1. EXECUTIVE SUMMARY

1.1 Socially Conscious Capital has undertaken detailed pre-application consultation regarding their proposals for a new 150-acre Community Woodland Park and up to 300 new homes at Racecourse Plantations.

1.2 This has taken the form of presentations to local Town and Parish Councils, forming a Stakeholder Working Group, meeting with local groups and residents, engaging directly with local councillors and a two-day public exhibition.

1.3 A clear majority of respondents from the public exhibition supported the proposals; suggesting the more information local people have about the proposed development, the more likely they are to support it.

1.4 The proposals for the new Community Woodland Park are directly informed by feedback received from local groups and organisations, including Friends of Thorpe St Andrew Parks, Thorpe St Andrew High School, Dussindale Primary School and local Scout groups.

1.5 Members of the Stakeholder Working Group will form a new Shadow Management Board, which would ultimately take ownership of and manage the new Community Woodland Park at no cost to local taxpayers.

1.6 All feedback received has been carefully considered by the design and technical teams as the proposals have been finalised. Responses to specific concerns raised during the public consultation are detailed in Section 7 of the report.

1.7 The proposed development would deliver much needed new homes, community amenities and sustainable transport improvements and is supported by clear a majority of those local residents who have engaged with the proposals.
2. INTRODUCTION

2.1 This Statement of Community Involvement (SCI) outlines the pre-application public consultation activity undertaken on behalf of SCC Norwich LLP & the Thorpe & Felthorpe Trust for their proposals for a new 150-acre Community Woodland Park and up to 300 new homes at Racecourse Plantations.

2.2 This statement forms part of a portfolio of documents submitted as part of the outline planning application for the scheme. The SCI has been written in direct response to the recommendations for meaningful community consultation, as outlined in Broadland Council’s Statement of Community Involvement 2016, the Government’s National Planning Policy Framework (2012) and the Localism Act (2011) to ensure that local people are at the heart of the planning system.

ABOUT SOCIALLY CONSCIOUS CAPITAL

2.3 Socially Conscious Capital (SCC) is a strategic land development company and strives for the creation of beautiful new places often on the edge of existing villages, towns, and cities. SCC also acts as ‘master developer’, working with landowners, planners, and residents, to create new places which respond to the local context and have a distinctive character.

2.4 SCC aspires to create developments which stand the test of time. It does so by prioritising three principles:

- Beauty: A sense of place. Bespoke and contextual design that sits naturally in its surroundings. High quality materials and craftsmanship.
- Responsibility: Genuinely listening to local residents. Awareness of the sensitivities of the site and its surroundings. Becoming a real part of the community.

2.5 SCC is committed to the principles of Sustainable Urbanism – a term which not only considers environmental sustainability, but also social and economic sustainability. Planning and designing in accordance with these principles should create communities that are lasting and self-sufficient.
3. APPLICATION CONTEXT

3.1 CONTEXT

Broadland District Council’s Local Plan sets out a total housing need of 7,000 new homes by 2026. To deliver this new housing, Broadland District Council has recently adopted the Growth Triangle Area Action Plan, which allocates sites of housing development – including some around Racecourse Plantations. The site is within the North East Norwich Growth Triangle. The Government requires all local authorities, including Broadland District Council, to maintain a supply of sites to provide housing – known as a five-year housing land supply. There are not enough sites being developed in Broadland District Council at present to demonstrate a five-year housing land supply.

3.2 THE SITE

Racecourse Plantations is formed of Racecourse Plantation, Belmore Plantation and Brown’s Plantation. The site is currently a 170-acre privately-owned commercial forestry plantation with a forestry licence in place until 2023. The site is located to the east of Norwich along Plumstead Road East, which connects Norwich City Centre with Thorpe St Andrew and Thorpe End. It is currently in use as a commercial forestry plantation, with forestry operations taking place annually. There are also paintball and archery businesses on site. The ‘Trod’ - a well-used but informal path – runs along the southern side of Plumstead Road East, providing pedestrian and cycling access. The site is mostly surrounded by existing development, and further development is proposed on sites to the north and east of Racecourse Plantations.

3.3 THE PROPOSALS

Our vision is to create a beautiful residential development within the woodland setting, providing up to 300 new homes of the highest quality, including family and affordable homes for local people, located on land of minimal ecological value within Racecourse Plantation. The remaining 150 acres will be given to the local community to provide a new Community Woodland Park, dedicated in perpetuity to public recreation and nature conservation, paid for through service charges on the new homes. This will result in the improvement of the ecological value of the site, creating new habitats and protecting the existing flora and fauna, enhancing the County Wildlife Status of the site. The proposals will also result in the improvement of local cycle and pedestrian links between Thorpe St Andrew, Thorpe End Garden Village, Sprowston and the Dussindale Estate, through the enhancement of the Trod and the creation of new routes through Belmore Plantation.
4. CONSULTATION METHODOLOGY

4.1 SCC’s consultation programme was undertaken at an early stage in the planning process. The consultation programme was also carried out in accordance with section 122 of the 2011 Localism Act, which requires developers to carry out pre-application consultation with local communities. It was also conducted in line with Broadland District Council’s Community Involvement Protocol for Significant Development Proposals (2010).

4.2 Broadland District Council’s SCI outlines the value of community consultation during the planning application process, as it enables “communities in the district, and other stakeholders with interests in the area...to shape development proposals that may affect their community before any planning applications are submitted.”

4.3 The consultation programme sought to engage with all sections of the community to ensure that as many people as possible had the opportunity to be a part of their area’s development. Present throughout the programme was a commitment to a continual dialogue with the local area to address and understand the issues they raised. At every stage of the process SCC sought to ensure that its methodology was compliant with government guidelines.

4.4 SCC’s consultation programme aimed to:

- Engage and seek the views of the local community on the future development plans for the site in advance of submitting a planning application;
- Further understand how local issues and opportunities could impact on any development proposals;
- Consider and respond to local feedback, along with advice from statutory consultees, as the planning application was finalised.

4.5 In support of these aims, a Stakeholder Working Group was formed and met on three occasions prior to the application being submitted, presentations were given to local Town and Parish Councils, and a two-day public exhibition was held to provide an opportunity for local people to receive information and input their thoughts on all aspects of the development. They also enabled SCC to better understand the most important issues for local people.

4.6 This document will outline that the proposals were formulated through extensive consultation with the local community and key stakeholders.
5. PUBLIC CONSULTATION

STAKEHOLDER WORKING GROUP (SWG)

5.1 SCC organised a series of Stakeholder Working Group meetings consisting of Councillors, residents, businesses, and other key stakeholders who could provide local insight and feedback on the proposals. The purpose of the SWG was to allow stakeholders to discuss the emerging proposals, provide feedback and shape those proposals from an early stage. It also provided SCC with the opportunity to answer any questions the stakeholders had about the existing site and the proposals.

JULY SWG

5.2 The first meeting of the Racecourse Plantations SWG was held on Friday 15th July at Dussindale Community Centre (see appendix 9). The meeting was well attended by local residents, community groups and councillors. Members of the project team, including ecology and transport experts, also attended to discuss the plans and answer questions.

