g. the path extending from Thorpe Marshes up to Bungalow Lane which is impassable 6 months of the year. I am sure there are lots of other areas which would encourage NEW wildlife and learning as opposed to this particular one.
108	I respect the councils ambitions to have more open spaces for the people of Thorpe St Andrew but in this instance, I think the negatives outweigh the positives.
109	More space for nature and a lovely reserve to visit
110	More natural areas open to the public
111	We need more green wildlife areas in our housing estate
112	Good for nature and a nice area to visit
113	Preservation of a historic site bringing educational opportunities for local children
114	Access needed. We lost the footpath access decades ago.
115	Access for all
116	Nature and the environment before profit!
117	It would give an enjoyable area
118	All of it
119	Dedicated space for the purpose and objectives; increases access to a 'secret' public beauty spot
120	Further space for both wildlife and our use

## Hillside Allotments Nature Reserve

121	anything that gives protection for wild things and peace for people
122	Investment on allotment area
123	We need more areas like this, great for environmental and mental health
124	Everything
125	Increasing areas for wildlife and opportunities for people to appreciate it.
126	Green spaces for wildlife to flourish
127	More green space for the public the better
128	Great to have wildlife areas but it's already a wildlife area and instead resources should go into improving/creating other wildlife habitats around TSA.
129	Helps use the space ace better whilst supporting a green agenda
130	Nothing. Bad idea. Will lead to increased vandalism and burglary
131	Preservation of history, encouraging wildlife
132	Making it accessible to the public
133	Beneficial for wildlife & flora. Currently the site is empty and unsightly. A nature reserve would be a lovely place to visit with my young son (we live on Hillside Ave).
134	New nature area
135	A great place for children to learn about wildlife
136	Always support anything which helps the environment
137	supervised educational visits
138	Making it a better place for people to come and relax
139	Improving and opening up a beautiful part of the area. I would like to know if those who do not have plots can access the area - it seems not possible unless you have a key - I may be missing something - I assume the idea is to open it up to any TSA resident?
140	More access to green spaces is always good
141	I like the ideas, and think it would be good for the area, but can the Council maintain the site in good continuous condition. They don't seem to have money to maintain the trees at this time???
142	Nothing.
143	Public access to an area to 'appreciate' nature
144	The idea in principal is a good idea. However, I am concerned this will impact the locals and allotment holders. I am concerned with the lack of parking visitors to this area will probably end up being the wrong sort. Those already making Sir George Morse Park littered and a place for drug use. I would also suspect that the gate on the plans will not stop anyone entering the allotments and stealing equipment and food that has been grown by the allotment holders, which will probably spoil the allotment holders community, which I know is essential for some allotment holders mental health.
145	Nothing
146	The idea of having quite open space for nature and be used by schools and local groups.
147	Nothing
148	It's good for wildlife and biodiversity and makes a better space for people to see nature and reflect.
149	Every thing
150	Would be lovely to have a quiet place to go
151	Everything apart from the entrance
152	Nothing
153	Nothing, where will everyone be parking

## Hillside Allotments Nature Reserve

154	The Town Council will thin out some of the overgrown areas and clear the pond that is full of rubbish. Though consider that the Council should have been properly maintaining this special area of historical and environmental interest all along
155	Improving the area for wildlife
156	Bringing back a quiet space immersed in nature
157	They are sympathetic to the needs of the local community
158	Not a lot.
159	Encourages more green space access and protection of history
160	Nothing
161	A range of biodiversity
162	Supervised visit to area by local schools. From an educational standpoint this I certainly agree with.
163	Educational use although this would have to be supervised. Involvement with Hillside primary
164	Nothing
165	More encouragement of wildlife.
166	Wildflower meadow
167	The idea of a tranquil conservation site
168	Only its good for the wildlife and the beehives should stay
169	revamping of pond to add to biodiversity
170	.
171	Focusing on the existing area is positive as it is in need of attention
172	Are you expecting people to walk to the nice open space and get involved with nature? As parking on Elizabeth Avenue is bad at the best of times And nearly all grass verges are mud due to school traffic So if you go ahead with this in light of the possible stopping of cars parking on grass verges I believe you have a problem
173	Nothing
174	.
175	Focus on improving ecology
176	The idea that schools can visit the site
177	-
178	Spending time to clear the undergrowth and opening those areas overgrown at this time
179	N/a
180	Nice land but that's it.
181	The fact that areas of greenspace are being considered in Thorpe St Andrew.
182	Nothing
183	The intent to create better wild life and floral habitats which could be done without any inconvenience to allotment holders.
184	More of the site allowed for meadows without traffic to allow for school children to access and enjoy the area
185	Schools and SEND visiting no problem
186	All round improvements
187	Good
188	Beehives for Bees which help allotments.(However there are no beehives there)
189	I like the idea of wild flowers, I also like the idea of tidying the pond area and trees.



## Hillside Allotments Nature Reserve

190	I like the fact the area is not being built upon and made into houses, the idea to keep it natural and open is great. The idea to utilise the space and attract local people is honourable , a peaceful natural open space to enjoy is fantastic and much needed for people's well being to be able to enjoy and it good , but could be much better
191	Reestablishing the pond area and tree thinning to enable area to thrive
192	I don't like the proposal
193	nothing
194	A nice quite area
195	The pond
196	Looks good
197	Nothing really, keep existing use.
198	Great idea, we need to make the most of available space to help the environment out especially as so much new house building in Norwich
199	Nothing. Not appropriate as public can already visit site if they contact the council
200	The proposal is twenty years out of date for the requirements of today's educational needs. If this was essential for the school children the school close by has plenty of space in its own grounds to supply a secure wild life area.
201	I like that the hives and orchard are being retained, the introduction of a pond area and wild flower meadow.
202	Never knew this space existed but will definitely visit and it is great that such an environmentally friendly area is there
203	I like the fact that this will benefit nature whilst also providing somewhere quiet and relaxing for people
204	Repurposing of an underused area for greater use by public/community groups and schools. Creation of an area that will encourage public to connect with nature, to appreciate local history and interest and to enjoy the views and hopefully an opportunity to spend quiet time alone or meeting in groups to care for the plants/trees and deepen our sense of community and pride in the area.
205	New open space for everyone to explore
206	The pedestrian access which links walking to Thorpe parks via the footbridge ( if I've read plans right )
207	Good idea to build on and improve the existing nature reserve and to increase public access to the area for quiet and educational use. Any plans to increase public awareness of nature and the need to improve biodiversity is to be welcomed.

### Q3 What do you dislike about the proposals?

Answered: 204 Skipped: 11

#	RESPONSES
1	Nothing I can see to be disliked at the moment
2	Nothing
3	Stop wasting money
4	Please see documentation submitted by the allotment association. I agree with all points raised. I am concerned that there are no risk assessments in place, it has not been stated where budget is from, nor how it would be kept going forward, security is a huge issue as is accessibility. The public consultation I feel has also not been undertaken in an accessible format. I do not wish to see plans go ahead as it would be detrimental to the wildlife already there, not add to it. It seems a pointless exercise that could impact negatively on natural habits, not enhance.
5	It is not clear whether the previously historic walking route from Elizabeth Avenue to Hillside Avenue will be open to the public, which it should be. This is an important route, away from vehicular roads, from the north of the town to the south.
6	FAO: Dr Thomas Foreman Re: Hillside Allotment Nature Reserve Proposal We strongly oppose the new planned Churchyard Close development for many reasons which I will outline in detail. Firstly, we would like to complain about the lack of consultation. Our house borders the proposed development and we found out about the development from a neighbour who has just come back from holiday. In February this year I emailed the Town Council about my concerns – why weren't we contacted directly about the proposal? Yes, it was in the newsletter – but conveniently (maybe deliberately?) our house did not receive the newsletter. Surely every house that borders a proposed development should be notified directly, especially after raising concerns earlier in the year. Why no public meeting? We have thought long and hard about this proposal and the perceived benefits for the local community. Our own individual concerns: Privacy – if this development goes ahead people will be able to see straight into our garden which at the moment is 99% private. Will the Town Council be willing to pay for a large 6ft 6" fence to protect our privacy. We have had this costed and it will be in the region on £3000-5000. Security – only last year there was an armed police response and chase through the proposed development area. Police chased two armed suspects who then emerged on to Hilly Plantation. This was quite scary for local residents. Especially our household where police accessed the street. The new proposed gate forms a link from Elizabeth Avenue to Hillside Avenue potentially causing more security issues. Will these gates be locked at night? What threat is there to neighbouring houses and people who store valuables in their allotment sheds? We have read the Town Council Neighbourhood Plan, which is extremely thorough and welcomed. It seems this proposal does not adhere to some of the policies, especially 1 and 4. Policy 1 – Protecting and Enhancing the Natural Environment Racecourse Plantation 2) Brown's Plantation 3) Belmore Plantation 4) Thorpe Island 5) Cary's Meadow (Broads Authority Executive Area) 6) River Green (Broads Authority Executive Area) 7) Sir George Morse Park 8) Gargle Hill Woodland 9) Fitzmaurice Park 10) Laundry Lane Tree Plantation 11) Weston Pits 12) Townpit Plantation 13) Chapel Lane Pit/South Avenue Delf 14) Thorpe Marshes/St Andrew Broad 15) Thorpe Ridge 16) Weston Wood This new site isn't even mentioned above? Maybe I'm wrong? There is a lack of keys available in the Town Council Neighbourhood Plan so it is difficult to fully assess. Why not focus on the 16 identified areas of natural environment, some of which have been neglected in recent years. Policy 4 – Protecting Resident Amenity When assessing the impact of the occupation, operation and construction of a development on amenity, consideration will be given to: a) Overlooking of windows of habitable rooms and private amenity space b) Overshadowing of private amenity space c) Loss of daylight and/or sunlight to existing windows of habitable rooms d) Overbearing impact/visual dominance e) Light pollution f) Airborne pollutants g) Odours h) Noise pollution and disturbance i) Vibration j) Insects and vermin and k) Provision of a satisfactory and usable external amenity space to residential properties in keeping with the character of the immediate surrounding area. Surely the new proposal goes against several of these i.e. both 13 and 14 Hilly Plantation have windows of habitable rooms which will be overlooked unless sufficient fencing is erected to protect privacy. There is also potential for considerable noise pollution and disturbance for all properties bordering this land and residents of the allotments. Although there are some benefits such as a select number of people accessing

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a new quiet space, the downsides are numerous: Parking issues on Elizabeth Avenue and Hillside Avenue Security issues and noise pollution issues for all houses bordering the land as mentioned above Potential disruption of the biodiversity of the existing environmental habitat which includes deer, squirrels, birds (including a bird of prey), hedgehogs, bees, insects etc. Please do not think this is a knee jerk, selfish reaction We have genuinely considered all the advantages and disadvantages for the local community. David has experience in this area having studied Recreation and Tourism Management at University and now teaching Development at UEA. In fact, in one of the modules 'Development in Practice', this is exactly the kind of proposal students would be encouraged to critique. One of the things we would be asking students is who are the main beneficiaries of this scheme. What is the projected cost per beneficiary? Could the money be spent more effectively and efficiently elsewhere? Is the development sustainable? What are the ongoing maintenance costs? As mentioned earlier, the new website is a massive improvement, and the newsletter is excellent (as long as it is delivered!). But there are areas where the communications of the Council could be improved. Would the money that is proposed to create the Hillside Nature Reserve be better spent on continuing to improve communications? Take for example the Noticeboard on Thunder Lane. It is immediately located above a dog poo bin. Who wants to stand over dog poo reading a noticeboard? There is a poster for the jumble trail – but it doesn't even say so, just a random map. The council are on Facebook and Twitter. What about engaging with younger audiences on Instagram or even Tik Tok? We expect communications is just part of one persons job – and they do not have the time to communicate to the best of their ability. Communications needs to be properly resourced!!! You need time resource but also an appropriate budget for photography and design. The pandemic has created and identified new and existing problems. There are many issues within Thorpe St Andrew where the money could also be better spent. Pathways - in some part of the Town paths are in serious need of repair or complete refurbishment. Some paths could even be considered dangerous, especially for wheelchair users. Grass verges - are hardly ever maintained, often requiring people passing one another to walk in the road. This has obviously increased massively due to the need for social distancing. With daily COVID cases currently at 20,000+ a day and restrictions due to be lifted, elements of social distancing will be crucial to limiting the spread and protecting our community. Outdoor shelter - There are very few covered outdoor spaces where local residents can enjoy open spaces during bad weather. The new café on Thorpe Park is excellent but has no protection from rain. Could there be covered picnic spaces in other parts of the Town e.g. River Green. Again, these outdoor "safe(r) spaces" are needed during a pandemic, more than ever. Seating - There are very few benches in some parts of the Town. One bench on Thunder Lane is once again located very close to a poo bin which was literally overflowing for 10 days only 2 weeks ago. I think your poo bin strategy needs serious consideration – I appreciate this is Broadland Council but you should still be in communication with them. Older generations - Thorpe St Andrew has an ageing population. What is being done about loneliness and mental health of our elder generations? Charles Avenue have a fantastic neighbourhood scheme where they take elderly folk into town and arrange social events. They also have a Facebook Group. Could there be a communications campaign to encourage similar groups whether on social media or via leaflets etc in other local neighbourhoods. These kinds of groups are prevalent in the Golden Triangle but I am not aware of any others in Thorpe St Andrew. Is there a way to encourage inter-generational activities where children visit elderly folk. This encourages knowledge transfer between generations. It preserves history and enables older people to learn about new technologies and ideologies. What other facilities/activities are being considered for elderly folk with mobility issues and other individuals with disabilities? Maintenance of existing spaces - Bins have been mentioned several times, but litter and graffiti remain an issue. I walk our dog most days on Thorpe Rec. It is regularly strewn with litter, so too are the roads/paths approaching Thorpe St Andrew School. We have a hungry Labrador – they spot litter (food) a mile off. Would the money for this proposal be better spent on a full-time grounds person at Thorpe Rec? What about toilets at Thorpe Rec – my kids often have to come home because they need the loo – maybe they would have stayed a lot longer getting valuable exercise if there were better access to toilets??? Encourage and subsidise open air fitness classes such as boot camps or Tai Chi – even a Park Run? I think Thorpe Rec and the connecting woods are stunning. In the morning, walking the dog they are pure joy and greatly improve my own mental health. We would love to see them utilised even more. Events – the River Green Christmas Fair is truly wonderful. So too is the Fireworks Display and school events like the Hillside School Fete. Most people have suffered with several lockdowns, severely affecting physical and mental health. PLEASE arrange more of these events which not only bring our community together, but also support local businesses who have pitches/stalls at these events. These are just a few suggestions of way we think the money could be better spent! The drawings on the consultation are poor I'm afraid. They are not to scale and it is near impossible to identify the true extent of the plans. We think there are two proposed entrances – a gate on Elizabeth Avenue and a gate on Hillside Avenue? At present the gate on Hillside Avenue is locked every night providing increased security.

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Will the gate on Elizabeth Avenue also be locked? By whom? We would appreciate a more thorough and detailed consultation. This would require: A new illustration of the proposal to scale with better explanation. At the moment there are random photographs without labels. Where are these photographs? The current illustration not adequate. Possible walk rounds with someone at the council? Written communication sent via post to every household which borders the proposed development. A physical or online consultation specifically about this development to discuss the proposal with council members. Outlines of budget to develop and maintain this proposal. We would value the opportunity to speak with key stakeholders of this proposal as soon as possible. We have just spoken to people on the allotment who have advised us they are also strongly opposed to this plan, especially the potential fence separating the new space from the allotment. This also worries us as we think the access via Elizabeth Avenue only increases security issues. We want to finish by saying we think that Thorpe St Andrew is a special place to live. It is obvious that the council plays a big part in it being this special. We genuinely hope that you will take any of the recommendations and criticisms as an attempt at constructive feedback. We have both worked in the public sector most of our careers and know budgets are limited and need careful management. We confess, we're trying to protect our own land/space, but in so doing we truly believe the money could be better spent on some of the activities listed above.

7	Nothing
8	The proposals would create a haven for drug users and anti social drinking as the area in question is hidden from residents living nearby. The proposal for it to be open 24/7 the access from Elizabeth Avenue would be ideal for drug users to come from Thorpe Rec without prying eyes. The allotments and holders would lose the security of their plots and sheds containing gardening tools.
9	Nothing
10	Should include access to Hillside/Thorpe Marshes from Ring Road and Elizabeth Avenue
11	Nothing
12	1) enclosed nature of proposed open space is likely to lead to anti-social behaviour issues. There will be no 'natural surveillance' and relatively difficult access for local enforcement to easily/quickly attend. 2) unsecure boundary between public open space & allotments makes allotment plots susceptible to thefts and vandalism. 3) For me this is the most significant problem and a certain problem. The proposed parking/turning arrangements are not viable. There is not sufficient space given to allow safe vehicle movements at the top turning point. There is not sufficient visibility at bottom car park to see what is going up at top -i.e. what cars are already unloading. I believe that this will lead to frequent queueing and increased pressure on bottom car park. Also potentially dangerous vehicle movements with increased reversing along narrow track. We already have the occasional queue as users wait as those loading up on way down. This is always done patiently and courteously but I worry this might not be the case with more frequent/longer queues. Please note that it is not uncommon to see holders using trailers. Will increased risk of theft/vandalism lead to users not leaving tools/mowers/trimmers in sheds which will mean that these will need to be brought to site each time, resulting in increased vehicle use/pressure? What about people with restricted mobility?, not only blue badge holders but also a high proportion of elderly users. Personally, I am registered disabled (use of one arm only). My mobility is fine but I can only carry a limited amount. My plot is based at towards the top. I typically drive and park at the top -dropping of equipment/manure/mulch etc on the way up, parking at the top, then picking up equipment/produce on the way down. With the proposed parking arrangements I will now be making two trips up and down and I am sure I will not be alone. This will lead further pressure on vehicle movements.
13	Increased risk of the area being used as a place for undesirables to hang out. Bees get very upset with people being nearby their hives - so this may actually work against the bees who have such a mutually beneficial relationship with the gardens and allotment nearby. A pond encourages vermin whereas an area left to nature can encourage all forms of nature like badgers, foxes, etc. With Thorpe Marshes nearby surely money would be better spent creating easier access to them?
14	Will encourage antisocial activities.
15	Nothing
16	It will impact allotment uses greatly and cause access issues. The demand will increase for allotments so taking one away doesn't seem logical. Thorpe has a well known drug problem and this will give another place for users to congregate in a sheltered area. No thank you!
17	My biggest concern is around the security on the proposed revamped site. I am worried that

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the area will lead to anti social behaviour including drug & alcohol use in a very secluded area. You only need to look at the woods at the recreation ground to see evidence of drug / alcohol use and excess litter which is not acceptable. Allotment holders often invest heavily in equipment which needs to be stored securely & often taken home each day. Carrying this can be difficult for some and if they have travelled in a car then the walk to the car who'll be much further for them. I am worried for some of the current allotment holders not being able to have reasonable access to their plots as parking will be reduced at the upper end of the allotments.