5.3 Present at meeting:

- Rock Feilding-Mellen – SCC
- Andrew Simpson – Dominic Lawson Bespoke Planning
- Ed Taylor – Taylor Architecture and Urbanism
- Diana MacMullen – The Verderers Ltd
- Rob Hutchinson – Applied Ecology
- Sarah Simpson – Create Consulting Engineers
- Paul Dimoldenberg – Quatro
- Peter Treglown – FOUR
- Dawn Humphreys – FOUR
- Cllr Jonathan Emsell – Broadland District Council
- Cllr Nigel Shaw – Broadland District Council
- Tom Foreman – Thorpe St Andrew Town Council Clerk
- Tim Catmull - Neighbour
- Nicky Clasper – Friends of Thorpe St Andrews Park
- Emma Smith – Friends of Thorpe St Andrews Park
- Jo Parmenter – The Landscape Partnership
- Leslie Grahame – Norwich City Councillor for Thorpe Hamlet Ward
- Mrs Bussey – Neighbour

5.4 Key discussion points:

- Protecting wildlife and ecology: The proposals are designed to protect the most ecologically sensitive parts of the site and prevent/discourage damage and disturbance within them. Fencing is one option, but other more creative solutions such as planting are also being considered.
- Management and use of the protected nature reserve areas: The new Community Woodland Park will need to be in the ownership of an appropriate entity to both protect assets for community benefit and allow their effective long term management. This could be an existing non-governmental organisation, such as the Woodland Trust; an existing local authority, such as Thorpe...
St Andrew Town Council or Norfolk County Council; or a special purpose vehicle, which could be a combination of the Town Council and other local groups.

- Lighting and existing prevailing darkness: The proposals have been designed to prevent light spill into surrounding woodland. While the primary streets will be lit by streetlights, lighting of the edge lanes will be kept to a minimum. There will be a clearance between the houses and adjacent woodland compartments to ensure adequate daylighting and natural surveillance, which would not occur with back fences around the edge.

**SEPTEMBER SWG**

5.5 The second meeting of the Racecourse Plantations SWG was held on Monday 12th September at Dussindale Community Centre (see appendix 9). This meeting was also well attended by stakeholders and it provided a good platform for meaningful dialogue. The main purpose of this second stakeholder meeting was to provide an update on SCC’s progress with plans for the site, provide more detail on the proposals and to give stakeholders the opportunity to ask questions.

5.6 Present at meeting:

- Shaun Phillips, Lockhart Garratt
- Rob Hutchinson, Applied Ecology
- Caroline Scriggins, TSA School
- Kayleigh Garry, Thorpe Plant Centre
- Paul Oxborrow, Thorpe Plant Centre
- Jane Body, local resident
- Michael Body, local resident
- Sarah Simpson, Create Consulting
- Ed Taylor, Taylor Architecture and Urbanism
- Matthew Johnson, Dominic Lawson Bespoke Planning
- Barry Manley, Eastern Norwich Scouts District
- Linda Manley, Eastern Norwich Scouts District
- Chris Dady, CPRE Norfolk
- Cllr Jonathan Emsell, TSA Town Council, Broadland District Council
- Andrew Wicks, Broadland Bowmen
- Darren Gooch, D. Gooch & Sons
- Cllr John Fisher, TSA Town Council, Broadland District Council
- Gail Brighton, Friends of TSA Parks
- Emma Smith, Friends of TSA Parks
- Tony Barber, Norfolk Community Health & Care NHS Trust
- Tim Catmull, neighbour
- Paul Dimoldenberg, Quatro
- Peter Treglown, FOUR
- Claire McGill, FOUR
5.7 Key discussion points:

- Community Woodland Park: Welcomed ideas for activities which could be included the park. Ideas from Friends of TSA Parks included play areas and woodland walkways, which would open up the space for people to access it. Welcomed ideas for how the park could be managed. Options are currently being explored including a non-government organisation or special purpose vehicle. It will be asset fixed to prevent any further development of this area in future. SCC has spoken to Natural England, Norfolk Wildlife Trust and Norfolk Fringe via the Council. While SCC has its own ecological team, it would like to engage with more wildlife groups.
- Pedestrian and Cycling: Since the last stakeholder meeting, further proposed improvements to access were made, including walking access for Dussindale residents. A wider view is being taken on transport and studies are in progress of the main routes to school. Walking and cycling routes will be key, particularly for the high school. A signal crossing is proposed at Plumstead Road East.
- Ecology: Reinforced that the number of trees being felled to allow vehicle access will be kept to a minimum.

**OCTOBER SWG**

5.8 A third meeting of Racecourse Plantations SWG was held on Friday 7th October at Dussindale Community Centre (see appendix 9). The main purpose of this third stakeholder meeting was to provide an update on the feedback from the Public Exhibition and update stakeholders on the final proposals and timescales.

5.9 Present at meeting:

- Tim Catmull, neighbour
- Cllr Jonathan Emsall, TSA Town Council, Broadland District Council
- Paul Oxborrow, Thorpe Plant Centre
- Michael Body, local resident
- Jane Body, local resident
- Caroline Scriggins, TSA High School
- Tony Barber Norfolk Community Health & Care NHS Trust
- Ian Wilson, Practice Manager, Thorpewood Surgery
- Sarah Simpson, Create Consulting
- Andrew Simpson, Dominic Lawson Bespoke Planning
- Paul Dimoldenberg, Quatro
- Peter Treglown, FOUR

5.10 Key discussion points:

- Feedback from Consultation: The feedback from the public exhibition was presented to members of the Stakeholder Working Group, along with the design team’s response to each point. This was received positively, as were the final versions of the masterplan and landscape plan. There was significant discussion on traffic and transport and it was generally acknowledged that the improvements to the Trod are a great benefit for cyclists and pedestrians in the area.
- Community Woodland Park: It was agreed at the meeting that members of the Stakeholder Working Group would form a shadow management board for the Community Woodland Park. It was agreed a special purpose vehicle run by local people would be the best governance structure and other
local groups, including TSA Town Council, may wish to join the management board once the application has been determined. There was also a discussion regarding managing the number of visitors so that parking does not become a problem, with the design team confirming that parking would be limited to address this problem.

TOWN AND PARISH COUNCILS

5.11 Prior to the public exhibition, presentations (see appendix 10) were given to the following Town and Parish Councils to inform them of the emerging proposals and allow them to provide feedback at an early stage:

- Sprowston Town Council – 31st August.
- Thorpe St Andrew Town Council – 5th September.
- Great & Little Plumstead Parish Council – 5th September.

PUBLIC EXHIBITION

5.12 A two-day public exhibition was held to allow the local community and key stakeholders to view and provide feedback on the proposals.

5.13 The exhibition was held at Dussindale Community Centre on Friday 23rd September between 3pm – 7.00pm and Saturday 24th between 10am – 2pm. The exhibition included an evening and weekend session to encourage as many local residents as possible to attend. Posters were prominently displayed in the immediate area outside the community centre (see appendix 8) and the event was advertised in the local press.
PUBLICISING THE EXHIBITION

5.14 A consultation zone was identified which included 6,851 households in the local area (see appendix 1).

5.15 An invitation flyer, including a Freeport feedback form, was issued via direct mail to the addresses within the zone (see appendix 2).

5.16 A cover letter providing further information on the proposals was included with the invitation leaflet (see appendix 3).

5.17 A press release (see appendix 4) was issued to the Eastern Daily Press publicising the exhibition, and there was an article in the paper on [date].

5.18 A consultation website: http://racecourseplantations.co.uk (See appendix 5) was created to allow people to learn more about the proposals. The information banners (see below) were uploaded to the website after the consultation events to allow people who were unable to attend the events to view the proposals. Over 4,300 individuals have visited the website since the new proposals were announced in June 2016.

THE EXHIBITION

Members of the design team explain the proposal to local residents
5.19 On display were 12 boards (see appendix 6) detailing the local context and the proposed development. Members of the project team were on hand to introduce the scheme and answer any questions from the public.

5.20 All attendees were encouraged to provide written feedback using the forms available (see appendix 7). Attendees could submit their forms via the response box at the exhibition or send by post, using pre-paid envelopes made available at the event, or a dedicated email address.

5.21 There was a total of 233 people attending the two-day public exhibition. 53 feedback forms were submitted at the event and 10 further exhibition feedback forms were received following the event.
6. FEEDBACK

6.1 There were two rounds of feedback during the public consultation. A Freepost feedback form was attached to the invitation flyer for the exhibition, whilst a more detailed feedback form was available at the public exhibition. The feedback has been broken down into two categories; those that attended the exhibition to view the proposals and those who simply responded using the Freepost feedback form.

6.2 The feedback collected at the exhibition was more supportive than the feedback collected via Freepost, suggesting residents who attended the exhibition to view and discuss the proposals became more supportive than those who did not fully engage with the proposals.

EXHIBITION FEEDBACK

6.3 In total, SCC received written feedback from 63 (includes 10 received after exhibition via freepost) people at the exhibition. The exhibition feedback form consisted of six questions and asked whether respondents supported the development, whether they supported a new community woodland park and if they had any other comments.

6.4 Question 1: Do you support the need for new high quality housing, including family and affordable homes, in the local area?

![Graph showing the response to Question 1](image-url)
6.5 Question 2: Would you welcome a new community woodland park in the area at no cost to local taxpayers?

![Bar chart for Question 2](chart1.png)

6.6 Question 3: Under government policy, provision for self-build homes is being encouraged. Would you be interested in purchasing a self-build plot?

![Bar chart for Question 3](chart2.png)
6.7 Question 4: Would you or your local community group be interested in using a communal building if provided as part of the proposal?

![Bar chart showing responses to Question 4]

6.8 Question 5: Do you support the proposed development?

![Bar chart showing responses to Question 5]

6.9 Question 6: Please let us know any other comments you have.

To help ensure that the application was in line with the thoughts of local residents, a sixth question asked respondents for their comments. Examples of the supportive comments received at the exhibition:

“Having been to the exhibition and had discussions with the attending representatives, I think this proposal has great possibilities. The piece of land to be used has no real value other than building. Also the 150 acres to be given to the community will be invaluable to our children and grandchildren.”

“A very pleasing project - well planned and natural”
“Think it will tidy up an area which has been a bit of a ‘mess’ for a number of years.”

“An excellent project for all concerned. It’s a win-win for the City and its inhabitants.”

All comments received have been categorized and set out in the below graph:

A full list of exhibition comments is available as appendix 11.
FREEPOST FEEDBACK

6.10 In total, SCC received written feedback from 121 people via Freepost before the feedback period closed on Friday 30th September 2016. The freepost feedback forms consisted of four questions as set out below.

6.11 Question 1: Do you support the need for new high quality housing, including family and affordable home, in the local area?

![Bar chart showing responses to question 1]

6.12 Question 2: Would you welcome a new community woodland park in the area at no cost to local taxpayers?

![Bar chart showing responses to question 2]
6.13 Question 3: Do you support the proposed development?

Do you support the proposed development?

<p>| | | |</p>
<table>
<thead>
<tr>
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<tbody>
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<td></td>
</tr>
<tr>
<td>Yes</td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>Not sure</td>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>

6.14 Question 4: Please let us know any other comments you have

Please let us know any other comments you have

Examples of supportive comments received via Freepost include:

"Support the proposals hoping it gets started as soon as possible."

"What the city really needs is grassy and recreational picnic areas adjacent to woodlands that are dog free and suitable for families with young children."

A full list of freepost comments is available as appendix 12.
7. RESPONSE TO FEEDBACK

7.1 The feedback shows a majority of residents who attended the public exhibition to view and fully engage with the proposals support the proposed development.

7.2 In contrast, a majority of those who responded without fully engaging with the proposals oppose the proposed development. This suggests that the more people understand about the proposals, the more likely they are to support them.

7.3 A number of the responses received highlighted specific concerns, with some believing that the proposals could be improved.

7.4 Mostly, those who raised concerns referred to:

- Concerns about ecology and loss of trees
- An increase in traffic and congestion
- A negative impact on wildlife
- The impact on local infrastructure
- Levels of affordable housing

7.5 These concerns raised in the feedback from local residents and the subsequent responses by SCC are detailed below.

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>The development will have a detrimental impact on the ecology and the loss of trees is a concern.</td>
<td>Whilst the site does not have any statutory protection, we fully recognise the ecological importance of Racecourse Plantations and its current value as a local green space. Our proposals have been designed to enhance the ecological value of the site and ensure it not only continues as a County Wildlife Site but can also serve as a very significant public open space. This is achieved by limiting the scale of development and implementing an ambitious habitat creation, restoration and management package as part of a new Community Woodland Park.</td>
</tr>
<tr>
<td>The local infrastructure (schools, doctors etc.) requires improvement to be able to support a new development.</td>
<td>We have engaged with local schools and doctors’ surgeries as part of our pre-application consultation to understand existing capacity in the local area. If the local authority deems there is insufficient existing capacity in the local area, the developer would be required to make a contribution towards improving local services, which is a standard part of the planning process. Indeed, the development would need to pay a significant Community Infrastructure Levy that would be used by the local authorities to invest in requisite infrastructure upgrades.</td>
</tr>
<tr>
<td>The area will struggle to cope with the levels of traffic the development would bring.</td>
<td>Our initial traffic studies suggest the development will only generate an additional 173 vehicle movements between 8am – 9am and 176 vehicle movements between 5pm – 6pm. This is considered acceptable based on existing highways capacity and additional capacity from the Northern Distributor Road and new Link Road. We are also proposing pedestrian and cycle links, including formalising the Trod footpath, to encourage sustainable transport in the area.</td>
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<td>---</td>
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</tr>
<tr>
<td>The wildlife in the woodland will suffer if the development goes ahead.</td>
<td>Comprehensive ecology surveys have been undertaken between 2011-16 in order to inform the current development proposals, including surveys of plants, birds, great crested newts, reptiles, invertebrates and bats. A breeding colony of brown long-eared bats has been confirmed in Brown’s Plantation but the rest of the woodland is generally considered to be of low quality for bats. A single pond in Brown’s Plantation has been confirmed as supporting great crested newts. Residential development would be confined to an area of ecologically poor and degraded coniferous plantation in Racecourse Plantation, with no residential development in either Brown’s or Belmore Plantations.</td>
</tr>
<tr>
<td>Queries regarding the number of affordable homes in the development.</td>
<td>We are proposing a policy compliant development in line with the Council’s affordable housing target of 33%. The final mix of housing will be agreed with the Council.</td>
</tr>
<tr>
<td>We need more public transport to service the area.</td>
<td>We are encouraging walking and cycling by providing new paths and cycle ways, including the upgrading of the Trod. We are also proposing to improve the bus stops at the south western end of the site, close to South Hill Road, by providing a new bus shelter and raised kerbing to allow for better access onto buses.</td>
</tr>
</tbody>
</table>
8. CONCLUSIONS & NEXT STEPS

8.1 The consultation process has been valuable for SCC in opening a constructive dialogue with local residents and stakeholders about how to meet the area’s unmet housing need.