18	Nothing
19	Nothing
20	Not sure if it's really necessary to remove any existing trees. Also concerned about the security of the site if space becomes open to the public
21	Please keep the bee hives
22	Loss of existing habitat and wildlife to make into wild flower/grass meadow. Crowning of existing oak, have already lost tree from middle of allotment and nearby oak has been butchered. New fencing will reduce hedging. Allowing access to more people will increase security and H&S risk. Insufficient parking and loss of parking/manoeuvring space for allotment holders. Added human intervention is likely to deter anyone keeping bees in the area and if not the bees are likely to be disturbed by unattended people. Pond a danger to unattended people. The area is already a nature area with very little disturbance, why spoil it?
23	Grass areas already exist in TSA. The thinning of plants/hedges/trees will remove the existing habitat containing wildlife which thrives in the dense cover where it can hide safely without disturbance. Since the chestnut tree was removed and the oak recently cut back (severely) we no longer hear the owls at night and there has been a reduction in the number of tree bats. Added human numbers will disturb nature within the reserve. The proposal will add a security risk to neighbouring houses. It is an oasis. leave it alone.
24	Nothing
25	That anyone can access it without being officially accompanied - this will encourage anti-social behaviour to spread from existing areas ie the rec and will move it to an area which is not generally overlooked and could end up being even worse. Antisocial behaviour by younger children could also be an issue where parents do not observe the sometimes destructive behaviour of their children. Pond - immediately a potential hazard. Bee hives - will end up being removed when someone gets stung. Security aspect for surrounding neighbours, including allotment holders by opening up to the public. Unfortunately the irresponsible behaviour of the few will end up creating an impossible situation and a lot of money could be spent on creating something which will then end up being turned back to what it was originally!
26	Loss of parking.
27	Nothing
28	The area is already a flourishing area for nature, established naturally and does not need messing around with. Removing areas of woodland will remove habitats for existing wildlife, and adding more people will disrupt the stable ecosystem that is already there. Teenagers will use this space to gather and bring litter as they do to other recreational areas of Thorpe and disturb the animals and areas of woodland there already. I do not want to see removal of trees at all. The upkeep is not talked about in these proposals. I don't understand why it cannot stay as it is without the need to spend any money or disturb any of the wildlife already there. Thorpe has enough places for people to go. Leave it as it is and work with local schools to let them appreciate what happens when humans leave well alone!
29	Destroying the wildlife up there , current parks need improvement before even thinking about putting another one in
30	Nothing
31	I am a little concerned about the crown thinning of some of the trees, especially the big oak. It depends how much is taken off!
32	Nothing
33	Nothing
34	None



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35	Nothing
36	Nothing, just make sure it is accessible for all.
37	That the money could be better spent listening to residents and improving local play areaa
38	There will be more cars parked on our road and I am worried that there will be more anti social behaviour like that on Thorpe rec, especially when it is so private there. Spend money on things we need, not things we don't.
39	Too soon to say
40	Extent of tree pruning.
41	Nothing
42	Nothing
43	Nothing
44	I wonder if the allotment holders are happy about the proposal
45	I have seen a copy of the Hillside Allotments Association report, although I am not a member and feel it's content fully supports my views as a resident of Thorpe St Andrew.
46	The idea of cutting down heritage trees, possibly reducing the beehives as this probably adds a benefit to the eco system. Look at ways of keeping both.
47	Nothing
48	nothing
49	There isn't anything I dislike about the proposal.
50	Security issues
51	<p>The loss of yet another allotment at a time when allotment space is at premium necessitating the need for allotment waiting lists, a situation that will only get worse when the large amount of permitted residential development in the locality of are actually built! The construction of security fence on the north side of the allotment site. Hillside allotments do have a rodents and plenty of slugs. A new security fence will deprive foxes and hedgehogs that already live and breed in the proposed nature reserve area from a valuable existing food source. Rodent control using poisons is not the solution, wildlife suffer lethal and sub-lethal poisoning when they feed on poisoned rodents. Research has shown that poisoned Barn Owls either die slowly, or survive and carry a residue of poison in their bodies after feeding on poisoned rodents. It takes 6 to 17 days for a Barn Owl to die after eating 3 mice containing the poison Brodifacoum. The proposed new car park and turning circle will not be fit for purpose, neither will it be safe for users or others. I regularly use my 4 x 4 complete with trailer to transport essential allotment needs and equipment to the top of the site. I fail to see how a vehicle and trailer will be able to manoeuvre to face down hill to return to bottom of the site from the proposed new carpark. Status quo is the safe and sensible option for all concerned. The location of the proposed wildflower meadow. Managed wildflower meadows don't benefit from disturbances such as footfall or vehicle movements, the seeds wont germinate . Successful wildflower meadows can grow to over 1m in height. Wildflower meadow failures are caused by disturbance such as vehicle movement and footfall and the proposed location has both, the latter vehicle movements by parks department using the new access gate. I have seen a number of Great Crested Newts in the existing neglected pond area they are a protected species that frequent the water and surrounding overgrown areas at certain time of the year. My preference is to leave them alone. The thinning of more wooded copse areas - there has already been to much thinning of this important wildlife habitat low nesting birds such as chiffchaffs nest in these area its also a safe refuge area for wild animals. The area needs managing as a nature reserve not a public open space. Crowning of the mature oak as described near the orchard area. I have a tree inspection qualification, trees manage themselves well and perfectly healthy trees do not benefit mans interference, leave it alone and all the other oaks and trees as well to manage themselves they are doing fine. Tree management is only necessary when trees become a danger to others. That tree in particular (and others) are not a danger to anyone, its a perfect specimen that should be left to grow and mature without interference from the chainsaw. Cut the crown now and it will present problems for the future, will look mutilated and deprive future generations of seeing a perfect mature specimen of an oak tree and allow it and the others trees on the site to play their part in helping slow global warming. I have seen a copy of the excellent report produced by the Hillside Allotment Association and feel its content fully represents my own and my families views on the future of the site as Thorpe St Andrew residents. Keep the status quo because it is the best solution for the site.</p>



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Suggestion for the Next time and in future Survey Monkey questionnaires please set it so we can save responses and not have to finish the session in one go. I wanted to change my response for another of your surveys but unable to get back in.

52	Nothing springs to mind
53	-
54	Access should be allowed to walk down the allotments again, having the footpath from Elizabeth Ave to Hillside would be good to access the Marshes
55	Nothing
56	The parking suggestion is not going to work, the space talked about for the new area is not wide enough to turn around in, plus this is not a vacant allotment, the space next door has got a drop of 2 to 3ft so would be dangerous. Disabled allotment holders will have no where to park, other than the Hillside entry and will not be able to walk up the hill consequently will probably have to vacate their allotments. Residents on Elizabeth Avenue will not be happy if the public starts parking there. Also if you start cutting back trees there, it will leave them with a lack of privacy. The suggested pond will be dangerous to children unless fenced in, which will destroy the idea of a wildlife pond. As a professional gardener myself, I know that all this work is going to cost an awful lot of money, already there is outstanding work around Thorpe that needs attention and is not being done due to lack of staff. I cannot see that this warrants spending all this money when Thorpe has already got loads of green spaces. This area is already a perfect wildlife area and is working fine as it is.
57	a)idea of removing ANY mature trees or hedgerow, or bramble thicket - would oppose strongly due to impact on existing nature there; I am against removing mature trees generally - they take decades or even centuries to regrow and are invaluable as providing oxygen, removing carbon, and providing soil stability. I have visited this reserve with a friend and witnessed so much nature there compared to other spaces in Thorpe St Andrew. There are lots of mature trees at the moment. I am very worried by the "plan" that has been published as it looks like you are thinking of clearing a lot of the mature trees and opening it up too much. Tree loss should be minimal I believe. b) Impact on the current nature reserve - this place seems to be a unique habitat and home to a diverse range of flora and fauna, different to the other open spaces in Thorpe St Andrew; opening it up to public on an unmanaged basis (if that is what is being proposed?) would be catastrophic for the wildlife. Something very special will be lost I fear. Access should be limited to managed organised visits, and only at certain times, not just a constant invasion by people traipsing through the roosting, feeding and nesting areas. What about the Impact of litter, vandalism; also presume DOGS will be PROHIBITED? if so how will that be monitored? But I'm generally opposed to turning a nature reserve into an open space. You can either have an amazing nature reserve or you can have a public park. Not both. More public access = Less good for nature, in a world where nature has got enough problems from humans. PLEASE PLEASE PLEASE KEEP THIS ONE SPACE SPECIAL! c) the idea of a revamped pond. Sounds nice on paper but there would be nothing "natural" about a pond in this area - and it would be challenging to keep stable/healthy - and COSTLY; also public liability risk - especially in view of recent tragedies at the pond on Thorpe Marshes d) it would seem a likely magnet for anti-social behaviour which currently goes on around the corner in Gargle Hill/Recreation ground areas - proposed space would be very secluded and difficult to monitor. e)impact on Elizabeth Avenue residents - parking is already a big issue on that road, and creating an open space with no parking will multiply that by several times? also impact of Anti Social Behaviour and privacy issues on Elizabeth Avenue residents (elderly/vulnerable) as they are backing onto the reserve and their gardens are overlooked by it. f)This is an important Heritage Site AND a Burial ground and I do not think it is appropriate for people to be trampling all over it in a casual way, which would be the case with an open park g) I do not think this is a good use of public funds, either for the initial work or the maintenance, especially when we already have so many fantastic open spaces in TSA - including public woodland, riverside and marsh areas, and playing fields, and some quiet reflective places already. I would rather see the money spent on maintaining the existing spaces, footpaths and cycle paths - for example the cycle path from the back of Dussindale to Green Lane which is so overgrown at the moment that for much of it you have to duck down to your handlebars to ride under the branches, and there are places where there are successive brambles sticking out - we and our daughter have been slashed across our faces by them just this week. NOT GOOD VALUE FOR MONEY
58	I have read carefully the document compiled by residents and allotment holders which addresses the majority of concerns and opinions put forward by them. I fully agree with contents and tenor of that document and thus see no need to replicate or re-work here. EVALUATION: As currently set out the Council proposal is little more than a vague set of ideas. Overall it is ill thought out and unrealistic. Parts of it would appear to be either

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unworkable, expensive to implement and maintain or likely to create undesirable consequences. Please think again

59

The proposal does not seemingly reflect and recognise a multitude of essential factors that require detailed and very serious consideration. I have been led to believe by the Town Clerk that the proposed drawing is just an artists impression and does not represent a true impression of the likely final scheme, indeed I would add that the outline submitted is not to scale and does not accurately reflect boundaries, fence line and features a whole. In addition the four pictures attached thereon are of three open areas whereby the area affected has three major areas of woodland, i.e. the orchard, around the pond and around the old church. It has been calculated that there are over 300 trees of various size and condition on this site, as well as other thicket and flora. Thus collectively I do strongly believe that the majority of the public as a whole who have not seen this area will have a totally misleading impression of the site as a whole and thus will not be in a position of commenting on the full and true effect of such a development. In view of the extent and significance of such a development I do admit to being somewhat astonished that unlike any other planned major development, including in comparisons to detailed planning applications that have to be submitted by the general public for housing development, there is not a full submission of documents to enable all persons to make a fair and reasonable appraisal of this proposed development, including with regards to: a) Terms of reference; b) Accurate present and proposed site plans; c) Design, Access, Heritage, Environmental, Wildlife and Conservation, Preservation and Operational Management Statements; d) Heritage, Environmental, Ecology, Wildlife, Tree and Conservation Surveys, as well as health, safety and risk assessments; e) A business plan with full option appraisal, consultation and engagement strategy and implementation plan; f) Evaluation criteria and the weighting thereof. I believe that such structure is essential because once a decision is made to possibly revamp this area then there is no going back. I reiterate that I am very much in favour of the general public to have better access to this important area which will require some form of considerate and compassionate development. However it my belief that the present proposal is unacceptable for a multitude of reasons and as such from an overall perspective I refer you to the report on the "Impact of Proposed Changes to "Old Churchyard Close Nature Reserve" as I have been informed that this has been provided to you by the Hillside Allotment Association, if not I can supply you a copy upon request, which I would wish for you to take each point as my reason for objection to the proposal, as has been submitted to date. In addition to the points highlighted in the report, I add the following comments: a) I believe that this site presents one of the last bastions of nature, wildlife and man working in total harmony within Thorpe St Andrew as whole. To this end this area should be cherished and admired and held up as a small but great example of the way forward, albeit compassionate improvement can and should be made, e.g tree and landscape maintenance. However, at a time of significant changes in our eco system and the effects of climate change as a whole there has become an urgent need to protect, preserve and indeed reverse ecological and wildlife damage, yet this scheme would seem to totally go against the grain of these essential principles by felling over two hundred trees and putting at risk the natural habitat of numerous species of wildlife, as detailed in the stated report; b) The potential damaging effect upon a local heritage site; c) The health, safety and risk of an unsupervised open area of water accessible by the general public and any potential litigation thereof; d) Potential Wilful damage to this and the surrounding areas, including allotments and property; e) Security, policing and protection to allotments and local residents, none more so than from anti social and unscrupulous behaviour. In addition, potentially putting at risk vulnerable children by moving what I understand is a drugs and anti social behaviour issue from the recreation side of the footbridge to this more private area which butts up to the rear entrance of the primary school. In addition to its duty to monitor, control and police the affected and surrounding area, I am concerned how will the Council meets its duty of care obligations to its parishioners accordingly; e) Privacy to surrounding property; f) Guarantees to protect the site and surrounding amenities, none more so than the allotments for generations to come. I remind the council that the allotments provides for one, if not the largest, socially interactive groups in the whole of the Town. It is a very large community on its own merits by providing for the health, welfare and wellbeing of several hundred individuals, none more so than for exercise, mental health, community support, pastime and camaraderie. I suggest that the Council needs to carefully consider how it is going to protect and not put at risk this highly prized community and asset which has been a major source of relief too so many people during recent and difficult times.

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Destruction of existing flora and fauna for existing wildlife, disturbance for residence of Elizabeth Avenue and surrounding areas, inevitable littering, fouling and misuse of the area, with no bins, lighting, WC facilities, benches, etc. Creating a pond that could cause a life threatening hazard if someone falls in, why would create that risk? I struggle to imagine how this will be a site for quiet reflection. Would TSA council be better to invest in improving existing public space were there is already misuse than create yet another undesirable

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hideaway that attracts undesirables from further a field spoiling TSA for existing residence (graffiti, littering and drug use). We need to do more to make TSA attractive once again.

- |    |  |
|----|--|
| 61 | having people wandering around encourages theft and damage to allotments and more pupils dumping litter everywhere if they can use it as a shortcut  |
| 62 | Opening it up to the public. My worry is that you may get noisy :teenagers using the secluded space ? Will there be a time that the gates are closed in the evenings so public can't access it when dark?  |
| 63 | The artists impression does not 1.Security (a)height & type of fencing & gate to allotments (b)extent of security fencing(if any) I would not favour the scheme if the security was inadequate for the protection of allotments & houses backing the allotments 2.Disabled parking & turning circle (a)The area to be made available,bearing in mind the number of elderly & disabled allotment holders seems completely inadequate for the purpose. (b)With allotments in demand it seems inappropriate to reduce the number of allotments,baring in mind the well publicised benefits in these stressful times. (c)why not retain the existing turning circle within the allotment site? 3.Access (a)will allotment holders be able to access the allotments from Elizabeth Rd (b)will access to the proposed site be time limited (c)what effective measures will be taken to prevent anti social use & behaviour of the type seen in similar locations. 4.Flora & fauna The area is currently home to a wide variety of wildlife, e.g. bats ,birds,deer, foxes,newts.Bearing in mind the proposal to reduce the number of trees & revamp the pond is this possible without disturbing the existing wildlife?Will the appropriate wildlife consevation bodies be invited to survey the site & provide recommendations? Properly managed the site could be improved for the benefit of flora ,fauna,allotment holders,the community.Unfortunately the limited information provided does not give me any confidence in the scheme |
| 64 | They will have a detrimental effect on allotment holders and local residents a) access and working arrangements that have been in place for decades will be replaced with difficult alternatives. b) Allotment plot/s will be lost. c) Nature will be disturbed and separated by a large metal fencing d) Security is likely to be breached at some point with allotment holders or local residents or even both suffering the consequence. d) This would all come at a cost, achieve nothing but disruption and be a worse outcome for allotment holders and those living nearby.   |
| 65 | I do not like the extent of the intended proposal as I feel that this does not sit with the nature reserve and will in fact disturb it by encouraging people to access it. Money could be spent on enhancing it as it currently is and ensuring that it is fully accessible for people which it isn't now, so may be a board walk through from the current entrance on Elizabeth Avenue. As I understand it I can access the area now if I wish to and could sit and reflect as can the local school in supervised groups. So it makes sense to build on that and relationships with the nearby allotment holders. As a taxpayer I would be in favour of that definately.  |
| 66 | we do not want parking problems in elizabeth avenue or kids smoking weed in a little hideaway. this will cause all sorts of problems why is it needed  |
| 67 | There are many green public spaces in TSA that could be enhanced and better maintained such as river green and thorpe marshes if there is an additional pot of money given for this purpose If this is taken from council taxes no way   |
| 68 | The proposed fencing; loss of turning area; unnecessary "manicuring" of existing wildlife area; security and leaving site open to antisocial behaviour.  |
| 69 | please refer to Impact report to "Old Churchyard Close Nature Reserve" final document 19/7/21 by the Hillside Allotment Association which lists and details concerns and discussions   |
| 70 | Difficult access , tax payers money to achieve problems  |
| 71 | Opening it to general public is going to leave it wide open to abuse and anti-social behaviour. Security of local houses will be compromised   |
| 72 | I don't dislike anything   |
| 73 | Vehicle turning circle (it will not be big enough) Access from Elizabeth Avenue. Although my main fear is that the area will be used daily by pupils at Thorpe St Andrew School creating anti-social behaviour. It's common knowledge the Recreation Ground very often has the problem so it will happen at conservation area. If changes were made to address the factors not liked - response would be maybe. to Q4  |
| 74 | None.  |