8.2 The feedback from the public consultation confirmed a majority of residents who viewed and fully engaged with the plans support the proposed development and establishes a clear basis for progressing with the application. Equally, when reviewing the concerns and comments of those who did not attend the public exhibition but who sent in feedback opposing the proposals, it is clear that the detailed proposal largely deals with and mitigates those issues.

8.3 The feedback demonstrated that many of the respondents believe the development plans can offer a variety of benefits to the local area by providing homes for local people, by delivering community woodland park and by enhancing pedestrian cycling and walking links.

8.4 All the feedback from the consultation, along with feedback from other key stakeholders, has been reviewed by the project team to help inform the technical work prior to submitting the planning application.

8.5 SCC will continue its discussions and engagement with all stakeholders after submitting the planning application.
9. APPENDICES

APPENDIX 1 - CONSULTATION ZONE

<table>
<thead>
<tr>
<th>Streets</th>
<th>Residential</th>
<th>Business</th>
<th>Total</th>
<th>Cost (£)</th>
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<td>221</td>
<td>6,737</td>
<td>114</td>
<td>6,851</td>
<td>0.00</td>
</tr>
</tbody>
</table>
New proposals for Racecourse Plantations

Socially Conscious Capital (SCC) would like to invite you to view plans for new homes together with a major new community woodland park and nature conservation areas at Racecourse Plantations. These proposals include the transfer of around 150 acres (approx. 80% of the site) into community ownership.

Public exhibition

Where: 3pm – 7pm, Friday 23rd September
10am – 2pm, Saturday 24th September
Where: Dunstable Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR

www.racecourseplantations.co.uk

The site

Racecourse Plantations is formed of Racecourse Plantation, Bemore Plantation and Brown’s Plantation. The site is currently a privately-owned commercial forestry plantation and there is a forestry licence in place until 2021.

The proposals

▷ No more than 300 homes of the highest quality, including family and affordable homes for local people, with no development south of Plumstead Road.
▷ The total area for development will be 60% smaller than the landowner’s original plans proposed in 2011 and 70% smaller than SCC’s previous plans proposed in 2013.
▷ Around 150 acres of land gifted to the local community to create a new community woodland park for public recreation and nature conservation – all at no cost to local taxpayers – and protected from any future development.
▷ Improved cycle and pedestrian links through enhancement of the Tow Path and new routes through Bemore Plantation.
▷ County Wildlife Site status to be protected and enhanced through new investment, paid for through service charges on the new homes and resulting in more valuable and better connected wildlife habitats.

Register your views

Thank you for taking the time to let us know your views on the proposals. Please tick the box.

1. About you

Name: [ ]
Address: [ ]
Postcode: [ ]
E-mail: [ ]

2. Do you support the need for new high-quality housing, including family and affordable homes, in the local area?

Yes [ ] No [ ] Not sure [ ]

3. Would you welcome a new community woodland park in the area at no cost to local taxpayers?

Yes [ ] No [ ] Not sure [ ]

4. Do you support the proposed development?

Yes [ ] No [ ] Not sure [ ]

5. Please let us know any other comments you have:

[ ]

Contact us

If you would like any further information you can contact the project team by:
Tel: 020 7565 6363 Email: enquiries@racecoursesplantations.co.uk
Online: www.racecoursesplantations.co.uk
Dear Neighbour,

Racecourse Plantations public exhibition

Please find enclosed an invitation leaflet to our upcoming public exhibition on Friday 23rd & Saturday 24th September at Dussindale Community Centre for new development proposals at Racecourse Plantations. The plans include new homes, together with a major new community woodland park and nature conservation areas.

What’s changed?
The plans below show the original proposals from 2011 – before SCC’s involvement – and our current draft masterplan, which is 80% smaller in terms of area to be developed.

2011 Outline Proposal

Pre-Socially Conscious Capital

2016 Outline Proposal

Socially Conscious Capital 2.0

www.sociallyconsciouscapital.co.uk
New homes
The proposals include no more than 300 new homes, of which 30% would be affordable housing for local people. The homes will all be designed to the highest standards to reflect the local character and woodland setting.

Community Woodland Park
Our detailed plans for the new community woodland park are not yet fixed but the images below show some of the ideas that have been suggested during the early stages of our consultation. Make sure you attend the public exhibition to have your say!

Community Ownership
We are working with a range of local stakeholders to establish a community interest company (CIC) to own and manage around 130 acres of retained woods, which will also protect against future development at the site. The CIC will receive funding from the service charges paid by the new homes to pay for the future management of the woodland park. If you’d like to get involved and find out more about the CIC, please email enquiries@raecourseplantations.co.uk.

County Wildlife Site status protected
We are preparing an Ecological Enhancement Strategy (EES) for the site, which will provide additional investment to ensure proper management of the site and to enhance its ecological value in the future – all at no cost to local taxpayers. The proposals will also see more existing trees retained at the site than the current forestry programme.

Highways and parking
Our proposals will meet Norfolk County Council Car Parking Standards and we are also looking to improve sustainable transport links, including footpaths and cycle links to existing local services, to minimise the impact of the proposed development.

More information is available on our project website: www.raecourseplantations.co.uk. I hope you can attend our public exhibition to find out more information about our proposals.

Yours faithfully,

Rock Fielding-Mallen
Socially Conscious Capital

www.sociallyconsciouscapital.co.uk
PRESS RELEASE

Date: 15th September 2016

PUBLIC CONSULTATION EXHIBITIONS PLANNED FOR COMMUNITY WOODLAND AND HOUSING PROPOSAL

Socially Conscious Capital (SCC) will hold two public consultation exhibitions in Thorpe St Andrew next week to seek local people’s views on their plans for a 150-acre community woodland park and up to 300 new homes at Racecourse Plantations in Thorpe.

The consultation exhibitions will take place on Friday 23rd September and Saturday 24th September at the Dussindale Centre, Thorpe St Andrew.

Here, SCC will be showcasing their proposals for creating a new 150-acre community woodland park, comprising about 88% of the site, across Racecourse Plantation, Belmore Plantation and Brown’s Plantation, which would be handed over to a publicly owned community body. This would be funded by the building of no more than 300 new homes on a part of Racecourse Plantation that is of low ecological value and that, in any case, is due for felling as a commercial forestry crop.