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75	Changing the pond where there are rare species of newts Altering fence line when it is not necessary Changing accessibility for allotment holders especially those who are disabled or elderly who require access to their plots Removing an allotment plot to provide a new turning circle which would not be as easily managed if built It appears that someone has come up with an idea and not bothered to talk to the people who will actually use the area and completely disregarded how wonderful the site actually is now . Perhaps those proposing this feather brained idea should join us in the allotment any time of day but I recommend early evening when the peace and tranquility is beyond anything else
76	None that I can see at the moment.
77	The single pedestrian access, its likelihood to attract antisocial behaviour and overlooking adjacent gardens in Hilly Plantation and Elizabeth Avenue.
78	Unlimited access by the general public with restricted physical access. Poorly thought out parking for the allotmenters which as proposed is unworkable. The establishment of a wildflower meadow, whilst a nice idea, is wholly impracticable if the general public have unrestricted access. The ability of the proposed users to have any sort of 'view' is likely to be severely limited unless the current hedge is substantially lowered and then to be confronted by a 6foot steel fence providing security for the allotmenters. The difficulty in monitoring the site which could become a haven for drug users. The existence of bee hives ( a good thing) and unrestricted public access is a recipe for disaster. An unfenced pond ( which rather defeats the purpose) is a real danger to children where access is unrestricted ( and an insurance and associated litigation problem).
79	I don't like the idea to remove trees and wild nature which affect all animals which live here: deers, bats, hedgehods and squirrels. I don't like it also because the place will change into an another drugs place for people who will choose the place for their illegal activity as they will feel there as a "non-controllable" hidden place for them. As a resident I am afraid that the idea will increase number of crimes in this area (drugs, break-in, criminal damages etc.)
80	I am concerned that the area may become a focal point of anti social behaviour. The location is quiet and may attract the wrong behaviours. I am also concerned about car parking particularly cars being left on Hillside Avenue which already has a problem due to the school location.
81	N/A
82	Existing flora and fauna needs to be protected
83	Open public access will encourage the area to be used by undesirables such as those who currently use the recreation ground to partake of drugs. This area will soon become a gathering place for anti social behaviour.
84	Nothing
85	As a resident at XX Hillside Avenue we do suffer now with a great increase in vehicles parking immediately behind our property and would definitely not want this to increase.
86	Everything - would like school to have access to site via a lockable gate
87	Nothing
88	...
89	Concerns over who has been consulted with regarding best designs for wildlife
90	I hope that the design focuses on the 'nature' and habitat aspect, not what us people find attractive.
91	This is a unique area which has developed naturally over time and you going to create a false environment which will cost to the community to establish and cost to maintain and lose part of the allotment area to create
92	The implementation and level of security, there is no detail in the plan.
93	1. Access for those with protected characteristics As a disabled plot holder and blue badge holder, I took on my allotment plot some years back due to its location on site, as I knew I could park at the top of the site closer to my allotment in a safe area for me to get in and out of my car. The prospect of having this taken away is causing me a lot of anxiety as my allotment is so very important to my mental wellbeing and physical health too. The lack of contact through the consultation has really increased my anxiety about this, as due to my mobility I like to plan ahead, and i feel like my continued use of the allotments may be compromised by these proposals. I really liked that as a disabled person, the allotments and the top area were accessible and inclusive. The plans make the allotments less



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accessible to disabled people like me, with just 1 parking space planned at the top being planned even though there are 2 blue badge holders that i know of that use the current turning circle for parking, and other disabled people and older people who do not hold a blue badge who rely on it to access their plots. The new plans make the top allotments less accessible to those with protected characteristics by removing the car parking spaces, and I would suggest that at least the same provision of 4 to 5 parking spaces should be made in the new plans at the top end of the allotments. The Town Council have said they won't enforce the parking which causes even more anxiety to people who are reliant on being able to park close to where their plot is. What if both blue badge holders try to use their plots at the same time? Currently we can park, but this will be taken away in the new proposals. I cannot see how this is reasonable. If the area at the top is fenced off, how will disabled people access this area? The plans seem to show that the proposals will make the top area less accessible than it currently is to those with protected characteristics, which is really unacceptable given there is an opportunity to make this area more inclusive overall. I cannot see any justification to make it less accessible to those who rely on a vehicle to access opportunities in the area. If the Town Council really want to make the area more accessible to more people, they should keep access by vehicle to the top so that disabled and older people can use it, and look to increase the number of car parking spaces in line with the increased use of the area. If this area is fenced off, it takes away the opportunity from disabled people to use this area, which is wrong as it can be done and should be done. I would welcome seeing the full equalities impact assessment of the proposed plans to show what has been taken into consideration, and the justification for making both the allotment and top areas of the site less accessible than they are now. I would add that I fully support the use of the area as a quiet reflective secure space and for SEND activities. The inclusion of these activities and user groups should not be prioritised or to the detriment of other site users however, and the plans currently show that they are detrimental to other current site users, reducing the access and opportunity to those with protected characteristics. Could the Council instead look to dedicate a community allotment plot for the local school and SEND activities? This plot could be where the proposed turning head is, and still allow those user groups access to the nature area. The current vehicle turning area could then remain. There is some appetite amongst plot holders to volunteer time to work with the school and other community groups as we are keen that other people share this beautiful space and learn about growing food and nature.

2. Proposed turning circle The proposed turning circle on the new plans is in an area not big enough for a turning circle and also a disabled parking bay. The current turning circle allows vehicles to access the site and turn in a forward direction, which is much safer for pedestrians and those parking at the top too. Pedestrians can be clearly seen by vehicle users accessing the top area and there is no need to reverse. The new turning area will most likely have to be a turning head, which will involve vehicles reversing immediately next to working allotments, next to a drop down the hillside to the next row of plots, and also next to some of the most vulnerable site users. Reversing a vehicle is more hazardous than driving in a forward direction, so the risk to site users is increased by these proposals. I very often see children on the allotment site, some very young, and the proposal is less safe than the current arrangement for these site users. As a likely user of the disabled parking space, it is also not the best practicable option to place this space in a vehicle turning head. This is poor practice, and immediately creates a conflict between the most vulnerable site users and reversing vehicles. The last thing I want as someone with mobility issues is to have to try and move out of the way of turning vehicles when using a disabled parking space. Is a proper sized parking space for vulnerable site users and a turning head even possible in an area of this size? I approach this element of the proposals with an informed view (I hold a NEBOSH National General Certificate and am currently a Technical Member of the Institute of Occupational Safety and Health). I would very much like to see the risk assessments that have been carried out to show the justification for moving from the current solution to one that introduces more risk to those most vulnerable on the Hillside Allotments. The Council could look instead at increasing the current turning area, improving this, and re-routing the current pedestrian route around the parking area, separating the two with a barrier, improving visibility for both vehicles and pedestrians and ensuring that all site users can navigate the site as safely as possible.

3. Anti social behaviour/ impact on surrounding area The proposals for this new area introduce an opportunity for anti social behaviour to take place on the Hillside Allotments and the top nature area of the site. The site does not have a huge amount of natural surveillance from other properties in the area due to the site layout and boundaries. Opening the top up to more people offers the perfect opportunity for those who wish to perhaps create mischief to do so in a secluded area. This increases the risk of crime in the local area. I have experience of managing public open space, and this is something that I have seen become a problem in these type of areas elsewhere. I would welcome the Town Council consulting with Norfolk Constabulary to assess the suitability of the area for the proposed use and any mitigating measures that could be taken to prevent issues from developing. Dussindale allotments have seen some damage in recent years through anti social behaviour, advertising the area proposed to more people has potential to bring this

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type of activity to an area that doesn't currently experience this kind of issue. The Town Clerk mentioned that secure gates to the area are likely to be installed and locked, and I welcome this as part of a solution for managing the area. Closing the gates at dusk would reduce the opportunity for anti social behaviour. It is likely some users of the top area would have to park on Elizabeth Avenue, which may also create some conflict with local residents. 4. Fence The view across the valley has been mentioned in the consultation outline. Installing a large fence to separate the top area of Hillside from the allotments will make it feel more like a prison and ruin the view. It would be perhaps better to manage the access in a controlled way similar to currently, and perhaps open up the area more to offer natural surveillance from the allotments during the day, combined with locking the site securely at night. The proposed fence is also likely to stop wildlife from accessing the site freely as it does currently. I feel very strongly that the proposals should not impact negatively on the wildlife in the area.

94	There are already two parks and the Tree Plantation nearby with plenty of space. We have lived in Thorpe for 20 years and have never seen anyone in there so why create another area that will not be used much. The group that are affected most are the allotment holders. Why have we not been consulted previously. I am still waiting for a reply to my previous telephone request to the council last year (not just me). You are quite happy to spend money on this project but we are now in the third year of asking for repairs to water troughs and taps. I am sure Anglian Water would not be happy about waste of water. Why are there two gates and who has access and keys. Are general public to be allowed access to allotments. What is the proposed size of the turning circle. Will it be safe as it is on a slope. Have the affected residents been consulted and what is the police view on being a possible meeting place for drug dealing and drug taking. Drug dealing is already a problem on the Laundry Lane park. Litter problem the same as Laundry Lane and other parks. No toilet facilities. People will just find the nearest Bush. Theft of allotment produce and some teenagers just having a laugh by running amok on plots just for the hell of it. Children are not interested in the views and if you are thinking of putting a high fence up they will not be able to see anything. Loads of different wildlife which will be disturbed. How will the badgers etc get over a high fence. You cannot have bee hives near children and ants are still a problem. Councils are always saying they do not have enough money so how can you justify the cost of this proposed plan. There are enough other open spaces for picnics nearby. After over a year all we have been given to look at is a glorified sketch. No measurements or details at all. This is disgusting. .
95	Nothing
96	Waste of resources Bee hives don't like Lora of people around them Possible noise and anti social behaviour at evening time (music drink and drugs) There is plenty of habitat support for bees ect from allotment plants and a large river nearby for aquatic requirements!
97	It is not clear why pedestrian access is for allotment holders only
98	Lack of historic labeling/signage etc for the archaeological site
99	Nothing
100	Nothing
101	Very localised . Will dogs be allowed?
102	Nothing
103	There are already lots of open spaces locally that are not that well used. The main users of these are dog walkers, recreational walkers and families with children who like to have room to run and play. None of these will be using this area. You have also failed to show on the plans the size of the area which is very misleading to those who are unfamiliar with it. What about the cost not only financially but to the wildlife that already use this area because it is wild and undisturbed.
104	Nothing
105	Nil
106	See answer above. I don't think this is a priority site, please consider investing in preserving others that need it more. How about ensuring more green space is kept in the proposals for the horrible new development planned for Pinebanks? The council needs to be thinking about the bigger picture instead of micro projects such as this. We only have one chance to protect what we already have.
107	1. Access - for elderly and disabled : The turning turning space is essential for allotment holders, especially as many are elderly and some disabled. Without it, I think the allotments would be less accessible to these groups and may even be dangerous. The proposed



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alternative space is not a viable solution to this. 2. Security : It is hard to see how security will be maintained, and this is an critical issue for allotment holders. A lot of time and money (tools, seeds, etc) is invested on a daily basis at the allotments, and vandalism and theft is a realistic possibility should the current plans go ahead. Damage to the water supply would be devastating. The worry is, that the privacy of this location would attract local youths in the evenings. It would be very hard to police and monitor. A timed electronic gate was suggested, but even that could be wedge open in the evening. 3. Parking - Where would visitors to this space park? Many dog owners arrive at Laundry Lane park by car, throughout the day and evening. These same dog owners would need to park on Hillside Rd or Elizabeth Close, and both of these locations already have parking issues. 4. Wildlife - I understand that the beekeepers will not want to risk having bees in a location with public access, so we will have lost the local bee community. In order to reclaim the pond, many trees will need to be cut down, effecting bird habitat. A security fence will restrict the foraging area of much of the wildlife in that area. I suspect that having open access to the local dog community will also impact the wildlife that exists in this area. 5. Cost - I don't think that this is the best use of the councils time and money. I think the council does a great job, is very effective and contributes greatly to the quality of life in this area. Everything from the tennis courts to the river green is fully appreciated. However, in this instance, I think we having something that is working well and bringing a lot of pleasure, health benefits and recreation to a community of 100-150 residents throughout the year.

108	Nil
109	Please ensure it is dog free so that it doesn't become yet another place to avoid dog poo and dog bites. This is a big problem in TSA
110	None
111	None
112	Hope the allotment users are considered and not scared off
113	Seating?
114	1 access point
115	N/A
116	Nothing
117	Nothing
118	Nothing
119	nothing
120	Open to general public
121	Nothing
122	Nothing
123	Nothing
124	See answer above. It already serves a purpose for wildlife. Leave it as it is and invest in creating new areas elsewhere in the parish.
125	Nothing
126	Ridiculous and unnecessary. Will reduce security for the allotments and houses joining
127	Cutting down trees
128	Costs involved
129	Nothing.
130	Na
131	Nothing
132	Nothing
133	1.Disruption to natural habitat already there especially removal of existing trees. 2. Cost involved in opening up such a small limited space. 3. Inconvenience to existing allotment holders and compromising of security.
134	It will move unwanted people from the other parks as they will have somewhere else to do

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drugs etc

135	N/A
136	Nothing as long as the allotments can still function etc.
137	The security of the allotments. Lack of parking pushing cars out to curbside parking. The area would not be used as intended, anti social behaviour. This money could be spent on more essential projects.
138	Just concerns about the maintenance of the area once established. there can be a myth that 'natural areas don't require work! So many schemes start with a fan fare and the fizzle out. Perhaps there will be a supported 'friends group'. I'm guessing the area won't have bees again?
139	The idea in principal is a good idea. However, I am concerned this will impact the locals and allotment holders. I am concerned with the lack of parking visitors to this area will probably end up being the wrong sort. Those already making Sir George Morse Park littered and a place for drug use. I would also suspect that the gate on the plans will not stop anyone entering the allotments and stealing equipment and food that has been grown by the allotment holders, which will probably spoil the allotment holders community, which I know is essential for some allotment holders mental health.
140	The access from Elizabeth ave is ridiculous this would create even more traffic along the road ,as a resident I find it hard enough driving along the ave , it's bad enough with the inconsiderate parents from the school parking all over the place if there was a need for an ambulance to get through not a chance I seriously think so called intelligent people should consider the access route , or actually come down to Elizabeth ave and see with their own eyes as to the problems this would cause
141	The cost to the TSA Parish as a whole due to neglect over the years allowing the current area to become overgrown around the pond area and the Church ruins area. Loosing a plot to create a turning circle when the existing turning circle is a valued space for the allotment holders. The proposed new wild flower meadow could be placed to the left of the turning circle as currently this area is laid to grass which has been cut. The security of the allotments will be weakened.
142	ill conceived - the suggested turning circle and disabled parking space on the allotment site is too small and I am strongly against losing allotment space for this purpose. It will impact negatively on the allotment holders in the vicinity - pedestrian safety, pollution issues. The proposal raises questions about security of the allotment site, where visitors to the site will park, reduced access and parking for allotment holders with mobility issues. Does not appear to be a sound business case for the project and no indication is given of the costs involved. Currently the allotments feel safe and secure, opening up the site at the top to the general public may well change that.
143	Cost – the overall cost of the proposal is likely to be disproportionate to other needs of the Thorpe Community i.e I cannot see the justification for this amenity against other priorities ( maintenance of verges and other grounds management tasks that are relative to the whole community not just a few people). Additionally have the long term costs and liabilities been considered. I cannot see how the proposal is needed when there are other very similar and 'purpose built' community areas already in place. For example the recreation area on Laundry Lane. Additionally; and more importantly the 'community' park area on the corner of Laundry Lane and St Catherine's Road is a large area set aside for recreation that in my experience ( I have never seen anyone use it in the near 20 years I've lived here). Therefore, why is another area required placing more pressure on parish expenditure. In relation to point above; the recreation area on Laundry Lane has a purpose built carpark and has other amenities i.e Cafe and childrens play areas. The far end of the recreational field has a beautiful vista of the Yare Valley too; therefore why can't this area be considered as it has all the attributes and qualities at virtually no additional costs. I think the proposal would make the allotments more susceptible to unauthorised access presenting a security risk for allotment holders. The area has an abundance of wildlife that will be disrupted unnecessarily
144	Nothing
145	Parking on Elizabeth Avenue A quiet are place drug addicts How safe will property's be ? Rubbish Fire risk with disposable BBQs and no access for emergency services
146	The access from Elizabeth Avenue, too many cars park here now so no room for any more. Security for gardens on Elizabeth Avenue. The ground is so much higher and would mean potential access points unless their is some sort of boundary fencing. Concerned that it is an ideal trouble spot for unruly behaviour as it's so private