The exhibition will showcase how Belmore Plantation would be primarily dedicated towards public access and recreation. Brown’s Plantation would be protected for wildlife conservation to enhance the ecological value of the site, and the undeveloped parts of Racecourse Plantation would be dedicated to a mix of new habitat creation, wildlife conservation, and safe public recreation.

The housing proposals will be on view, comprising a range individually designed high quality properties in a style appropriate both to the setting and to the area. The proposals will also include affordable homes and a number of self-build plots. SCC’s professional team, including architects, planners, ecologists, arboriculturalists and transport planners will be on hand to answer questions.

Architect Ed Taylor of Taylor Architecture & Urbanism said: “We are very keen that people come along and find out what we’re proposing. This is a considerably smaller housing development than previously proposed.”
“It will be designed to retain a great many broadleaf trees and will look out on to the woodland, with the movement of cars being contained within the development. It will be like no other development in the area.

“There will be no building south of Plumstead Road, with Belmore Plantation being managed for recreation and improved, safe access, while the high ecology value of Brown’s Plantation will be protected and enhanced.

“We want residents to see the extent of what we’re proposing and the huge benefits in terms of public accessibility and environmental improvements the new community woodland park will deliver. These new plans have been significantly amended from previous versions and we’re urging people to judge the revised plans for themselves.”

SCC has set up a Stakeholder Working Group that comprises a number of local residents, businesses and representatives from local organisations including local scout groups, Thorpe St Andrew High School and Friends of Thorpe St Andrew Parks to inform and input into the plans, which has already held two very successful and informative meetings.

Andrew Simpson, the planning consultant leading the project, commented: “We are very pleased with the feedback from the Stakeholder Working Group, whose contribution is invaluable. Our proposal will deliver a very significant new public asset, so it is essential to get local people, who will be the future owners, shaping the design and ownership structure of this new community woodland park from the get-go.”

The consultation exhibitions take place on Friday 23rd September from 2pm to 7pm and Saturday from 10am to 2pm at the Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR.

If other local residents or community groups would like to join the Stakeholder Working Group, please email enquiries@racecourseplantations.co.uk for more information. Further details of the public consultation will be announced in due course.

-ENDS-
APPENDIX 5 – WEBSITE

HELLO
Welcome to our new website about our exciting new proposal for a new woodland park and homes at Racecourse Plantations, which includes Racecourse, Belmore and Brown’s Plantations.

There have been a number of different proposals for the site but we are now proposing a much smaller development which will involve no more than 300 homes and no housing south of Plumstead Road.

These new homes will be designed to the highest quality and will meet the demand from local families for housing in the area, whilst delivering a new woodland park at no cost to local taxpayers.

LATEST NEWS
Thank you very much to all the people who came to our public exhibition held on 23rd and 24th September. We received some very positive and interesting feedback and comments from a great many people over the two days. A copy of the exhibition boards can be found by clicking here.
NEW PROPOSAL

We are at an early stage of the process and, whilst we have not finalised our new plans, we want to be clear about what we are proposing:

- No housing south of Plumstead Road and the total area for development will be significantly smaller than previous proposals.
- No more than 300 homes of the highest quality, including family homes and a range of tenures to help meet local demand.
- A major new woodland park, accessible by cycle and pedestrian links for the local community – all at no expense to the local tax payers.
- To work with local residents to establish a community organisation which will own and manage the bulk of the remaining woods to protect them in perpetuity for wildlife conservation and public recreation.
- An Ecological Enhancement Strategy that will invest in and manage the remaining protected woods to deliver a more valuable and connected wildlife habitat.
- See the information boards from our public exhibition in September for more information.

Andrew Simpson, the planning consultant leading the project, spoke with Mustard TV to discuss the new proposals for Racecourse Plantations.
ABOUT SCC

At Socially Conscious Capital (SCC), we care about our responsibilities. We’re a strategic land development company. We, the owner-managers, have backgrounds in property development, architecture, local government and town planning.

Our approach to development is different. Rather than buy land for speculative, short-term, “identikit” developments, we want our work – and reputation – to last. We invest our own time and money in managing, promoting and planning a development.

For us, the best developments are those which work with existing communities and fulfill the needs of landowners, planners and residents alike. We pick the sites we work on and the partners to work with very carefully and create attractive, bespoke places to live.

The end result is a site development in the right location: a place people will be proud to live in for hundreds of years. For us, this means adhering to three key principles:

- **Beauty.** A sense of place. Bespoke and contextual design. High quality materials.
- **Responsibility.** Listening to local residents. Awareness of the sensitivities of the site and its environment. Becoming part of the surrounding community.
- **Legacy.** Places to live, and work, and enjoy for hundreds of years. Sustainable across generations. Loved.
2011
- Around 42 ha of proposed development
- 800 new homes
- Development in both Belmore and Brown's Plantation

2013
- Around 19 ha of proposed development
- 400 new homes
- Development in Belmore Plantation and limited development in Brown's Plantation

2016
- Around 10 ha of proposed development
- No more than 300 new homes
- No development in Belmore or Brown's Plantation
LOCAL STAKEHOLDERS GET FIRST LOOK AT REVISED PLANS FOR RACECOURSE PLANTATIONS

We held the inaugural meeting of the Stakeholder Working Group on Friday 13 July to discuss early proposals to deliver new homes and a community woodland park at Racecourse Plantations and are now encouraging other residents and community groups who would like to have their say to get in touch.

The meeting was well attended by local residents, community groups and councillors. Members of the project team, including ecology and transport experts, were also present to discuss the plans and answer questions.

The plans would deliver no more than 300 new homes and a new community woodland park on land which is currently used for commercial forestry. Attendees discussed what sort of formal and informal recreational amenities could work best in the woods and how to set up a community trust, which would own and manage the 150 acres of retained woods to protect them in perpetuity for wildlife conservation and public recreation – all at no cost to local taxpayers.

Andrew Simpson, the planning consultant leading the project, commented:

"We were delighted local residents, community groups and councillors took the time to attend the inaugural meeting of the Stakeholder Working Group.

“We had a positive and constructive discussion about the proposals and the benefits they could deliver, including new affordable and shared ownership housing to help local people get on the housing ladder.

“We want to make clear that anyone who wants to attend the Stakeholder Working Group is welcome to get in touch – we certainly aren’t baring anyone from attending.

“This is a great opportunity for local people to have a real say in how the retained woods should be owned and managed by the community, and what sort of recreational amenities could be provided."

We will be holding further meetings of the Stakeholder Working Group and then a full public consultation after the school summer holidays to make sure everyone can view and comment on the plans before they are finalised.

If other local residents or community groups would like to join the Stakeholder Working Group, please email encourse@racecourseplantations.co.uk for more information. Further details of the public consultation will be announced in due course."
FIRST LOOK AT NEW HOMES FOR RACECOURSE PLANTATIONS

Socially Conscious Capital (SCC) has today released the first images of the proposed new homes for Racecourse Plantations, ahead of the upcoming public consultation.

The proposals include no more than 300 new homes and include a range of different tenures, including new affordable homes for local people.