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- 147 As the main entrance is Elizabeth Avenue I have grave concerns of the extra volume of cars and where are they parking!!
- 148 My criticism of your plans are follows. 1.Security. Your proposal that the Elizabeth Avenue gates would kept unlocked is fraught with danger. I have had my allotment for 49 years and many years ago when the gates were kept unlocked, sheds were broken into, equipment was stolen, sheds set on fire, and crops stolen, this will happen again , with the added possibility of the site being used for drug taking. 2.Car parking. This is a major problem. At certain times there will be as many as 6 or 7 cars parked at the top, there could be as many 9 or 10 cars at the bottom, there is not sufficient space in your plans for that number of cars, so you would have to think about an overflow car park.I am 81 years old, my plot number is 27 so it is near the top of the allotment, I would find it impossible to walk up the hill, do an hour or two's gardening, then walk down the hill. A considerable number of plot holders near the top are elderly, and having talked to several of them, itthey agree that they would also find it very difficult. There are among the top plot holders 2 if not 3 blue badge holders. The space you have allocated in your plan for disabled parking and a turning circle is not big enough. 3. The cost. Have you come up with an estimate of how much this is going to cost, where will the money come from,I hope this this does not mean an increase in the allotment rent. Will the council give due diligence to any questions or queries raised, and will they arrange to have a meeting with the allotment holders to discuss the proposed changes.
- 149 Too much traffic on Elizabeth avenue
- 150 Appears consultation is a tick box exercise as the Town Council have already started clearing the boundary line. Hacking back a mature Oak tree. It's crown has not been thinned but instead it's canopy and branches have been cut off to leave a stumpy trunk. Wouldn't proper consultation involve individually contacting the allotment holders and surrounding neighbours that the proposals affect? Wouldn't opening up this space to the public detrimentally affect the roebuck deers and foxes who live there. There's large areas of woodland habitat for the deers in Thorpe being cut down for housing, and for two years when the fox numbers decreased the allotments were over-run with rats (literally seeing 4/5 rats on each visit during the day and eating crops. The Town Council pest control didn't curb the numbers, only the freezing weather). Also, isn't the existing environment better for the bees rather increased numbers of people using the area? Security is a major issue both for the allotment holders and the public. The area isn't overlooked and within a few minutes walk of one of the main drug dealing and taking hot spots in Thorpe. If opened up to the public it would be the ideal spot for drug taking and anti-social behaviour. Having visited Ketts Heights which was restored for similar reasons, it is now covered in rubbish, needles and evidence of rough sleepers. Not an eco-friendly or secure area for children! I fear the same will happen to Churchyard Close. There is already evidence in the area as I had allotment next to the path leading to Hillside school, when I took it over there was a deluge of broken cider bottles, beer cans and the like on the plot that had been thrown over the 6 foot fence. This behaviour could spill over onto the allotments. Currently it is an extremely secure site but with only a fence dividing the the two areas, there would be the increased risk anti-social and crops being damaged, sheds broken into and vandalism. Allotment groups on Facebook show this to be a real problem in other areas. Plus what about the loss of security for homeowners whose gardens back onto the allotments? As a single female, I would no longer feel safe using the nature reserve access gate, the path leading to it is long, dark, completely overgrown and secluded. A muggers paradise. Or much worse. I can't see that this access path would be suitable for those with walking difficulties or wheelchair users either. Has an assessment for disabled users been completed? Or a Crime Prevention report? Not sure what your proposals are for the pond but how are going to make this safe for children? I like the idea of revitalising the planting but don't agree with removing established trees from the boundary line. I also don't like the damage to the boundary that will be caused digging it up to install a fence. The low level picket fence and gate offers no security to allotment holders. The proposed area for a turning circle is not big enough. There's no way you'd be able to turn a car around in that space. The proposals also indicate disabled car parking. As I say the area isn't big enough for a turning circle let alone disabled parking. Have you consulted allotment holders to establish how many disabled car parking spaces you would need? I also wonder why when the Council has constantly got a waiting list for the allotments does it keep taking them away? In the last few years there has been four to my knowledge. The latest allotment that was removed for parking but instead a pile of woodchip takes up the space of two cars. So nothing has been gained. The allotment holders at Hillside must be one of the largest outdoor communities that use the Town Councils facilities in Thorpe, and by their very nature have a strong passion for the environment and its habitat. Yet the Town Councils proposals do not work with them but rather against them and detrimentally impact on their use and enjoyment of the whole area. Why doesn't the Town Council engage with the community to develop and evolve Churchyard Close to its maximise potential rather come up with its own plans with minimal

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interaction with Thorpe residents. These proposals look great on paper but in practice fall short of achieving the purpose of the scheme, a manageable wild habitat.

- |     |  |
|-----|--|
| 151 | If it makes it harder for people to access their allotments  |
| 152 | Nothing  |
| 153 | The fact that no thought has been given to older allotment holders who need the parking space at the top as the hill is too much for them. The fact that there are no longer any beehives. Has a risk assessment been done. Can you assure us security will be maintained. There are so many green spaces in Thorpe why is it necessary to open up the allotments? Can you assure that all visits will be supervised? What sort of fencing will be put up to ensure no public access to allotments? Will we have a face to face meeting with the town council to discuss these matters (open air)?   |
| 154 | No access from Hillside Avenue. There should be access from both sides allowed.  |
| 155 | 1/ Security for allotment holders, i.e. Enjoying the wonderful vista, needs a low fence that is easy to get over and the new security gate is only designed to keep allotment holders cars out of the current turning circle/parking area. 2/ Policing. Who is going to prevent the area being taken over by undesirable elements and the ensuing vandalism and theft from the allotments. It will very likely become a drug hangout. 3/ New turning circle and disabled parking. In the words of John McEnroe "you cannot be serious". The proposed site is not an unused plot but one you refuse to let anyone use and is completely unsuitable and dangerous to adjacent allotment holders. 4/ The reduction of the number of allotments when you have a waiting list is not acceptable. Having an allotment is a statutory right, not a privilege bestowed by employees of the Town Council. You have a statutory duty to provide sufficient allotments for those who want them and live in the area. Section 23 of the smallholdings and allotments act 1908. 5/ Impact on the residents who live in Elizabeth Avenue. This Churchyard Close project is an elevated site that overlooks the back gardens and bungalows of the elderly residents who live in the dozen or so bungalows that back on to this site. Also the extra parking on a narrow road which is already plagued by the school run twice a day and the subsequent grass verges they cut up. Which I note you are already concerned about. 6/ Bee hives and the general public including children and dogs running around is a recipe for disaster. Small children drowning in the pond? Which I have been told is very deep and hazardous, which is the reason it was fenced off in the first place. Who is liable if a small child is drowned. 7/ The elderly residents of Elizabeth Avenue and the allotment holders, many of whom are elderly, currently enjoy privacy, peace and tranquility in their gardens, homes and allotments. That peace of mind and enjoyment will be irrevocably lost to be replaced by fear and uncertainty. This proposal has already caused a lot of consternation among all the allotment holders and residents of Elizabeth Avenue. Unfettered access to all and sundry is unacceptable, as many of us fear this site will be taken over the unsavoury section of our community to the detriment of residents and allotment holders alike. I, and I suspect many others would not object to previously planned organised visits and use of the site, by responsible organisations and members of the public. I also suspect you would find cooperation in improving the area. There would be no need to remove the turning circle as the New Wildflower Meadow could be at the unused grass area to the western end of the site by the bee hives. Wildflowers and bees, a win, win situation. It cannot be underestimated as to the impact of the loss of the current turning circle and parking area to the allotment holders. Particularly the elderly and less mobile who's plots are closer to the top end of the allotments. The proposed new turning circle is unsuitable and hazardous and the loss of another badly needed plot unacceptable. Regardless of the numbers for and against, the concerns of those directly affected must take precedence. Currently we have the tree plantation on the corner of St Catherines Rd and Laundry Lane. Little used. Gargle Plantation. With a reputation off a drug hangout and that's only a stones throw across the footbridge from the Churchyard Close proposal. There is an excellent vista from the south eastern corner of the Sir George Morse park. There is ample recreation facilities at Dussingdale. There is the tranquil river green and many more places in Thorpe St Andrew. I can see no need for the open access of this proposal, only unnecessary expense and problems for those directly affected. I find it sad that money is available for vanity projects but no money is available for a registered plumber to fix the water tanks which are in dire need of attention, not bodging. Some are so slow to fill they are not fit for purpose while others leak thousands of litres a day and so are constantly turned off and empty when you want to use them. Finally it would be better to meet and work with all those affected by this proposal instead of hoping for a deluge of votes by the greens and environmental groups who are not affected. |
| 156 | Increase footfall into area, more traffic, more noise, they will take over the whole allotment and build on it, it poses at risk to hillside school children with more people and more cars leading to road safety risks, it will be overtaken by youths who will more than  |

## Hillside Allotments Nature Reserve

likely use it so smoke and drink alcohol leading to anti social behaviour impacting the elderly residents on Elizabeth Avenue and hilly plantation

157	You cannot open this up unsupervised. Area will be decimated & used especially at night in ways in which I'm sure you would deplore.
158	Lack of security should the site be fully opened up. If you think the area will be used for quiet contemplation especially at night I think you are seriously misguided.
159	As a resident on Elizabeth avenue on the side of the road where my garden will back onto this proposed area I feel that there are several issues here. Firstly most of the gardens along this side do not have fences at the back and will make us more vulnerable to unauthorised access to our homes and a greater risk of theft. Not to mention the lack of privacy this will cause some. Elizabeth avenue also has a large proportion of elderly residents and it is not uncommon for ambulances to come down this road. This proposal will cause more cars to park down our road and with the 2 school runs throughout the day this will surely lead to some silly parking blocking the road and obstructing driveways etc. Not to mention cars parking in front of our homes preventing us from parking outside our own homes. I also fear this may open the door to unsocial behaviour and a place for substance misuse etc. We already have issues down the bottom of our road with a few drug users in the flats. So unless you are prepared to create a car park and fully fence the area to protect us residents I don't really see how you can go ahead with these plans.
160	Not clear on access for public
161	Hope there is access from the top and the bottom
162	I am worried about the impact on neighbouring properties that currently are not overlooked and are also relatively secure. I think these neighbours will need reassurance that their gardens will still be safe and also that the privacy that they have will continue to be maintained
163	bring extra traffic as people will park on Elizabeth avenue and the road and space isn't big enough, also worried will bring more drug users
164	potential for additional traffic and parking issues along Hillside Avenue
165	No consultation with allotment holders has been carried out Open access increases security risk for allotment holders or will visits be supervised Proposed new turning site is inadequate Visitors to the site will potentially use Elizabeth Avenue to park which will increase congestion on that road. No consultation has been carried out with residents on nearby roads such as Elizabeth Avenue Has there been any consideration given to the existing wildlife and habitat that currently live in the area being proposed Who will manage the site to prevent potential disruptive behaviours from visitors, an example being the disruption caused at local open woodland area allegedly caused by local drug users
166	There appears to be a lack of consideration given to the effect these changes will have on the allotment holders. Security of allotment site appears to have been given low priority Lack of evidence in respect of any risk assessment having been carried out The proposed turning/parking area is inadequate for the needs of the current allotment holders, in particular those with disabilities There appears to be a total lack of contact and talks with existing allotment holders
167	Why do it have to be Elizabeth Avenue for parking ? Hillside Avenue could be used Oh I forgot Elizabeth Avenue still has some council housing on it Let's not upset the posh people on hillside Avenue
168	Loss for privacy and security
169	There are already parking problems in Elizabeth Avenue. This will cause even more. Where is the gate???
170	Nothing
171	Cost to refurbish site v's number of people who will benefit. No vehicle parking for those wishing to visit the site. No facilities for toilet Pond area potentially dangerous
172	Why is this needed when there are so many other things need fixing? What about the allotment people who go there to escape? What about spending money on repairing the lights, roads and pavements??? What about better access to the river?
173	Allowing freedom to all no mention of management to police this private area
174	Why access from Elizabeth Avenue and not Hillside??? Who will maintain this, how often, what cost? Wouldn't it be better to spend money on street lights, graffiti and overflowing dog



## Hillside Allotments Nature Reserve

poo bins? What do the allotment people think of extra people trudging past?

- 175 The youth have already damaged property very near to this land and I have spoken to friends that live near by and they are also concerned about teenagers interfering with property nearby. I also have a good friend that plants on the allotments and has great joy from it, she does not know how to work on the internet so I must write to you on her behalf that she would hate for teenagers and young; to be messing with the allotments!!..
- 176 The fact that the only entrance is on Elizabeth Avenue, which will potentially cause traffic congestion for any house nearby the gate. The gate will also allow people to easily access Hilly Plantation. Only last year there was an armed police chase through "Churchyard Close". This new proposal creates a privacy threat to any houses bordering the Open Spaces Project on both Elizabeth Avenue and Hilly Plantation - it affects approximately 6 to 8 houses, but more importantly a security threat. As the artists impressions are not to scale, it is near impossible to identify any impact to local residents accurately. Will secure fencing be erected for bordering properties to minimise both privacy and security issues? Will the gate be locked daily on Elizabeth Avenue? If not this will create further security issues for all allotment owners who keep valuables in their sheds. It will also create a pedestrian rat run between Elizabeth Avenue and Hillside Avenue. How much will it cost to maintain this space? Elizabeth Avenue already has a footbridge over to Thorpe Rec and a large woodland area. It makes no financial sense whatsoever to have another space only accessible from Elizabeth Avenue - see parking issue already identified.
- 177 the path to this area is also used by hillside avenue school and surely will attract undesirables to frequent the area due to the closed dead end, I have strong concerns for pupils safety. It will also encourage vandalism to the school and allotment areas as it draws unwanted attention to an otherwise unknown area. I understand there will be a locked gate to allotments but teenagers and undesirable characters are quite able to hop over a fence!! I believe they will try to use it as a short cut through thorpe st andrew. As there isn't a footpath or such like which provides this access. I appreciate that you want to show everyone the nice view but it's not as if we are short on green areas & places to visit etc around here. I feel the negatives greatly outweigh the benefits of this proposal. Isn't the reason this hasn't been done before due to the many concerns that residents, allotment holders and school staff have had? Regards XX (concerned local area parent and allotment holder)
- 178 Everything. It is a disaster waiting to happen. Who will lock gates at night, collect rubbish left by visitors, police unruly visitors. What will stop visitors wandering around allotments.
- 179 I dislike the proposals on the following grounds and I am listing eight reasons: 1) You mention 'secure open spaces' - this means the area has to be policed. Who would regularly visit and supervise this area? Evidence from other 'secure spaces' has shown that they can't be kept secure. The scheme encourages anti-social behaviour, secret places for those wanting to be out of the public's view. 2) The bee hives mentioned would be under threat and the owners would remove them, meaning the loss of pollinators for both the allotments and wild flower and animal habitats. 3) Moreover, the attraction of the public into that space would drive wildlife away. Even now, it seems to be being lost. We used to have foxes living in that area which helped to keep the problem of rats down. 4) Litter becomes an issue particularly with younger citizens. 5) Access for allotment holders. Parking, although it is increased at the bottom, would not be adequate at the top for the disabled and other less infirmed allotment holders. Even now the parking at the bottom is sometimes full. 6) The proposed turning space and disabled parking is totally inadequate. Many come with trailers with equipment, fertilisers etc would not be able to turn. It would create an impossible jam of cars unable to move forward or back. 7) The pond would quickly become overgrown and boggy unless continually managed. It also provides a danger particularly to young people if alcohol has been consumed. 8) The gate at the top is obviously totally inadequate - no doubt an artist's impression. Any gate and fencing required would create an unnecessary eyesore, totally inappropriate. I feel, with all due respect, that the scheme has not been thought through very well and certainly not by those who use the allotments regularly. My suggestion is to leave it as it is but allow Hillside School to come into the area at the top as part of their local environment/nature projects. Any local history enthusiast could receive permission from the Council to come and explore the area.
- 180 Lack of access from Hillside Avenue through the allotments for non-allotment holders. Access only from Elizabeth Avenue is ok for the school, but unfortunately does not go far enough to allow everyone to easily access the space. I am resident on Hillside Road and not an allotment owner. To reach the single access way via Elizabeth Avenue is a 0.7m walk via St Andrews Ave, whereas it would be a quarter of that distance if I could access through the allotments. Why make provision for access for <1% of residents?
- 181 I believe once the area is 'found' it will become an area where groups will congregate,



## Hillside Allotments Nature Reserve

increase in anti social behaviour could become an issue. On busy weekend there is not enough parking as it is, without loosing more. The vehicle access gate on the drawings looks like you could just duck under it. Not secure for allotment holder who have valuable equipment.

182	Nothing
183	Nothing
184	Lack of parking space for allotment holders Danger of unsupervised pond area to small children Disruption to Bee activity Potential misuse of area for antisocial activities ie drug taking as currently being witnessed in Thorpe Rec woods. There is already access to this particular area which so removing parking for high allotment holders access seems pointless. There are a large number of older allotment holders who this will disadvantage by having to park on the empty area at the bottom of the hill Potential theft of equipment and produce of allotment holders and also vandalism by opening this up to the public.
185	I think removing the top of the allotments would affect those who struggle with mobility and may have disabilities. Being able to park closer to allotments is very helpful for those people.
186	I'm concerned about all the parking for allotment holders having to battle to park in very few spaces , also the security issue of "undesirables" having access in the evenings and nights. It's great to have public spaces and a natural park , picnic space, place to relax and enjoy natural surrounding is great but not if it will be at the detriment of allotment holders , security and safety or those with homes backing onto the allotments. I don't feel that the area is utilised to the potential it has and the natural beauty and feel that the current proposal should be so reconsiders as it could be so much better but without the risks or destruction. The team should look into appreciating and utilising the potential of what you have instead of carelessly changing and destroying.
187	Car parking for allotment being taken away. As an allotment holder with a disability I park at the top of the car park as find it difficult to walk from the bottom. I know of others in the same situation, therefore one disabled parking space for the entire allotment site is never going to work. There are also times that both the top and bottom car parking areas are close to full - taking away the capacity at the top isn't going to work. There is not enough space at the bottom to have everyone there, meaning people would have to park on the roadside causing obstruction and making the allotment site even less accessible for people with disabilities like myself.
188	If this site is made open to the public it will suffers the same fate as Laundry Lane Recreation Park, which suffers from littering, drinking, drug abuse. The worst part is you'll be creating a secluded place for antisocial activity to take place. This will surely result in the allotment holders property (sheds) and produce being at further unnecessary risk of left and damage. Local areas such as River Green has issues with unauthorised overnight stays, this would encourage an alternative location for this activity so would be concerning to allotment holders and local residents. The plans seem to suggest a fence and gate separating the woodland area and allotments. The proposed fence and gate look inadequate to protect the allotments and rear gardens of residents. There also seems to be no where for potential visitors to park. Further congesting Elizabeth Avenue and the access to the rear if the school. The plans also show no amenities for the public, such as, toilets, drinking water, waste bins lighting or seating. How can this site be a safe and secure place for reflection when there will be no control regarding access. In my opinion the money would be better spent improving existing public spaces in Thorpe St Andrew. It's a shame that this proposal is causing undue stress and anxiety to surrounding residents and allotment holders who currently enjoy a peaceful community atmosphere.
189	in my opinion it would not be used. There are security issues with produce /tools in sheds etc. If disabled cars are parked there will be insufficient room as a turning circle. There will be not enough room at the lower area for parking for allotment holders
190	Nothing
191	Turning area/disable area will be too small. The car park at the top is small already but useful for allotment holders at the top and for people who struggle to walk around/up the hill. Beehives are mentioned yet they were removed a few months back.
192	Nothing
193	I do not believe the council will manage the site to protect wildlife properly.
194	Nothing
195	This a nature reserve with deer, foxes and many other birds, insects and mammals. They

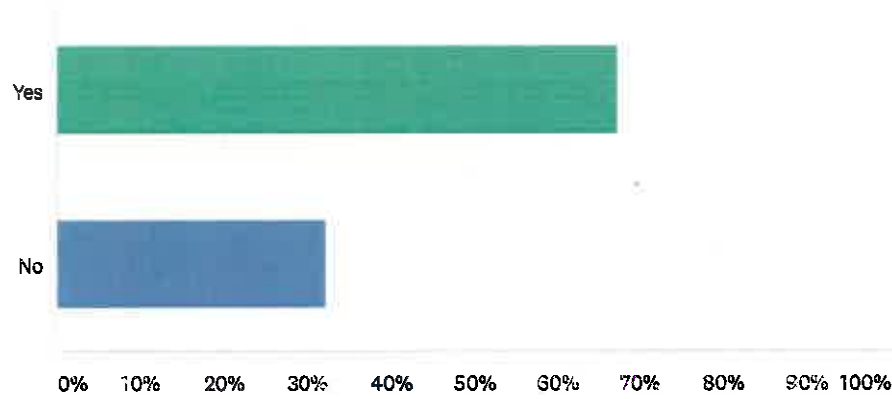
## Hillside Allotments Nature Reserve

live in safety here and a lot of their habitat will be ruined. The beehives have already been removed even though our council actively supported their introduction through 'Keeping the Bees in Broadland' initiative. The pond isn't a natural pond but an old plastic thing which couldn't be kept nice unless you cut down the deciduous trees surrounding it to prevent the leaves falling into it and established an expensive water connection. It is already home to a lot of frogs etc. Entrance through Elizabeth Ave is a stupid idea as the car parking at times is atrocious, it has a lot of elderly residents and paramedics, ambulances which come frequently find it difficult to drive through or park. The allotments are kept locked because of break-ins and thefts of tools etc and produce, the plans do not secure the allotments, the fence at the top is no deterrent as not high enough. Where are the facilities for any visitors? What about the rubbish they'll leave, harmful to wildlife. The council don't clear away the rubbish that is there already. What about disturbance to surrounding properties especially at night or if there is no fencing between the nature reserve and gardens where strangers have been known to trespass, the council are responsible for the fencing, are they going to pay for that? The public/ schools already have the right to visit if they contact the council and get permission

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| 196 | There will be absolutely no security for the allotment holders regarding the easy access for anyone to steal their hard worked for produce and tools etc from the sheds. This is extremely unsatisfactory to all allotment holders that I have spoken to.   |
| 197 | I do not think the area is suitable for public access, it is not overlooked so there is poor natural surveillance. Have the local Police been consulted on proposals? How will the area be policed? I am concerned that the overlooked location will make it attractive to drug users and for other antisocial behaviour nuisances. I also think that unless 6ft high security gates for pedestrian and vehicular access and fencing / a high prickly hedge are put in between the allotment and the proposal area then it would facilitate access to the allotments for anyone with antisocial intentions which would increase the potential for theft and vandalism on the allotment site. I agree that a vehicle turning area is needed to service the allotments, but disagree that allotment plots should be sacrificed to provide this, given the long waiting list to get an allotment we should be prioritising retaining existing plots rather than converting them to hard standing and diminishing availability of plots for which there is a high demand. I think the area would be better utilised as a community social space for allotment holders with a community orchard, picnic tables and the bee hives. It could be available for local community groups to use by arrangement (key access) for nature based activities. The adjacent Hillside Primary could be one such user, or local Cubs, brownie or mental health groups, Norwich Fringe Project etc. I think the space lends itself far better to these purposes, would be well used and would provide space for targeted groups carry out valuable activities within the space, thus making its renovation a good use of public money. I think these target groups are most likely to appreciate the space and look after it, reducing the on-going Maintenance burden of antisocial uses such as police call outs, rubbish removal, complaints to the council etc. What will the maintenance budget be for the space? It may be that allotment holders would be prepared to participate in its upkeep if they feel they have stewardship of the site and a say in how its run. |
| 198 | Nothing   |
| 199 | Nothing   |
| 200 | As long as the thinning of the existing trees is not overdone then I don't dislike any of the plan  |
| 201 | Would like to see an opportunity for local groups (including RSPB) to get involved and help design and maintain the area to foster a sense of ownership and care. Other opportunities could include small plots for groups or schools to use, the creation of a wildlife area, seating area using natural materials and info on history specific to the site.   |
| 202 | Needs pedestrian only access through the site could be accessed and exited by both hilly plantation and Elizabeth avenue  |
| 203 | Would be good if pedestrian link could be made thro allotments down to School Rd, Yarmouth Rd and nature reserve at Whitlingham Lane but understand this could be a security issue for allotment holders  |
| 204 | I personally have no issues with the proposals - very happy with them. It may possibly be that plot holders at Hillside might not welcome increased public access. Would there be restricted access times/days? I assume the only access to the site would be from Hillside Avenue via the allotment site? Not quite sure why there is a separate gate for pedestrian access for allotment holders only rather than pedestrians generally. Is this so that allotment holders have access at all times, but other pedestrians will only be able to visit at restricted times?  |

Q4 If changes were made to address the factors you dislike, would you support the proposals?

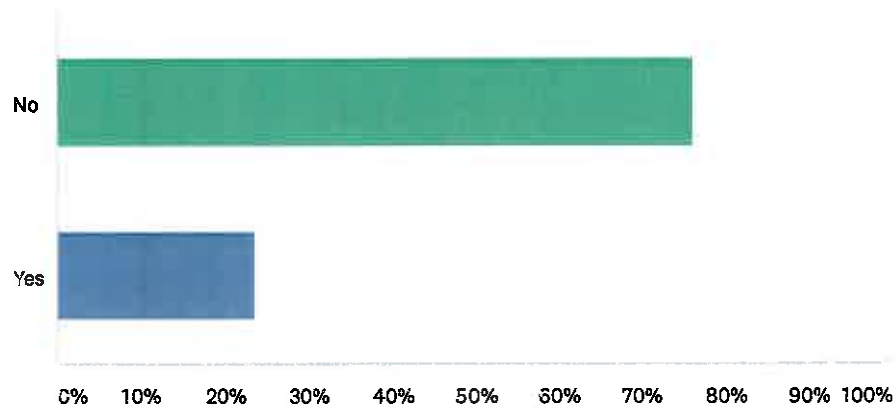
Answered: 203 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	67.49%	137
No	32.51%	66
TOTAL		203

## Q5 Do you hold a plot at Hillside Allotments?

Answered: 215 Skipped: 0



ANSWER CHOICES		RESPONSES	
No		76.28%	164
Yes		23.72%	51
TOTAL			215
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Hillside Allotments Nature Reserve

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Q6 What is your postcode?

Answered: 213    Skipped: 2

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Hillside Allotments Nature Reserve

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## Hillside Allotments Nature Reserve

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## Hillside Allotments Nature Reserve

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Hillside Allotments Nature Reserve

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**Office**

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**From:** [REDACTED]  
**Sent:** 15 September 2020 18:31  
**To:** Office  
**Subject:** Hillside avenue allotments

I am under the understanding you are thinking of making area at the top of allotments ( Elizabeth Avenue) into a pick nick area I hope this will have no impact on the wild life in this area as there are Deer (monk jack ) Woodpeckers Green finch Gold finch Chaff finch

Pheasant

And more important

WOOD COCK

there are also issues with where people park it would have to be Elizabeth Avenue which will cause you problems As the emergency services would not Be able to get down the road as on a school day road is very busy

[REDACTED]  
[REDACTED]

to uk

POINT 3.

People will bring picnics where again about a 3m will leave their rubbish behind

Who will clear this up

POINT 4

The most important & worrying point: Area will be used by Drug Dealers & Drug Users. This Conservation Area is off the beaten track & secluded. There is a big drug prob at the School. We all know dealing is done in the woods on the rec. for these unsavoury people to have a nice quiet area to buy & take drugs within 5 mins walk of the woods what a poor

PLOT NO

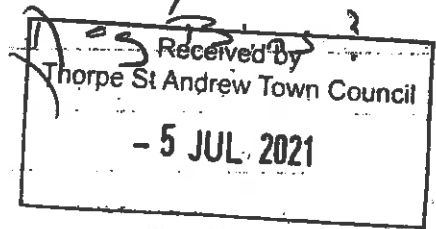
re the planner Conservati Area above the Allotment.

POINT 1

This Area opened 24/7 to all general public. As allotment holders are worried about our produce being stolen yet some bright person will find a way to climb over fence, possibility somebody could break into sheds where tools is a knife etc stored there (knife)

POINT 2

Dog owners will walk their dogs there. Will they clear up the Dog Po 250/a WONT who will empty (if any there)



Some children may in  
the end in the future may  
want an allotment themselves  
POINT 5

Lastly interested to know  
who would maintain this

Conservation Area if opened  
up for All. There already  
is a park hiding in the  
undergrowth. Nobody would  
know it was there its  
completely overgrown.

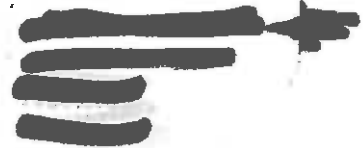
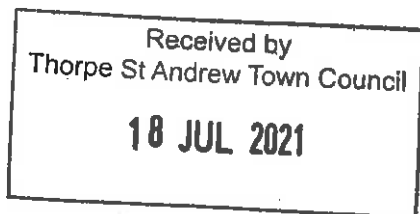
PLEASE RECONSIDER  
THIS DREAFFUL IDEA - DONOT  
OPEN IT UP TO THE  
GENERAL PUBLIC YOU WILL  
REGRET IT. Thankyou for  
reading this Letter. An allotment  
holder

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~

is  
opportunity for them. Unfortunately  
the people whose properties  
back onto this area will  
forever be complaining or  
possibly keep phoning police

So here we rest our case  
to say Very Much Against  
This Proposal. There will  
be so many problems It is  
a Very Bad Idea.

However how about opening  
it up more to INFANT School  
Children. Give a piece over  
to them to say grow veggie  
flowers & at same time they  
could take an interest in the  
wild life flowers etc. Am  
sure some of the allotment  
holders would be happy to  
~~put~~ offer their advice



17<sup>th</sup> July 2021

Dear Sir/Madam

**Re: Hillside Avenue Allotments**

I strongly object to the Council's plans to develop this site for the following reasons:

- The vast majority of Thorpe St. Andrew has been trashed by development in recent years. We have recently lost the Pinebanks and Oasis sites plus of course, further ecological destruction is planned for the Racecourse Plantation. The area proposed for development represents a tiny part of the original village of Thorpe St. Andrew. Why can't this area just be left as it is? Not only is it of heritage interest, it is also a designated nature reserve and has been largely untouched for generations. The site is frequented by numerous species of wild animals due to the fact that it is an undisturbed site. By opening the site to the public where will these species be expected to live? Human intervention is not needed or wanted here. There are plenty of open spaces available for local residents to socialise and exercise. Some of these areas see very little use. Go up to Dussindale Park at any time of the day and see how empty it is. What makes the Council think that this development will be widely used by the public?

Assuming the Council has some kind of Environmental/Ecological Policy please explain how such a development complies with your policy, particularly as it involves disturbance of wildlife and 'copse thinning', i.e. cutting down the trees. If you have such a policy please provide me with a copy. Given the climate crisis, the Council should be doing all it can to help alleviate the effects of climate change, the evidence of which is there for all to see; devastating fires in the USA and Australia, temperature records smashed in Northern Canada, unprecedented flooding in Germany and Belgium and today we saw the highest ever temperature recorded in Northern Ireland. How much more evidence is needed? Trees help to trap carbon and yet the Council is considering a development that results in large numbers of trees being felled simply to provide a small number of local residents with a nice view! This is a totally unnecessary development that will without question damage the environment and ecology of the area. If you have evidence to the contrary, I would be interested to see it.

It is my understanding that the site was donated to the Council by the Fitzmaurice family many years ago for the sole purpose of providing allotments for local residents. Assuming this is correct please provide me with a copy of any Covenant currently in place on the site.

- Your records will show that I complained to the Council last year regarding your decision to increase the Council's stake in Council Tax by 14%. Whatever the reasons for the increase, the fact remains that a 14% rise is completely unacceptable.



I am in receipt of a small private pension that increases in line with the CPI each year. My wife who works in the Public Sector went without a meaningful pay rise for nearly ten years. I would like to know how much tax payer's money the Council has wasted so far on this project. Many people have suffered financial hardship during the Covid pandemic and it is completely inappropriate at this time for the Council to be considering wasting money on some vanity project. Please clarify how much money this whole project will cost and also clarify who will be picking up the bill.

If it is local tax payers who will be funding it, please confirm how much this will add to Council Tax bills. Please also ensure that these figures include additional future costs for site repairs, maintenance, waste disposal and security. The Council should be doing everything in it's power to ensure that money is correctly spent and that Council Tax bills rise no more than the rate of the CPI. The Council shouldn't be looking at projects that increase the financial burden on the general public. If funds have been directed from another source please explain why the Council has not decided to use these funds for alternative purposes. To use some examples, some of the roads around Thorpe St. Andrew are in a terrible state. The roadside sign opposite my property was vandalised months ago and it still hasn't been repaired. There are numerous, more important issues that the Council could address that will improve facilities for local residents.

- In my opinion, an unlit, unsupervised site such as this that will be opened up to the general public will become very attractive to vandals, drunks and drug users. Please explain what measures the Council plan to put in place to prevent vandalism and other illegal activity on the site and also explain how much this will cost local tax payers. Please also clarify what measures the Council will take to prevent theft and vandalism on the allotment site.

The glossy, developers style artists impressions don't convince me and I think you may be seriously underestimating the depth of feeling on this issue not just from local residents but also from allotment holders.

Finally, please explain why this proposal was shelved in 1999.

Yours faithfully

A black rectangular redaction box covering the signature area.

## Office

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**From:** [REDACTED]@m  
**Sent:** 20 July 2021 17:01  
**To:** Office  
**Subject:** Churchyard Place-Open Spaces Project.

Dear Sirs

I am writing as a local resident to express concern about the proposals put forward for Churchyard Place-Open Spaces Project.

At present Churchyard Close is a pleasant wildlife area albeit in need of some care and attention.

Access is available during daylight hours as the site is secured at both gates by allotment holders. The top gate is locked at all times (allotment holders have keys) and the procedure for the Hillside Avenue access is that the first arrival opens the gate and the last leaver secures the site.

The crucial point here is that the site is secured during dark hours thereby minimising the risk of antisocial behaviour.

The vehicle turning area used by allotment holders and TSA maintenance teams is essential for safe manoeuvring and the alternative proposed would not be safe.

A secure fence between the allotments and the wildlife area would be an unnecessary eyesore.

Security is essential but the status quo is fine.

Individuals and organised groups (eg schoolchildren) can access the site on foot during daylight hours and for those with mobility issues cars and minibuses are able to drive up through the allotments and around the turning area.

Certainly the wildlife area can be improved by thinning the overgrown vegetation and revealing the pond. This does not need a rethinking of the access arrangements.

I am not in favour of these proposals.

Regards

[REDACTED] Rd Thorpe St Andrew NR7 0QQ

Received by  
Thorpe St Andrew Town Council

22 JUL 2021

21st July 2021

Thorpe St Andrew Town Council  
Town Hall, Fitzmaurice Park,  
Thorpe St Andrew, NR7 0UL  
email: office@thorpeandrew-tc.gov.uk  
Tel: 01603 701048

Dear Sir/Madam,

## **Reference: Hillside Allotment Nature Reserve Consultation**

### **LETTER OF OBJECTION**

We write to record our objection to the proposed development at the said area at the said location. The general concept is much to be admired and has good reasoning by providing the wider public to have access to this highly treasured nature reserve and place of historical local interest.

However it is our strong belief that the proposal does not seemingly reflect and recognise a multitude of essential factors that require detailed and very serious consideration which we highlight below. Furthermore due to the serious significance of such a development, we strongly believe that openness, full consultation at each stage of development and appropriate structure is essential because once a decision is made to possibly revamp this very important area then there is no going back and any unforeseen damage would then be done and it would undoubtedly be unrepairable.

### **Background**

Initially we would like to bring to your attention that I have been led to believe by a Council Official that the proposed drawing is merely an artist's impression and does not represent a true impression of the likely final scheme. It is not to scale and does not accurately reflect boundaries, fence line and features as a whole. In addition, we submit that three of the four pictures attached thereon the drawing are of three open areas and thus these pictures do not reasonably reflect the site as a whole, as the area affected has three major areas of woodland, i.e. surrounding the orchard, around the pond and around the old church which have all seemingly been disregarded in the submitted document. It has been calculated that there are over 300 trees of various size and condition on this site, as well as other thicket and plantings. Thus collectively I do strongly believe that the majority of the public would not have not seen this area and based on the information supplied they will have a totally misleading impression of the site as a whole. Consequently they will not be in a position to reasonably and accurately comment on the full and true effect of such a development.

### **Structure**

In view of the extent and significance of such a development we do admit to being somewhat astonished that unlike any other planned major development, including in comparisons to detailed planning applications that have to be submitted by the general public for housing development, there

g) Privacy to surrounding property;

h) Guarantees to protect the site and surrounding amenities, none more so than the allotments for generations to come.

We remind the council that the allotments provides for one, if not the largest, socially interactive group in the whole of the Town. It is a very large community on its own merits by providing for the health, welfare and wellbeing of several hundred individuals, none more so than for exercise, mental health, community support, pastime and camaraderie. I suggest that the Council needs to carefully consider how it is going to protect and not put at risk this highly prized community and asset which has been a major source of relief too so many people during recent and difficult times and how it will guarantee the protection of these amenities for generations of residents to come.

With due consideration of the objections we very much hope that the Council will accept our points, review this development and in so doing provide alternative options that will better protect the values of such an environmentally valuable location within the Town. We thank you for the opportunity of expressing our objections and should you require any further information then please do not hesitate to contact us.