The homes have been designed to sit sensitively in their woodland setting, and to reflect the best of the local vernacular in their style and use of traditional materials.

The proposed development will be 80% smaller than the initial plans proposed in 2011 and 50% smaller than the previous plans proposed in 2013. There will be no new housing south of Plumstead Road in either Belmore or Brown’s Plantations, both of which would be protected from any development.

Andrew Simpson, the planning consultant leading the project, commented:

"Broadland Council does not currently have a five-year supply of land for housing, as required by national planning policy.

"This site can help contribute to local housing targets whilst delivering well designed new homes to help meet local demand, especially from young families who want to stay in the area.

"The proposals also include other benefits for local people, such as the large new community woodland park and improvements to The Tred footpath to Thorpe End Garden Village – all at no cost to local taxpayers.

"We will be announcing details of our upcoming public consultation in the near future and look forward to sharing our exciting plans with the local community."

For more information, please visit the project website: www.racecourseplantations.co.uk.

CONTACT US

We will be carrying out a full public consultation after the school summer holidays to make sure everyone can view and comment on the plans before they are finalised. If you would like any more information in the meantime, please send an email to:

enquiries@racecourseplantations.co.uk.
Welcome

Welcome to our public exhibition on proposals for a new 150-acre Community Woodland Park and up to 300 new homes at Racecourse Plantations.

This public exhibition is an opportunity for the local community to view the current proposals, speak with members of the project team and let us know your views.

Feedback from residents and businesses will form a key part of the proposals as we finalise the plans and work towards submitting a planning application.

Members of our project team are on hand to answer any questions you may have. Please fill in a feedback form once you have viewed the information on display here today.

www.racecourseplantations.co.uk
Background

2011: Pre-SCC
- Around 42 ha of proposed development
- c.800 new homes
- Development in both Belmore and Brown's Plantation

2013: SCC 1.0
- Around 19 ha of proposed development
- c.400 new homes
- Development in Belmore Plantation and limited development in Brown's Plantation

2016: SCC 2.0
- Around 10 ha of proposed development
- No more than 300 new homes
- No development in Belmore or Brown's Plantation

www.racecourseplantations.co.uk
The need for new homes

Broadland District Council’s Local Plan sets out a total housing need of 7,000 new homes by 2026.

➢ To deliver this new housing, Broadland District Council has recently adopted the Growth Triangle Area Action Plan, which allocates sites of housing development - including some around Racecourse Plantations.
➢ There are not enough sites being developed in Broadland District Council at present to demonstrate a five-year housing land supply.
➢ In this context, national planning policy takes precedence and supports sustainable developments (e.g. connections to local facilities and public transport), which do not harm nationally important sites such as The Broads.

www.racecourseplantations.co.uk
The site and local area

- Racecourse Plantations is located to the east of Norwich, along Plumstead Road which connects Norwich City Centre with Thorpe St Andrew and Thorpe End.

- The site is currently in use as a commercial forestry plantation with forestry operations taking place annually and a licence to continue these operations until August 2023.

- There are also paintball and archery businesses on site.

- The ‘Tred’ - a well-used but informal path - runs along the southern side of Plumstead Road, providing pedestrian and cycling access along Plumstead Road.

- The Tred connects to Pound Lane, which in turn leads southwards towards Thorpe St Andrew High School and the Oasis Sports and Leisure Club.

- The site is mostly surrounded by existing development, and further development is proposed on sites to the north and east of the Racecourse Plantations.

- Our proposal will improve cycle and pedestrian links, providing safe and sustainable connections to public transport and local facilities.

- The new Community Woodland Park will provide a safe and family-friendly recreational resource within walking distance of hundreds of households.

www.racecourseplantations.co.uk
Site opportunities and constraints
Draft masterplan
Illustrative views

Village green (masterplan viewpoint 1)

Green corridor through the development (masterplan viewpoint 2)
Community Woodland Park

- We are proposing to gift the land not required for residential development for the creation of a new Community Woodland Park, which would be protected from further development in perpetuity.

- This amounts to around 150 acres of land in Racecourse, Brown's and Belmore Plantations that will be given for the benefit of both existing and future local residents.

The Community Woodland Park could provide for a number of recreational activities - suggestions that we have received from local people so far include:

- a green area for picnics/BBQs
- accessible paths for walking and cycling

- The new Community Woodland Park would create formal and informal recreation space, particularly for local people living within 0.5km of the site.

- It would also provide nature conservation to protect existing habitats, enhance the ecology of the site and strengthen the current designation of parts of the site as a County Wildlife Site.

Management

The new Community Woodland Park will need to be in the ownership of an appropriate entity to both protect assets for community benefit and allow their effective long term management. This could be:

- an existing non-governmental organisation, such as the Woodland Trust;
- an existing local authority, such as Thorpe St Andrew Town Council or Norfolk County Council;
- a special purpose vehicle, which could be a combination of the Town Council and other local groups.

We are continuing to work with local groups to discuss the best way for the new Community Woodland Park to be managed in the future. Please let us know your views on this and if you'd like to get involved in this process.

Funding

- The development will deliver the initial improvements to the new Community Woodland Park.

- A service charge will be levied on the new private housing to pay towards the ongoing maintenance of the new Community Woodland Park.

- Maintenance would be carried out in accordance with a management plan drawn up by the Community Woodland Park management group.

- This is a similar model to that adopted for the development and management of the recently opened Harrison's Wood.

www.racecourseplantations.co.uk
Highways

Traffic
Our initial traffic studies suggest the development will generate an additional 173 vehicle movements between 8am - 9am and 176 vehicle movements between 5pm - 6pm.

Parking
The development will comply with Norfolk County Council's Parking Standards to ensure there is adequate on and off-street parking.

Public Transport
We are investigating means of improving public transport infrastructure along Plumstead Road as it passes the site, in particular through providing improved waiting facilities and walking routes to them.

Footpaths and cycle links
We are proposing to formalise 'The Toot' path on the southern side of Plumstead Road to improve local walking and cycling links. We are also looking closely at how we can improve walking and cycling routes to Dussindale Primary School and Thorpe St Andrew School and Sixth Form to the south of the site.

Northern Distributor Road
Our proposals fully consider the impact of the NDR and proposed new Link Road on local roads. We have used the extensive traffic modelling produced by Norfolk County Council as a starting point and have also carried out our own further traffic surveys.

www.racecourseplantations.co.uk
Ecology

We fully recognise the ecological importance of Racecourse Plantations and its current value as a local green space. We believe our proposals offer a genuine opportunity to enhance the ecological value of the site.

- This can be achieved by limiting the scale of development and implementing an ambitious habitat creation, restoration and management package as part of a new Community Woodland Park.

- The site is not Ancient Woodland but is designated as two separate County Wildlife Sites (CWS), namely Racecourse Plantation CWS and Belmore & Brown’s Plantations CWS.

- Comprehensive ecology surveys have been undertaken between 2011-15 in order to inform the current development proposals, including surveys of plants, birds, great crested newts, reptiles, invertebrates and bats.

- A breeding colony of brown long-eared bats has been confirmed in Brown’s Plantation but the woodland is generally considered to be of low quality for bats.