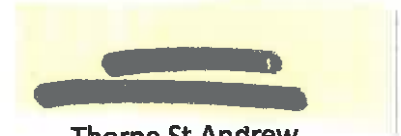
Yours sincerely




## Hillside Allotment Association

Protecting Hillside Allotments and Nature Reserve  
- for this and future generations



Thorpe St Andrew  
Norwich  
NR7 0PS

Attn: Dr. Thomas Foreman  
Town Clerk  
Thorpe St Andrew Town Council  
Town Hall, Fitzmaurice Park  
Thorpe St Andrew  
NR7 0UL

19<sup>th</sup> July 2021

Dear Thomas

### OLD CHURCHYARD CLOSE NATURE RESERVE AND HILLSIDE ALLOTMENTS

Re the proposed changes to the above. You will be aware that as a newly formed group representing over seventy allotment plots at Hillside, so far, we have been meeting to discuss the details and impact this would have on the allotment tenants and nature area.

We have put together a comprehensive report which is enclosed covering most, if not all of the concerns plus some suggestions and ways of meeting all objectives with added improvements such as bringing communities and nature together without separating it by metal fencing.

Our main concern at the moment is that the consultation process which is taking place was not prepared with dialogue and involvement from stakeholders such as allotment tenants and local residents.

Therefore as a representative group we are putting to the town council that before further actions are taken we should be involved in the future development and shaping of the proposed plan for this area.

[Continued overleaf]



To achieve our aims we request that you provide us with a timeline and schedule for involvement with joint meetings and the opportunity to attend Planning and Environmental meetings and Town Council meetings.

To assist with this objective we will send an electronic version of our report for you to forward to elected councillors. We will also supply a hard copy for each of them, which we would appreciate that these be circulated to them as soon as possible.

Our aim is to be helpful and constructive in working to bring the community together and preserve nature.

Yours sincerely,

  
(Acting Chairman)

Tel: 

Ema 

Cc: Ian Mackie  
Peter Berry  
Leigh Reeves  
John Fisher  
Nigel Shaw  
Taylor Fordham  
John Ward  
Trevor Garner  
Martin Lake  
Sue Lawn  
Trudy Mancini-Boyle  
Stuart Snelling  
Joshua Boast,  
Fraser Bowe  
Jonathan Emsell  
Jane Fisher



**Hillside Allotment Association**

Protecting Hillside Allotments and Nature Reserve  
- for this and future generations

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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### **Concerns and Discussions**

**19<sup>th</sup> July 2021**

**Att: Dr. Thomas Foreman, Town Clerk**

**Cc: Councillors:**

**Ian Mackie  
Peter Berry  
Leigh Reeves  
John Fisher  
Nigel Shaw  
Taylor Fordham  
John Ward  
Trevor Garner  
Martin Lake  
Sue Lawn  
Trudy Mancini-Boyle  
Stuart Snelling  
Joshua Boast,  
Fraser Bowe  
Jonathan Emsell  
Jane Fisher**

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# **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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## **IMPACT OF PROPOSED CHANGES TO “OLD CHURCHYARD CLOSE NATURE RESERVE”**

### **SUMMARY OF ALLOTMENT HOLDER CONCERNS**

#### *Preface*

Hillside Allotment holders are perhaps one of the larger community groups within Thorpe St Andrew, comprising somewhere upwards of **300 Thorpe St. Andrew residents** (taking into account spouses, parents, children and grandchildren who are active on the allotments, in addition to the named plot holders).

Individually and as a community, we are deeply concerned by the proposed changes to Old Churchyard Close Nature reserve. You might expect us to have an interest as allotment holders, but we wish to point that whilst we do have interests on that front, many of our concerns are purely as Thorpe St Andrew residents, and as people who simply care about nature.

As a community we feel that we are in the privileged position of being more informed about the nature reserve and the issues surrounding it. We wish to share as much of that information and knowledge as possible with those involved in the discussions.

The proposals (in the limited amount of information that has been released) contain significant risks and costs to local residents and wildlife, and some very real practical issues specifically for allotment holders, including, though not limited to, accessibility, inclusivity, sustainability and security.

We believe that Churchyard Close is unique and already more than fulfils its role as a nature reserve; and that the proposed changes would be highly detrimental to both the reserve and to the nearby allotments and local residents.

Therefore we set out in the following pages a summary of our key concerns, with a detailed explanation on each point, in the hope that this will constructively inform those discussions and form part of the debate.

## Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”

### SUMMARY OF PRINCIPAL CONCERNS

Many and various concerns have been raised by our community, including:

- Access, & Inclusivity of disabled/less able residents (both allotment holders and nature reserve visitors)
- Detrimental Impact on the current nature reserve
- Allotment Security
- Impact on Elizabeth Avenue Residential area
- Security of Water Supply to Allotments
- Loss of allotments
- Air and Ground Pollution
- Concerns about the revamped pond area
- Concerns about likely loss of bee hives
- Financial Costs

### DETAILED THOUGHTS/EXPLANATIONS BY ISSUE

#### 1. Access, & Inclusivity of disabled/less able residents

***Issue: Removing the existing Disabled Parking and Turning Circle area and relocating it to south of the proposed border, between the reserve area and the allotments (on what appears currently to be Plot 34A in the Artist’s Impression).***

The recently published Artist’s Impression (Appendix C) indicates that the existing area will be closed off from the allotment area and set as a new wildflower meadow; that the nature reserve will no longer be accessible to allotment holder vehicles for turning or parking, and instead a new turning head/disabled car parking area will be established on what appears to be Plot 34A.

Our chief concerns are as follows:

- The dramatic reduction in the parking area near the top **will** make the allotments ***inaccessible*** and ***less safe*** to a large number of disabled, less able and older people who rely on parking in the current parking area to access their plots.
- The proposed new turning area **will** be very hazardous for ***vehicles*** generally needing to use it to make necessary deliveries to their plots, and to ***pedestrians*** (many of whom are vulnerable/disabled), and to ***allotment holders*** nearby.

## Impact of Proposed Changes to "Old Churchyard Close Nature Reserve"

Looking at each of the current uses in turn in a bit more detail:

*i. Access for and safety of disabled and less able allotment holders*

The existing nature reserve currently incorporates a car parking area for a limited number of cars, mainly blue badge holders and elderly allotment holders; at any given time of day there are often 3 to 4 vehicles parked there.

This small parking and turning area, whilst having minimal impact on the nature reserve, is absolutely critical to making Hillside Allotments accessible to a large number of allotment holders who have mobility issues: in a few cases because they are Blue Badge Holders; but in a large number of cases simply because they are elderly people for whom walking up the hill from the bottom would either not be physically possible, or would be risky, or would render them not good for much, once they got to their allotment in the top 1/3<sup>rd</sup> of the allotment area.

Many of these people are between 70 and 90 and have held their allotments for between 30 and 50 years. Having an allotment is not only their physical exercise but is essential to their mental wellbeing, in terms of avoiding becoming isolated now that they are retired, and being a valued part of the community there, with advice to offer for the new and younger members.

The proposed combined parking/area on Plot 34A is only about 25% of the size of the existing area, and appears unlikely to be able to accommodate more than one car.

Reducing the disabled parking capacity so much is tantamount to denying a large number of allotment holders – both present and future - access to their allotment and community.

In addition, this space is proposed to be shared with reversing vehicles manoeuvring in a very tight, difficult space, which puts the most vulnerable allotment users in a hazardous position, compared to the current arrangement. One of our members, who is qualified in this area, advises that this is poor practice, immediately creating a conflict between the most vulnerable site users with mobility issues, and reversing vehicles, and we understand has asked to see the risk assessments that have been carried out to justify moving from the current solution to one that introduces more risk.

## **Impact of Proposed Changes to "Old Churchyard Close Nature Reserve"**

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- ii. *Access for Allotment Holders generally to deliver heavy and awkward loads to upper plots by vehicle, due to the site being steeply sloping.*

The current disabled parking area also doubles as an essential safe turning space for other allotment users' vehicles that need to turn there and return down the hill to the bottom park, after dropping off heavy loads (machinery/manure, tools etc.) via the central path.

The current arrangement allows vehicles to access the site and turn in a **forward** direction on the relatively flat higher ground, circling around and away from the actual parking area; a safe arrangement for pedestrians, parked vehicles, and turning vehicles. Pedestrians can be clearly seen by vehicle users accessing the top area and there is no need to reverse.

The proposed turning head on Plot 34A will instead involve vehicles having no choice but to:

- i. **Reverse**
- ii. Into the disabled parking area, next to some of the most vulnerable site users
- iii. In a much narrower space than at present
- iv. Immediately next to working allotments;
- v. Next to a steep 2ft to 4ft drop down the hillside to the next row of plots

Therefore we feel that the proposed replacement turning space is nowhere near equal to the existing space, in terms of access or safety.

- iii. *Access for Parks Management Vehicles, trucks and trailers*

The existing turning area is also used by the Parks management team vehicles, including trucks and trailers, for bringing up heavy maintenance machinery, for turning and for parking, when doing maintenance.

The artist's impression indicates that the proposed security gate separating the allotments from the reserve will have vehicular access, presumably for the Parks vehicles, but our question would be: Where are they going to turn and park (they currently park on the turning circle where the new wildflower meadow is planned). So are there plans to create a new parking/turning area for them, and if so, what is the point of creating the new wildflower meadow in one part and then "unwilding" another part for a new parking/turning area? Has this been thought through?



## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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### ***iv. Inclusivity – Access for Disabled /Less Able Visitors to the nature reserve***

At present, the nature reserve is already publicly accessible via the allotments central pathway, albeit by arrangement with the council. This means that less able people CAN presently access the nature reserve by vehicle, and park on the current top parking area.

Under the proposed plans, it is hard to imagine how that area is going to be accessed by the less able - who will struggle to navigate the path from Elizabeth Avenue and the footpath and uneven ground through from the back gate onwards in say, a wheelchair. One solution would be to do a lot of levelling and clearing but this would be at a detriment to the nature reserve itself, and contra to the “re-wilding” objective that we understand to be a local and national consideration.

We consider that it would be a better use of resources to encourage and facilitate the existing managed access, which is more readily inclusive of all abilities, and avoid unnecessary un-wilding of the nature reserve.

In conclusion on this point, it seems as though the proposals are taking something that is working really well, putting a minimal impact on the nature reserve, whilst enabling a very inclusive, thriving community of perhaps 300+ Thorpe St. Andrew residents, that can also be accessed by the public both able and less able - and replacing it with something that will exclude many less able but valued members, that will create practical difficulties and hazards for many others, at no net gain in terms of wild/open space.

## **2. Detrimental Impact on the current nature reserve**

The Thorpe St Andrew webpage on the consultation describes it as the “proposed plans to turn the northern section of the Hillside allotments site into a publicly accessible Nature Reserve”

Firstly, we would reiterate that what exists right now is already a publicly accessible Nature Reserve, albeit that that access is on a managed basis.

Secondly, the allotment holders are broadly in favour of all Thorpe Residents having access to that nature reserve, but only if that is controlled in some way - that control being necessary mainly for the protection of the living, foraging and roosting environment of all the wildlife that already lives there. (We have a secondary but also significant concern that control is necessary to protect the interests of both the allotment holders and the residents of the

## **Impact of Proposed Changes to "Old Churchyard Close Nature Reserve"**

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surrounding areas, but these points are covered separately in points 3 & 4 below).

So, to turn to the existing nature reserve, and the wildlife there which many of the allotment holders are lucky enough to witness on a regular basis:

In a world where wild animals, birds, insects, trees and plants are increasingly coming under pressure from human activity, what currently exists is a quite unique little oasis, largely because access has been carefully managed to date.

There is already quite a diverse range of environments within this small area, including established trees, large wild grass areas, an orchard, a copse area, and a dense area of brambles, blackthorn, damsons, and intense undergrowth to the left of the existing footpath separating the reserve from the allotments.

On a regular basis, we see, hear and find evidence of, deer, hedgehogs, bank voles, wood mice, bats, frogs, toads, foxes, nesting birds including woodpeckers (green and lesser spotted), song thrushes, wrens, robins, blackbirds, blue tits, great tits, long tailed tits, coal tits, goldfinches, greenfinches, redpolls, nuthatches, jackdaws, rooks, collared doves, and insects such as Emperor dragonflies, Red Hawker dragonflies, damselflies and all kinds of butterflies. This is to name just a few. Many actually live on the reserve, a few just visit to feed. Every day this week, some of us have heard and then been lucky enough to watch some of our summer residents – a pair of Blackcaps, who are nesting in the brambly area on the South East corner of the reserve. For the past couple of weeks, the chiffchaffs have also been very vocal. In that same area there have also been at least two broods each of robins, blackbirds and wrens, raised this spring.

This is evidence of how well the reserve is functioning. Most, probably all, of us at the allotments are nature lovers, and frequent visitors of the other green, more open spaces in Thorpe St Andrew, but we do not see this diversity anywhere else in one space.

In contrast, the other spaces, much as they all have their own charm and specific wildlife (for example the different kinds of bird song at certain times of day, in Belmore Woods and Weston Pits), have lost something of the diversity and peacefulness, and lost the feel that the wildlife is going about its business untroubled by 24/7 constant trickle human interaction.

Our concerns for the negative impact on the nature reserve fall into 3 main categories:

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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### ***i. Disturbance & Disruption to wildlife by increased human presence***

There is something of a contradiction in terms about having a nature reserve – which Churchyard Close already is - and then making it publicly accessible without any form of management or control. Generally, we all know that humans, without meaning to be, are a detriment to the lives of wildlife. Human interaction disrupts and interrupts feeding, hunting and roosting patterns, thus humans should not be passing through nature’s living quarters 24-7.

Also, there is the risk of introducing uncontrolled dogs to the reserve. Many of the allotment holders are dog lovers/owners, but dogs, especially off leash, are a disturbance to wild life. A visit to any of the Thorpe open spaces during the 2020 lockdown - when it was stipulated that dogs must be kept on leads – would find a significant minority of dog owners who refused to abide by that. For example, on Laundry Lane Recreation ground there were typically at least 3 or 4 dogs off the lead on any given pass-through; similarly a visit to Whitlingham Country Park on any day, will find that in the “reserve” section, where dogs are clearly stipulated to be on leads, that rule is completely ignored by numerous dog owners. Therefore, many of us fear that allowing access to the public, will bring dogs, which will very negatively impact the wildlife, particularly the deer and other mammals which rest by hiding in the undergrowth and copses during the day, and also low nesting birds.

Also, in most of the other spaces such as Gargle Hill, Belmore Woods, etc., there is a significant level of damage to trees (not necessarily vandalism, sometimes just youthful exuberance, small fires, BBQs etc.). As a community we feel very worried for the established trees and green life of Church Close if it were to become more readily accessible – and of course, in turn worried for the animals, birds and insects for whom those trees and plants are home.

### ***ii. Loss of mature trees***

We are very concerned about the risk of destruction of mature trees to create the revamped pond area. There are quite a number of very established native trees on that part of the reserve and we would object to them being taken down there (or anywhere else on the reserve). Not only are they a critical habitat for the wildlife there, they are also ecologically critical for our local environment in terms of giving us oxygen, storing carbon, and stabilising the soil.

## **Impact of Proposed Changes to "Old Churchyard Close Nature Reserve"**

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### ***iii. Negative Impact of security fencing on mammals within the reserve***

Our final point on the impact on the wildlife is linked to our next concern, namely security (see point 3 below): in order to protect the legitimate interests of the allotment holders, there has to be some seriously robust, high fencing that cannot be got around or over by humans.

The proposed fencing will have a detrimental effect on wildlife from the nature reserve area accessing an important food source in the allotment area. For example, Hedgehogs feed on what some might say are the allotment holders' worst enemy - slugs. Foxes prey on the active rodent population also found in the allotment area.

Furthermore, it follows that if additional security is deemed to be necessary on site to cater for public access, then this may need to be extended to some of the other boundaries which back onto residential property such as Elizabeth Avenue. Whether this is to be funded by the council, or by the residents of the properties (Point 10 below), either way, it will be catastrophic for wildlife accessing and leaving the proposed wildlife area to hunt and forage.

Depriving such animals of such a valuable food source by erecting a new security fence not only is unforgivable it is contradictory to the NDP policy 1 of Protecting & Enhancing the Natural Environment. Any such fence, if constructed, will require the addition of approved built in wildlife access features.

Existing examples of fencing surrounding open space areas in Thorpe cannot be described as wildlife friendly, rather quite the opposite. Security fencing does not need to keep wildlife out.

We feel that before any decisions are made, the council needs to carry out a documented wildlife assessment of their proposals and also a detailed management plan be produced - involving wildlife conservation groups to help with their wildlife assessments before any work in these areas is carried out.

We would also refer to the Thorpe St Andrew Town Council Neighbourhood Development Plan (NDP), in particular "Policy 1 – Protecting & Enhancing the Natural Environment" within which Churchyard Close is specifically marked as a TSA Green/Open Space. The full wording of Policy 1, including the map of TSA Green/Open Spaces, is attached as **Appendix D**.

We consider the following extracts to be particularly pertinent:

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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- Policy 1 Intention [7.1]: “The Thorpe St Andrew *natural environment will be protected*.....”
- Policy 1 Justification [7.2]: “ .....The town has *higher than average tree cover, containing significant areas of woodland retaining good specimens of individual trees*.....”
- Policy 1 Justification [7.5]: “ In addition to factual evidence, public consultation feedback has indicated that this shall be a *fundamental policy* of the TSA NDP. It is seen as a policy which will *protect and preserve the environmentally important* open spaces in TSA. This is evidenced by 82.84% of respondents stating specific areas of TSA need protecting, specifically *woodland*, River Green, and general open spaces. During consultation events, local people highlighted these areas on a map when identifying *areas for no development, requiring protection*. ” [said map clearly identifies Churchyard Close as such]

Taking into account the numerous and varied concerns we have raised above for the wildlife, mature trees and nature reserve eco-system, we would contend that the proposals for Churchyard Close are contrary to these policy statements.

### **3. Allotment Security**

We all have grave concerns about security. As explained above, in recent years the two access points, from Hillside Avenue and from Elizabeth Avenue via the little path adjacent the school back gate, have always been under lock and key, which tends to get opened by the first to arrive in the morning and closed by the last to leave at night. This system seems to have worked well and, there have been no issues in recent years with theft or vandalism on the allotment site.