- A single pond in Brown’s Plantation has been confirmed as supporting great crested newts.

- Residential development would be confined to an area of ecologically poor and degraded coniferous plantation in Racecourse Plantation, with no residential development in either Brown’s or Belmore Plantations.

www.racecourseplantations.co.uk
The plan shows our landscape strategy for the site, including the following key points:

- Locating the proposed new homes on the least ecologically valuable part of Racecourse Plantation, where paintball and archery activities have already been established.
- A multifunctional green infrastructure network including areas of retained woodland and trees, open space, swales and wildlife habitats.
- A high-quality landscape setting to the proposed new homes, including retained vegetation, clearings and ponds supplemented with new planting, street trees, swales and pocket parks with children’s play areas.
- Retaining and reinforcing woodland planting along the boundaries of the site to help screen the new homes.
- Retaining existing high-quality landscape features wherever possible, including rides and clearings which support dry-heath/acid grassland as well as those that contribute to bet fostering and possible roosting activity, such as veteran trees, tree belts and to ensure the long-term management of these features.
- Providing an open space network that links the site including recreational space in the new Community Woodland Park and existing public open spaces to the north and south of the Racecourse Plantations.
- Improving local connectivity by formalising existing tracks and footpaths.

www.racecourseplantations.co.uk
Next steps

Thank you for attending our exhibition.

If you have any questions, please ask a member of our team who will be able to provide more information. The exhibition boards will be uploaded to the project website next week.

We are keen to hear your views on our proposals for Racecourse Plantations. Please fill out one of our feedback forms, and either return it via the ballot box or by using one of our preaddressed Freepost envelopes. You can also email your feedback to the address provided below.

The feedback we receive will be reviewed by our team before any planning application is made to Broadland District Council.

We would like your comments by Friday 30th September.

Timeline

Exhibition September 2016
Submit application Autumn 2016
Target determination Early 2017

Contact us

You can get in touch with our team by:
E: enquiries@racecourseplantations.co.uk  T: 020 7566 6463  W: www.racecourseplantations.co.uk

www.racecourseplantations.co.uk
APPENDIX 7 – EXHIBITION FEEDBACK FORM

Register your views
Thank you for taking the time to let us know your views on the proposals.

1. About you
   Name: ________________________________
   Address: ________________________________ Postcode: __________
   E-mail: ________________________________

2. Do you support the need for new high quality housing, including family and affordable homes, in the local area?  
   Yes ☐ No ☐ Not sure ☐

3. Would you welcome a new community woodland park in the area at no cost to local taxpayers?  
   Yes ☐ No ☐ Not sure ☐

4. Under government policy, provision for self-build homes is being encouraged. Would you be interested in purchasing a self-build plot?  
   Yes ☐ No ☐ Not sure ☐

5. Would you or your local community group be interested in using a communal building if provided as part of the proposal?  
   Yes ☐ No ☐ Not sure ☐

6. Do you support the proposed development?  
   Yes ☐ No ☐ Not sure ☐

7. Please let us know any other comments you have:
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________

☐ If you do not wish to be kept updated about our proposal, please tick this box.

Copies of the responses will be made available to Broadland District Council so it is aware of all forms received.
By providing your details you agree to your response and personal details being forwarded to the Council.
We will request that your personal details are not placed on the public record. Under the Data Protection Act 2018 we have a legal duty to protect any personal information we collect from you, as such we will not pass your details to other third parties.
APPENDIX 8: EXHIBITION POSTER

NEW PROPOSALS FOR RACECOURSE PLANTATIONS

PUBLIC EXHIBITION

3PM – 7PM, FRIDAY
10AM – 2PM, SATURDAY
28/06/2016

Dear «Title» «Last»,

I am writing to you regarding Racecourse Plantations, which includes Racecourse, Belmore and Brown’s Plantations. Socially Conscious Capital will be bringing forward new proposals for the site and we are keen to meet with you as a local stakeholder to discuss our vision for the site and the benefits we could deliver for the local community.

We are at an early stage of the process and, whilst we have not finalised our new plans, we want to be clear about what we are proposing:

- No housing south of Plumstead Road and the total area for development will be significantly smaller than previous proposals.
- No more than 300 homes of the highest quality, including family homes and a range of tenures to help meet local demand.
- A major new woodland park, accessible by cycle and pedestrian links for the local community - all at no expense to the local tax payer.
- To work with local residents to establish a community organisation which will own and manage the bulk of the remaining woods to protect them in perpetuity for wildlife conservation and public recreation.
- An Ecological Enhancement Strategy that will invest in and manage the remaining protected woods to deliver a more valuable and connected wildlife habitat.

As our proposals continue to evolve, we want to make sure that we give you and other key local stakeholders the opportunity to get involved. If the bulk of the woods are to be handed over to community ownership, we want local residents to shape what you will be getting. We want to understand:

- What type of community ownership for the remaining woods you think would work best;
- Which areas of the woods would work best for public access and recreation, and which areas should be preserved for wildlife conservation.
- How local people would like to get and stay involved in the ongoing management of the woods.

www.sociallyconsciouscapital.co.uk
In addition to this Stakeholder Working Group, which will meet over the coming months and help shape the final proposals for the site, we will also be carrying out a full public consultation after the school summer holidays to make sure everyone can view and comment on the plans before they are finalised. We have also updated our project website, where you can find out more information: www.racecourseplantations.co.uk.

We will be holding the first meeting of the Stakeholder Working Group at 5.30pm on Friday 15th July at Dussindale Community Centre. The event is invitation only so please contact Peter Treglown on 01603 627294 or email peter@fouragency.co.uk to confirm your place.

I hope you can attend the first meeting and look forward to working with you over the coming months.

Best wishes,

Rock Fielding-Mallen
Socially Conscious Capital
25th August 2016

Dear «Title» «Last»,

**Racecourse Plantations: Stakeholder Working Group**

I am writing to invite you to the second Stakeholder Working Group meeting to discuss the new proposals for Racecourse Plantations. The meeting will take place:

**When:** 6.30pm, Monday 12th September
**Where:** Dussindale Community Centre, Pound Lane, Thorpe St Andrew, NR7 0SR

As you may be aware, Socially Conscious Capital is bringing forward new proposals for no more than 300 new homes. There would be no new housing south of Plumstead Road in either Belmore or Brown’s Plantations, which would be protected from any development.

Instead, the undeveloped woods – equating to more than 150 acres or around 88% of the site – would be transferred into public ownership and be turned into a new community woodland park and wildlife conservations area. This would be paid for by ground rent charges on the new homes and result in no cost to local Council tax payers.

We have reviewed the feedback received following the first Stakeholder Working Group meeting in July. Since then, we have been developing the proposals are keen to share our progress with you, ahead of a full public consultation later in September.

The event is invitation only so please contact Peter Treglown on 01603 627294 or email peter@fouragency.co.uk to confirm your place. We have also updated our project website, where you can find out more information: [www.racecourseplantations.co.uk](http://www.racecourseplantations.co.uk).

I hope you can attend this meeting and look forward to working with you over the coming months.