However, a number of different allotment holders who have held their plots for much longer, bear witness that before the access was secured by key and padlock, there were frequent issues with theft and vandalism of both property and crops, and at least one occurrence when someone’s shed was burnt down.

As if to underline our concerns on this, today’s EDP reports a recent occurrence at Bluebell Allotments in the city when the perimeter was breached, and 27 sheds broken into (Appendix E1). Also, we note that the Thorpe St. Andrew school allotment has recently been vandalised, as reported in the school’s Thorpe Life Issue 34 (Appendix E2).

## Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”

As allotment holders, we all invest considerable amounts of money in our sheds, tools and equipment, and both **money and time** in growing our crops. Typically, our sheds, tools and equipment such as fruit and vegetable cages and crop protection covers, if we were to count up the costs, would amount to substantial amounts – probably over £1,000 sometimes perhaps as much as £2,000 per plot over the initial few years alone, depending what kind of equipment is necessary. This is a big investment of money for things that we expect to last a long time. (This does not include the annual ongoing cost of seeds, compost, plants, allotment fees, water etc.).

In addition to the above, dogs whether officially sanctioned on the nature reserve or not, must be prevented from accessing the allotments, to avoid them defecating/urinating on crops. This is a concern especially for salad type crops that don't get cooked before being eaten; also there is a strong risk of introducing parasitic worms longer-term to the soil where we are working with our hands and growing our crops.

Thus, the prospect of the Elizabeth Avenue entrance being opened up to the public makes the Hillside Allotment holders feel very anxious.

If the nature reserve is to be publicly accessible from Elizabeth Avenue, then to protect the legitimate interests of the allotment holders some seriously high and robust fencing and gating would be necessary – similar in height and strength to the existing gate at Elizabeth Avenue – entirely different from the pretty-looking but ineffective picket fencing shown in the illustration that has been publicised so far.

But this “solution” also presents some problematic unintended consequences:

- a. This would exclude much of the 4-legged wildlife from 80% of its current foraging area, see Point 2 above.
- b. We fear that it may necessitate the destruction of the existing hedge line that separates the nature reserve from the allotments which runs along the top of plots 33 and 34, and also the fencing off or even destruction of some of the dense bramble, blackthorn, bullace and damson thicket that runs along the top of Plot 69. These are currently very active nesting locations for many of the birds referred to in point 2 above, and also home to bank voles and other small mammals. The bramble thicket is also one of the key routes for deer, foxes and hedgehogs to access the allotment site because it is overgrown and they enter covertly that way.
- c. This type of security fence would be extremely unattractive and would be at a detriment to the beauty of the existing nature reserve. From the perspective of the nature reserve looking South towards the

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

river, it would certainly completely eliminate the “wonderful vista across the town” referred to in the Summer 2021 newsletter p.7.

- d. The security fencing alone would to be approximately 100m in length, (just to cover the Southern boundary of the reserve) - a significant cost to establish and potentially to maintain (point 10).

It has been mooted that one solution would be some kind of magnetic or time-coded gate at Elizabeth Avenue, but – some of our members having worked in the technology and security sectors - we are well aware that these kinds of security are very easily got around by anyone incentivised enough to do so – and the value of the tools and equipment, perhaps even the food, on the allotment site would be some incentive, particularly in these increasingly difficult financial times.

We would re-iterate at this point that Churchyard Close is already operating as a publicly accessible nature reserve; it is presently accessed by local residents (non-allotment holders) via the Hillside Avenue entrance, but only when the gate is unlocked, which tends to be dawn to dusk - as such, very occasional visitors have to walk up the central path and are subject to at least some casual scrutiny by the allotment holders.

Aside from this informal arrangement, we are in support of encouraging public access to the Churchyard Close via organised local groups e.g. nature groups, history groups, children and young people’s educational groups, senior citizen’s groups, disabled groups etc. Going back to point 1 above, leaving things as they are would have the advantage of making the reserve MORE accessible to the less mobile amongst those kind of groups. It would also meet the needs of the allotment holders with respect to security of their property and crops.

### **4. Impact on Elizabeth Avenue Residential area**

As Thorpe St Andrew residents, we are extremely concerned for the residents of Elizabeth Avenue in particular, many of whom we know to be elderly and/or vulnerable. Our concern is mainly on two issues:

- a. *Their right to security and their right to enjoy their own property*

If Churchyard Close is made accessible to the public via Elizabeth Avenue then there is a very real risk that it will become a magnet for anti-social behaviour, including the use of alcohol and drugs. Our reasons for thinking this are as follows:

A problem with drug taking already exists around the steep footpath bordering Gargle Hill Woods, just on the other side of the footbridge,



## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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and further up along the margin with Laundry Lane recreation ground. (Many allotment holders walk to the allotments via that route and it has been a running “joke” amongst us, albeit a very rueful one). Marijuana can often be smelt there - regularly over the past few years from late afternoon into the evenings – in fact it has been unusual to walk that path this year without being able to smell it. Over the past year or so, various members have also occasionally witnessed what looks suspiciously like regular dealing going on around that corner.

There have also been well documented issues with other anti-social behaviour (vandalism, drugs, alcohol, intimidation etc.) within the other public spaces within TSA such as Fitzmaurice Park and Carey’s Meadow.

Making Churchyard Close into a more publicly accessible but wooded, covert type of space, mostly enclosed and not overlooked or patrolled, or subject to any natural scrutiny in the way that say Laundry Lane is, seems to be inviting the existing issues just to spread out and migrate into Churchyard Close.

At this point, we would also draw attention to the fact that the proposed entrance from Elizabeth Avenue is **directly adjacent the back gates of Hillside Avenue Primary & Nursery School, which raises various safeguarding concerns.**

Returning to Elizabeth Avenue, the residents, some of whom are elderly and vulnerable not only have gardens which back onto the Nature Reserve, but are actually physically overlooked by it, being slightly lower. Opening up Churchyard Close as proposed would be a worrying security risk for them, as well as a potential infringement of their ability to enjoy their own back gardens in privacy.

The covert nature of the reserve and the need to keep as much green cover as possible for the wildlife to thrive as it currently does, means that you cannot compare this space to, say, the Laundry Lane Tree Plantation, which is in a well-lit area and comparatively overlooked by housing, rather than it overlooking the houses themselves.

### ***b. Exacerbation of Existing Parking Issues on Elizabeth Avenue.***

Parking on Elizabeth Avenue is already very challenging for local residents at times. It is a relatively narrow road with a difficult configuration around the bottom (South West) end, where it bends around towards to Elizabeth Court. At school drop off and pick up times it gets even worse. Residents worry that there are times when an emergency service vehicle would struggle to get down there due to parked cars.

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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We also know that for the existing open spaces in TSA, a very large number of visitors arrive by car, as evidenced by how busy the Laundry Lane car park is.

Therefore, where are the visitors to the proposed Churchyard Close going to park? This seems certain to cause even more problems for Elizabeth Avenue residents.

It could be counter argued that the reserve is not expected to attract a high number of visitors, but in that case this would further underline our concerns as local rate payers and tax payers, as described more fully under point 10 below.

### **5. Security of Water Supply**

Security of the water supply to the allotments is absolutely critical to the allotment holders. The source/plumbing etc. is located within Churchyard Close Nature Reserve. Were this to be vandalised or otherwise damaged by visitors to the reserve, resulting in a disruption of water supply to the allotments, this could result in the loss of all crops grown in a given year, which would be devastating to allotment holders.

We are not aware of other public spaces within Thorpe St Andrew that have such a critical utility/facility in them.

Security surrounding the source/plumbing would need to be upgraded substantially in order to provide the necessary reassurance of supply to the allotments, which would come at an additional cost (Point 10)

### **6. Loss of Allotments – for current and future generations**

The proposals to relocate the disabled parking and turning area will result in the unnecessary loss of an allotment plot which could and should be used for its intended purpose as an allotment. This is a space that could instead, perhaps, be used for a local community group/school/organisation to grow vegetables and enjoy allotment life.

Worse still, in order to have any chance of making the proposed parking/turning space safe, accessible and viable, we fear that the plan might be revised to sacrifice even more allotment plots in that area, plots which are critical to less able people because of their location adjacent the main path/water supply.

## **Impact of Proposed Changes to "Old Churchyard Close Nature Reserve"**

Allotment space is in high demand at present, and given the recent approval of additional residential development in the area (Pinebanks etc.), demand is likely to increase.

Therefore we would strongly object to the loss of any allotment plots.

### **7. Air & Ground Pollution**

Further to point 5 above, regarding the proposed location for the turning area/disabled parking:

- a. Vehicles manoeuvring and parking would create substantial exhaust emissions which would be hazardous to the adjoining allotment holders working their plots, and toxic to their crops.
- b. Run-off of heavy particulates from the proposed hard standing would leach into the ground and gradually but surely cause pollution of the soil on the allotments immediately below the new parking area.

[The existing turning circle is in a space which does not impinge either on the allotments or the nature reserve].

### **8. Concerns about the revamped pond area**

If you ask most anyone, and show them a bit of blue on a map which says Pond area or Wildlife pond, their initial reaction would be very positive. Everyone loves a good pond, including allotment holders!

But the reality of creating and maintaining a pond is very different.

- i. Firstly, it is not a natural site to have a pond. i.e. very free draining soil at the top of a hill. It is counter intuitive to make this a project for this particular nature reserve. This is why the existing "pond" (now in the undergrowth) is an artificial one, and has fallen to looking less than idyllic (from a human point of view).
- ii. We fear (based on the artist's drawing Appendix C) that it will come at the cost of taking down many established trees in that area, which most allotment holders are strongly opposed to, for the reasons set out in Point 2 above (detriment to nature reserve and existing wildlife)
- iii. For the protection of both 4-legged wildlife and our 2-legged visitors (i.e. to minimise deaths by drowning of hedgehogs, rodents and

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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humans) It will be need to be large enough to be very shallow sided – which would mean removing even more trees.

- iv. It will also come with a financial cost for building it, and then maintaining it – which we believe may have been under-estimated. We know that keeping an artificial pond live and healthy is actually quite hard work and a bit of an art form. It won't just look after itself.
- v. Has consideration been given to the public liability issues of unsupervised access to a pond area, however small?

The residents of Thorpe St Andrew are already blessed with a number of publicly accessible natural aquatic habitats such as Thorpe Marshes, River Green, footpaths by the River Yare, Carey's Meadow, and various ponds in Belmore woods. As local residents we would question whether revamping the pond within Churchyard Close is a good use of funds (point 10 below).

Finally, we would point out that the small rather unglamorous pond currently in the undergrowth – whilst not an attraction for human visitors - is actually functioning well as a low-key covert watering hole for wildlife. Most significantly, it is believed still to house a colony of Great Crested Newts, one of our members having come across them a couple of years ago and having registered them with the local authorities at the time. These are a protected species and it is illegal to damage or destroy their resting or breeding place. The UK government website specifically lists “maintaining or restoring a pond” as an activity that can harm them.

Thus we are generally against the idea of revamping the pond area as we feel there is too much to lose, for the sake of an artificial water feature that would not naturally exist there.

### **9. Concerns about likely loss of bee hives**

The published illustration (P.7 of Summer Newsletter) indicates a couple of areas of “Existing Bee Hives”. Sadly, the bee hives have not been there for some months; we are not 100% sure of the reason, or whether they are planned to return.

However, some bee-keeping acquaintances have been very clear that they would not even consider keeping their bees in a place with unrestricted public access, because of a) the potential disturbance to the bees and b) the risk of liability to the public.

Therefore, we fear that having unrestricted/unsupervised public access would mean the bee hives can never return, which would be a loss both to the nature reserve and to the allotments.

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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### **10. Financial Considerations**

Speaking as residents of Thorpe St Andrew present and future, we have questions and concerns about the purely financial costs of the proposals.

On the surface it looks like quite a simple project, but we have attempted to explain above why we think that there would be significant future costs in order adequately to protect the different stakeholders who are most likely to be impacted by it – both initial capital outlay, and ongoing maintenance.

These costs would include:

- a. Having to build a new turning circle and disabled car parking in a space for allotment holders which is neither large enough nor suitably located, has been underestimated in terms of what it will take to make it both safe and accessible to less abled people.
- b. Costs of installing robust new security gates (both pedestrian and vehicular) and at least 100 metres of robust, high fencing, in order to prevent unauthorised access and damage to the allotments area, also to be wildlife friendly (Southern boundary).
- c. Possible cost of enhanced security fencing for other boundaries (also wildlife friendly).
- d. Costs of installing and maintaining time-locked security gates at Elizabeth Avenue, as has been mooted;
- e. Costs of making the proposed new nature reserve inclusive of all physical abilities.
- f. Costs of assessment and ongoing maintenance of the entire site to take into account Health & Safety risks in view of a change to unrestricted, unsupervised access.
- g. Costs of impact assessment on wildlife/nature reserve flora and fauna.
- h. Costs of ongoing police and park patrols, at all times of day/night to ensure no issues with anti-social behaviour / criminality.
- i. Possible impact on public liability insurance costs, particularly in view of unsupervised access to a pond area.
- j. Cost of building, and then maintaining long-term, a revamped pond in a location which would not naturally facilitate a pond

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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- k. Cost of housekeeping – dealing with public littering, bins, animal excrement, and wilful discard of items such as BBQs; sanitation; maintenance of the grounds and infrastructure.

At a time when public funds are in short supply and likely to continue to be so following on from the Covid-19 pandemic, this looks to be a significant initial and ongoing cost - taking funds which could be better employed elsewhere than this very small parcel of land; the fact that some assurances have been given that the intention / expectation is for only a very small number of local people to use the space, only underlines this.

Speaking as local rate payers and tax payers, we do not think this represents good value for money, particularly when we already have a large amount of green space available to people within TSA, and this small space represents less than ½ of a percent of what is open to the public on an unrestricted basis.

[TSA Green/Open Spaces map identifying Churchyard close amongst other spaces, is included within the Neighbourhood Development Plan Policy 1 – attached as Appendix D]

### **Conclusion: Sustainability at Heart**

Speaking both as local residents and allotment holders, sustainability is at the heart of what we stand for as a community. It is a common theme in our discussions between ourselves that we all care about, and feel we have a personal responsibility as custodians, for this very special community asset - to protect it to the best of our abilities for future generations, both of allotment holders and other Thorpe St Andrew residents, be they 2-legged, 4-legged or winged.

What we have at present is a very special, we believe locally *unique*, wildlife site, which is heaving with nature and ticks the boxes both national and local about wilding and re-wilding spaces. It is at the heart of, and is much valued and treasured by, a very significant allotment community of some 300+ residents of TSA, of all ages and physical/mental abilities, and is key to their continued physical and mental health.

For those people, it also incorporates an invaluable turning and disabled/less able parking space for allotment holders, with minimal impact on the wildlife; and sustainable food production both now and for future generations.

We have bee hives (or at least the potential for them to return), a community orchard, and a diverse range of other habitats, brimming with as many wild animals, birds and insects as one could hope for, a kind of Oasis-in-Suburbia.

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

We also already have public access albeit on a controlled basis – and the current parking arrangement makes it inclusive of less able-bodied people.

We have a safe-space, natural, peaceful area backing onto the residential area of Elizabeth Avenue and, on one side, Hilly Plantation.

We have one of the specific areas identified on the TSA Green/Open Spaces map (Thorpe St Andrew Neighbourhood Development Plan - Policy 1 Justification, Point 7.7), which local residents wanted to be protected, that is already protected.

We have all this at a fairly minimal cost in terms of ongoing maintenance.

We strongly believe that the proposals being discussed would come with the likelihood of losing/impairing all of the above, and at a substantial financial cost both capital outlay and ongoing costs.

There is a real risk of turning Churchyard Close Nature into just another open space reserve (of which we are already blessed with many in Thorpe St Andrew), and losing its unique character.

Furthermore, we feel that the erection of the (sadly necessary) security fence, in separating the allotments from the reserve area - in addition to disturbing the natural equilibrium that exists within the reserve, and with the allotments - would be like driving a wedge between one part of our Thorpe community and another, and is a very bad message to send out.

It would also spoil the beauty of this very special place for everyone who visits, on either side of the fence.

### **Our petition would be**

- **to keep the operation and functioning of Churchyard Close and the Hillside Allotment site unchanged, or very little changed, to how it already is; but**
- **also for the council and allotment holders to work together with local groups and organisations to encourage greater access by local residents in a controlled way that enables more local people to enjoy this special place, without significant detriment or loss to the existing stakeholders (wildlife, allotment holders and immediate local residents).**



## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

### **APPENDIX A**

#### ***Outline of the current arrangements***

Old Churchyard Close Nature Reserve is currently described as a closed reserve, i.e. it is available to the public but visits may be made on an accompanied basis only, by arranged appointment via the parish council office.

The reserve is located at the top of the Hillside Allotments site. There is no formal boundary between the nature reserve and the allotment site, other than some established heading/trees running West-East to the pathway, and a dense bramble thicket running West East from the central pathway towards the school playing field side.

There are currently two entry points/access routes:

- Firstly, from Hillside Avenue/Yarmouth Road direction. This gives access to the reserve to both vehicles and pedestrians, via the central allotment track. Entry is via a high security gate with a padlock at the Hillside Avenue end. This gate is generally open from roughly dawn to dusk, being opened by the first allotment holder to arrive in the morning and closed by the last to leave in the evening. (or otherwise by arrangement with the council office)
- Secondly, from Elizabeth Avenue/Gargle Hill direction, via a high security gate adjacent to the back gates of the primary school. This is a pedestrian-only access used by allotment holders who pass along a footpath on the edge of the reserve to get to the allotment site, which lies to the South of it. This gate is closed as a rule, being unlocked then relocked by allotment holders whenever they pass through it.

Finally a small part of the nature reserve near to the central allotment track forms a parking area for disabled and less able allotment holder's vehicles, and a turning space for allotment holders who have had to come up the track to deliver heavy/bulky items to their plots, before returning to park at the bottom of the allotment area.

### **APPENDIX B**

#### *Proposed changes*

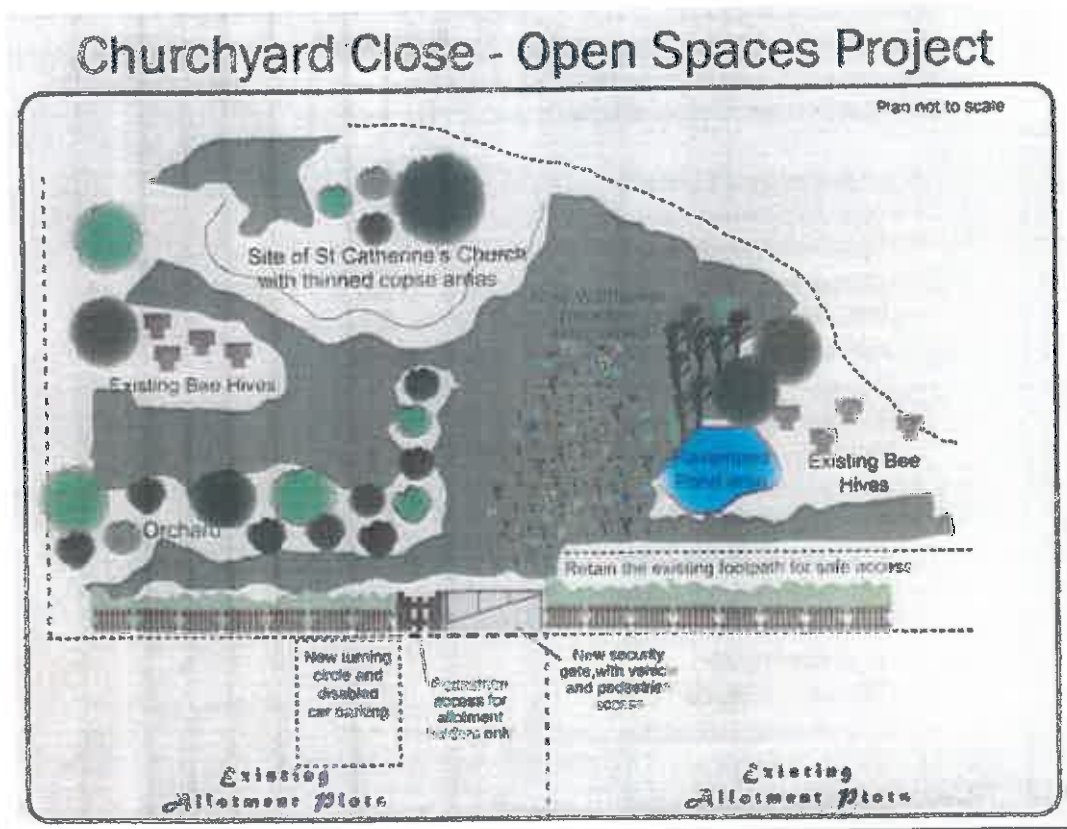
Although the information available is very sketchy at this consultation stage, it appears from the artist’s impression and description that has been published (“Churchyard Close Open Spaces Project”), that the proposal is to:

1. Open the nature reserve up to the general public on an unaccompanied basis;
2. Separate the nature reserve area from the allotment area by erecting a security gate and fencing along a West-East line to the South of the reserve area;
3. Relocate the existing disabled parking and turning circle from its current location just inside the reserve, to a small allotment on the other side of the proposed new fence;
4. Establish a new wildflower meadow where the turning circle currently is;
5. Revamp the existing pond area, including removal of mature trees
6. Clearance and removal of various mature trees and undergrowth across the reserve.

**APPENDIX C**

**ARTIST'S IMPRESSION OF PROPOSED CHANGES**

**[SOURCE: NOTICEBOARDS AND TOWN COUNCIL NEWSLETTER SUMMER 2021]**



**APPENDIX D**

**THORPE ST ANDREW NEIGHBOURHOOD DEVELOPMENT PLAN**

**7. Policy 1 - Protecting and Enhancing the Natural Environment**

**Thorpe St Andrew NDP Policy 1: Protecting and Enhancing the Natural Environment**

Development should minimise the disruption of habitats and seek to conserve and enhance existing environmentally important sites and their biodiversity. Development in areas of local importance including valued green and open spaces must be appropriate and proportionate in terms of its scale and impact. This includes:

- 1) Racecourse Plantation
- 2) Brown's Plantation
- 3) Belmore Plantation
- 4) Thorpe Island
- 5) Cary's Meadow (Broads Authority Executive Area)
- 6) River Green (Broads Authority Executive Area)
- 7) Sir George Morse Park
- 8) Gargle Hill Woodland
- 9) Fitzmaurice Park
- 10) Laundry Lane Tree Plantation
- 11) Weston Pits
- 12) Townpit Plantation
- 13) Chapel Lane Pit/South Avenue Dell
- 14) Thorpe Marshes/St Andrew Broad
- 15) Thorpe Ridge
- 16) Weston Wood

**Policy 1 Intention**

- 7.1 The Thorpe St Andrew natural environment will be protected, and opportunities will be sought for its maintenance and enhancement, increasing the benefits for residents and wildlife

**Policy 1 Justification**

- 7.2 Thorpe St Andrew has many natural environmental features, from wooded parks to open grassy meadows and fields. The wildlife is numerous and varied, ranging from insects to large mammals such as deer and foxes. The town has a higher than average tree cover, containing significant areas of woodland and retaining good specimens of individual trees. Some of these remain from the original woodland which was once extensive, and some from field and boundary trees. The abundance of street and mature garden trees gives Thorpe St Andrew its special character.

## **Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”**

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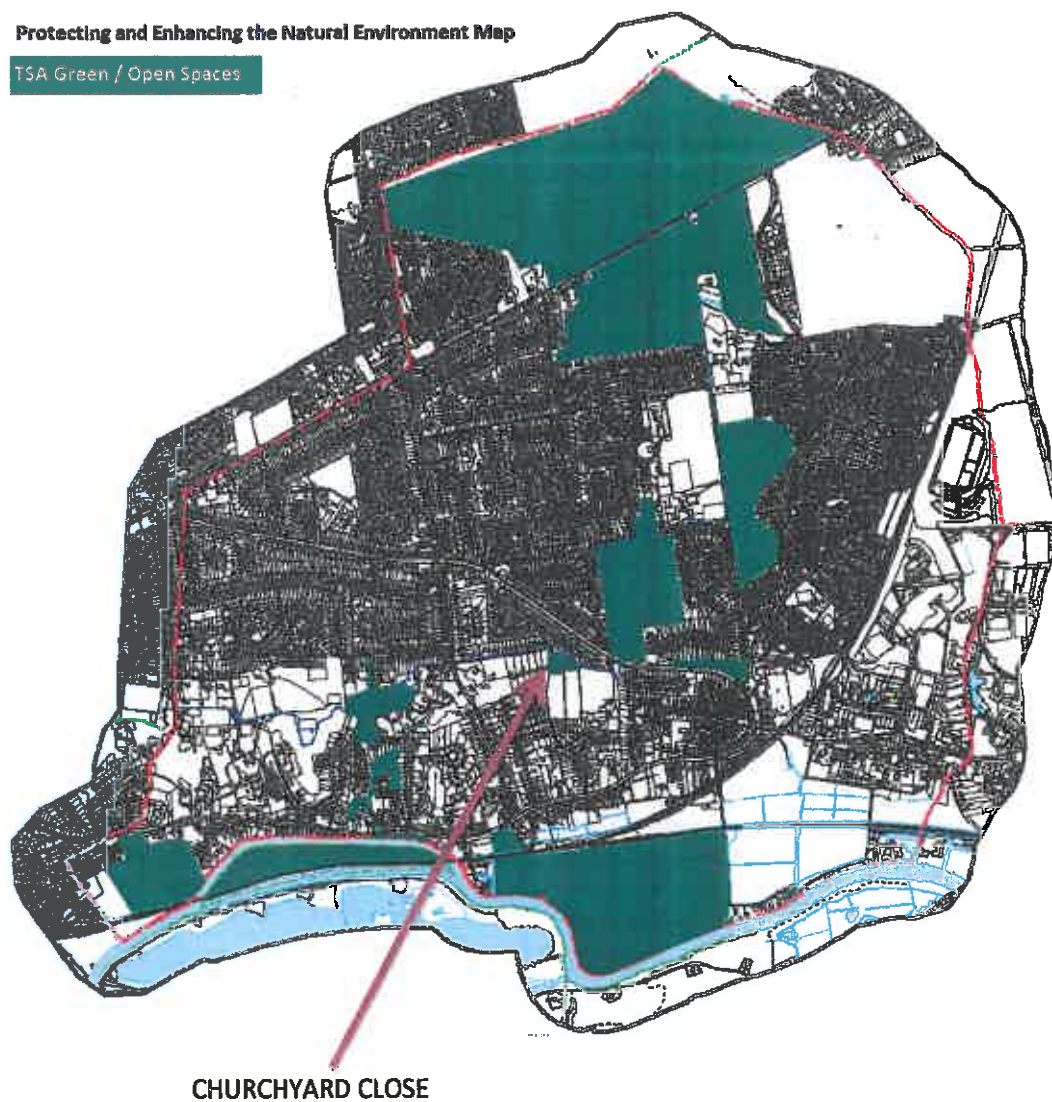
- 7.3 Many of these trees are subject to Tree Preservation Orders (TPOs) and some fall within the conservation area. The main areas of significant woodland in Thorpe St Andrew are:
- Gargle Hill Woods
  - Laundry Lane Tree Plantation
  - Racecourse, Belmore and Brown’s Plantation
  - Thorpe Island
- 7.4 There are a number of dells, pits, and marshes within the town which are also features of its character and identity, these include:
- Weston Pits
  - Thorpe Ridge
  - Chapel Lane Pit / South Avenue Dell
  - Thorpe Marshes/St Andrews Broad
  - Cary’s Meadow
- 7.5 In addition to factual evidence, public consultation feedback has indicated that this shall be a fundamental policy of the Thorpe St Andrew NDP. It is seen as a policy which will protect and preserve the environmentally important green open spaces in Thorpe St Andrew. This is evidenced by 82.84% of respondents stating specific areas of Thorpe St Andrew need protecting, specifically woodland, River Green, and general open spaces. During consultation events, local people highlighted these areas on a map when identifying areas for no development, requiring protection.
- 7.6 River Green is designated as open space within Policy TSA5: River Green Open Space within the Broads Local Plan 2019, with Cary’s Meadow identified as an area to be conserved and enhanced for its contribution to landscape, wildlife, and recreation in Policy TSA1: Cary’s Meadow.
- 7.7 References: MHCLG (DCLG 2019)  
Joint Core Strategy for Broadland, Norwich and South Norfolk 2016 Growth Triangle Area Action Plan 2016  
North East Green Infrastructure Strategy 2016  
Broads Local Plan 2019

[PLEASE SEE FOLLOWING PAGE FOR ACCOMPANYING MAP]

## Impact of Proposed Changes to “Old Churchyard Close Nature Reserve”

Protecting and Enhancing the Natural Environment Map

TSA Green / Open Spaces



## APPENDIX E1

### BLUEBELL ALLOTMENT BREAK-INS – EDP ARTICLE 14/07/2021

Worcester News


Worcester City FC Tickets to Go Business Property Lifestyle Local

Worcester News

#### Allotment holders feel 'violated' after 27 sheds broken into

Local News

Published: 09:00 AM July 14, 2021 Updated: 09:00 AM July 14, 2021



Local News

An allotment holder has spoken of feeling "violated" after 27 sheds and greenhouses were broken into by "professional" thieves.

The police and Worcester City Council confirmed they received reports multiple sheds at the council's Bluebell North allotment site on The Avenues in Worcester had been broken into during the night on Friday, June 23.

A council spokesperson said very little had been taken, but damage was done to the sheds when locks were forced open.

It said the authority was working to repair a breach in the fence to make sure the site was secured, and wanted to request locals to look the gates, take home anything of high value and clearly mark and identify their belongings.



# Impact of Proposed Changes to "Old Churchyard Close Nature Reserve"

## APPENDIX E2


CUTTING FROM THORPE LIFE ISSUE 34 – 25<sup>TH</sup> JUNE 2021

# Thorpe Life

Excellence for all

Issue 34 – 25 June 2021

Thorpe St Andrew School (inc.)  
Thorpe St Andrew, Norwich



**EVERYONE'S INVITED**

Last week an article published in the EDP around the Everyone's Invited campaign that names 38 schools includes Thorpe St Andrew School and Sixth Form as listed on the site. As you are aware, we have been taking significant steps in recent months to address concerns and change practice to do everything we can to address this societal issue.

Since the publication of the website and the heightened awareness, we as a school, have provided the following support and changes to our practice:

- Lessons in both PSHE and Form Time on Sexual Harassment. These will continue to be a feature of our pastoral curriculum moving forward.
- A focus group in the school (that now has 87 members) with its own google classroom and meetings to tackle how we can discuss the issue.
- Ongoing staff training in safeguarding around issues including sexual harassment.
- Feedback to parents for support and information through newsletters and direct contact.
- A separate part of our safeguarding system has been developed so we can monitor the level of disclosure and response.
- The involvement of the Police in talking to students individually and small groups about sexual harassment where we have a reported concern.
- Where ex-students have come forward to share concerns we are working to support them even though they have left us.

We now have two teaching areas ready to be used, all created using materials found in and around the allotment. Paths have been upgraded with straw to give it colour and to stop weeds growing and relaxing areas have been created. We have grown some produce and some are ready to be picked. The redesign of the pond has started to fill using rainwater.

Thank you to Lisa Jordan, Joanne Colles and Karl, the school governors, for their support on Monday. They are a massive help.

Unfortunately, we have had some sad news this week. The allotment has been vandalised and a lot of the hard work that has been put into the allotment by our volunteers has been damaged. This has been reported to the Police and the Crime number is 16/44555/21. If you have any information regarding this please contact 101 with the crime number or email the school at office.sta@yare-edu.org.uk

**School Uniform - Shorts**

added the school shorts to

Changes to the school uniform

**Thomas Foreman**

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**From:** Walker, Samuel <samuel.walker@norfolk.gov.uk>  
**Sent:** 02 August 2021 10:35  
**To:** Thomas Foreman  
**Subject:** Notification of Greater Norwich Local Plan Submission

**Please do not reply to this email.** Forward any questions to: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)

Sent on behalf of Mike Burrell, Greater Norwich Planning Policy Team Manager

Dear Consultee

## **Notification of Greater Norwich Local Plan Submission**

I am writing to you as a registered consultee on the Greater Norwich Local Plan consultation database.

On 30 July 2021, the Greater Norwich Development Partnership which consists of Broadland District Council, Norwich City Council and South Norfolk Council submitted the Greater Norwich Local Plan to the Secretary of State for Housing, Communities and Local Government for independent examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended).

The Greater Norwich Local Plan is for Greater Norwich as a whole, however some of the requirement will be met by a separate South Norfolk Village Clusters Housing Allocations Plan.

The following documents and information have been submitted:

1. The Regulation 19 Pre-submission Draft Greater Norwich Local Plan which contains the planning strategy for growth in Greater Norwich from 2018 to 2038 and the planning allocation policies for the sites to deliver the strategy;
2. Sustainability Appraisal and Strategic Environmental Assessment of the Greater Norwich Local Plan including Non-Technical Summary, Regulation 19 SA Report and Appendices (January 2021);
3. Habitats Regulation Assessment (July 2021);
4. Submission policies maps which show changes to the existing adopted policies maps;
5. Greater Norwich Local Plan Statement of Consultation;
6. Greater Norwich Local Plan Duty to Cooperate Statement;
7. Supporting documents and the Core Document Library relevant to the preparation of the Greater Norwich Local Plan; and
8. Copies of representations made in accordance with Regulation 20.

The Greater Norwich Local Plan will now be subject to an independent examination to be conducted by the Planning Inspectorate. Once confirmed, details relating to the examination process will be advertised, made available online and sent to all respondents.

To assist the Planning Inspector throughout the examination, Mrs. Annette Feeney has been appointed as independent Programme Officer. If you have any questions about the Examination process, please contact Mrs. Feeney at [annette.feeney2@norfolk.gov.uk](mailto:annette.feeney2@norfolk.gov.uk) or on 07775 771026. Postal Address: Mrs. Annette Feeney, Programme Officer, c/o Greater Norwich Local Plan Team, County Hall, Martineau Lane, Norwich NR1 2DH.

**Inspection of documents**

In accordance with Regulation 35(b), the entire suite of documents is available to view on the Greater Norwich Local Plan website at [www.gnlp.org.uk](http://www.gnlp.org.uk). In line with current amendments to the Local Planning Regulations due to the Coronavirus (Covid-19) pandemic, hard copies of documents will not be available for public viewing at premises at this time. If you wish to contact us, please phone the Greater Norwich Local Plan Team on 01603 306603 or email [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)

Yours sincerely

Mike Burrell  
Greater Norwich Planning Policy Team Manager

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### **Changes to national planning policy**

Two key documents have been published this week (20<sup>th</sup> July) which are the National Planning Policy Framework (NPPF) and the National Model Design Code.

#### **Updated National Planning Policy Framework (NPPF)**

The NPPF has been revised to implement policy changes in response to the Building Better Building Beautiful Commission "Living with Beauty" report and incorporate the increased focus on design. Please see the link below which is helpful to compare the main changes to the document

<https://draftable.com/compare/BLKukEsnOHwk>

The [written ministerial statement](#) sets out that the changes:

Make beauty and place-making a strategic theme in the Framework

Set out the expectation that local authorities produce their own design codes and guides setting out design principles which new development in their areas should reflect

Ask for new streets to be tree-lined

Improve biodiversity and access to nature through design

Put an emphasis on approving good design as well as refusing poor quality schemes

In addition, the changes include:

emphasis of the importance of retaining and explaining the historic and social context of historic statues, plaques, memorials or monuments rather than removing them

an update on the use of Article 4 Directions

an expectation that local planning authorities take a proactive approach to engaging with key delivery bodies and other stakeholders at the pre-application stage of local plan making

We will reflect by verbal update any changes in the NPPF on planning applications being reported to Committees next week and will now be used in all planning decision and plan making.

#### **National Model Design Code (NMDC)**

Published on 20th July 2021 (MHCLG), the code sets out new standards of beauty, quality and design for all new developments. This can be found at the following link

<https://www.gov.uk/government/publications/national-model-design-code>

Building on the 2019 National Design Guide, it is intended to inform local design guides and codes or, in the absence of local guidance, act in their stead. It places local communities at the heart of plans to make sure that new developments reflect the history and unique character of their areas and are beautiful and well-designed.