Best wishes,

Rock Fielding-Mollen

www.sociallyconsciouscapital.co.uk
30 September 2016

Dear «Title» «Last»,

**Racecourse Plantations: Stakeholder Working Group**

I am writing to invite you to the third Stakeholder Working Group meeting to discuss the proposals for a new 150-acre Community Woodland Park and 300 homes at Racecourse Plantations.

The meeting will take place:

**When**: 6.30pm, Friday 7th October
**Where**: Dussindale Community Centre, Pound Lane, Thorpe St. Andrew, NR7 0SR

The meeting will be an opportunity to discuss the feedback received following the recent Public Exhibition, as we move towards finalising the plans and submitting an outline planning application in the near future.

The event is invitation only so please contact Peter Treglown on 01603 627294 or email peter@fouragency.co.uk to confirm your place. We have also updated our project website, including the information boards displayed at the Public Exhibition: www.racecourseplantations.co.uk.

Finally, I would like to take this opportunity to thank you for your contributions over the past three months, which have been invaluable in developing our proposals. I hope you can attend this meeting and look forward to continuing to work together.

Best wishes,

Rock Feilding-Mellon
New proposals for Racecourse Plantations

Background

- Commercial forestry – not ancient woodland (Natural England)
- Forestry licence until 2023
- Broadland DC unable to demonstrate five year housing land supply
- Area Action Plan welcomes new community woodland park at the site
- Opportunity to deliver much needed new homes and wider benefits for local community
Proposals

- No more than 300 new homes, including a range of tenures and affordable housing, with no housing south of Plumstead Road
- Beautifully designed homes to reflect woodland setting
- Belmore Plantations: new community woodland park at no cost to local tax payers
- Brown’s Plantation: wildlife conservation area
- More than 150 acres (88% of the site) transferred into public ownership (CIC)
Community Woodland Park

- As part of the development, the landowners are proposing to give the land not required for residential development towards creating a Community Woodland Park.
- This will be protected from further development in perpetuity and amounts to around 50 acres of land in Racecourse, Brown’s and Belmore Plantations.
- This gift of land is intended to secure the protection of existing and the creation of new habitats, and the provision of a substantial area for public recreation for existing and new local residents.

Community Woodland Park

Feedback from Friends of TSA Parks:

- ‘Something different in terms of play areas locally’
- ‘Natural materials (High Lodge in Thetford Forest)’
- ‘A green area for picnics/BBQs’
- ‘Accessible paths for walking and cycling’
- ‘A wood carving trail and tree house’
Managing the Community Woodland Park

- The Community Woodland Parkland will need to be in the ownership of an appropriate entity that is designed to both protect assets for community benefit and allow their effective management in perpetuity.

- Identifying the most effective ownership model not yet finalised and we want to hear the views of the local community.

- Possible options: an existing non-governmental organisation, an existing local authority or a special purpose vehicle.
Proposals

- Access via the larger tracks on to Plumstead Road
- Mindful of the changes in traffic due to the Northern Distributor Road
- Formalise the Trod on the southern side of Plumstead Road
- Provide good walking and cycling links to the Community Woodland
- Looking off-site to improve connections where needed
Next steps

- Recent meetings with Thorpe St Andrew Town Council, Sprowston Town Council and Great & Little Plumstead Parish Council
- Stakeholder Working Group – 12th September
- Public consultation – 23rd & 24th September (Dussindale Centre)
- Stakeholder Working Group – October
- Submission: Autumn
## Appendix 11 – Exhibition Feedback

<table>
<thead>
<tr>
<th>#</th>
<th>Responses</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>Ecology</strong> Traffic Answer to question 2 relates to the area proposed for new housing in the wooded areas alongside Plumstead Road not to outer open land in the Area further east. I am concerned by the physical impact of proposed road. As well as the implication for traffic movements I believe the area is an important and green land which should not be developed.</td>
<td>9/30/2016 1:54 PM</td>
</tr>
<tr>
<td>2</td>
<td><strong>Traffic</strong> Reasons for no a) no traffic calming measures proposed for an increasingly busy road, figures for car usage unrealistic (176 peak times) b) not convinced housing development will not exceed proposal in future unless covenant with land registry in place prior to building commencing with a promise of ‘in perpetuity’ as has been previously discussed.</td>
<td>9/30/2016 1:50 PM</td>
</tr>
<tr>
<td>3</td>
<td><strong>Supportive</strong> My answers are for plans laid out at the public exhibition. I also noted that the words in perpetuity were used, and knowing the dictionary definition I hope you will keep to it.</td>
<td>9/30/2016 1:47 PM</td>
</tr>
<tr>
<td>4</td>
<td><strong>Ecology</strong> Wildlife I think it would be hugely regrettable to clear any of what is virtually ancient woodland. We have destroyed vast areas of wildlife habitat in the last fifty years. Please build in areas already devoid of trees.</td>
<td>9/30/2016 1:45 PM</td>
</tr>
<tr>
<td>5</td>
<td><strong>Ecology</strong> <strong>Principle Development</strong> <strong>School</strong> <strong>Traffic</strong> No public transport along proposed entry and exit. All school runs, shopping trips, doctors visits, dentist, will be car journeys. You have destroyed natural eco control and replaced with vast amounts of pollution. As schools etc are all city direction minor usage of NDR (road to nowhere), Plumstead Road MAYHEM already extremely busy and dangerous.</td>
<td>9/29/2016 2:28 PM</td>
</tr>
<tr>
<td>6</td>
<td><strong>GP</strong> <strong>Principle Development</strong> <strong>School</strong> <strong>Traffic</strong> Extra cars coming onto an already busy road. Where will the children go to school? Which doctors surgery be used? It is hard to get an appointment now. Which dentist would be used? Having to wait six months for an appointment now.</td>
<td>9/29/2016 2:22 PM</td>
</tr>
<tr>
<td>7</td>
<td><strong>Supportive</strong> Having been to the exhibition and had discussions with the attending representatives, I think this proposal has great possibilities. The piece of land to be used has no real value other than building. Also the 150 acres to be given to the community will be invaluable to our children and grandchildren.</td>
<td>9/29/2016 12:55 PM</td>
</tr>
<tr>
<td>8</td>
<td><strong>Affordable Housing</strong> <strong>Ecology</strong> <strong>Traffic</strong> <strong>Wildlife</strong> I believe any parking or additional buildings associated with the recreation space should be located in the rec area. This will provide minimal disturbance to new residents and also ecologically to the wildlife of the wildlife protection areas. An educational building may be of use, guiding children in how to understand and care for their environment, protecting their futures. Plumstead Road East is increasingly busy road, any access both to the new housing and rec area will need to avoid causing disruption by creating access points suitable for the exiting proposed layout and residents. I appreciate that you have termed some housing as affordable however supplying 100 houses to the council with 85 being rented accommodation only leaves it as shared ownership. The younger population of Norwich are struggling to afford new homes as I’m sure the remainder of the United Kingdom are, however I would be intrigued to see how affordable the non-council houses are when accounting for new buyers. On a positive note, I would like to add that the housing scheme proposed may be the most beneficial use for the area to limit the commercial felling currently allowed at the site. I understand that this is a private site and this option does assist in protecting some of our much-needed natural habitats.</td>
<td>9/29/2016 12:52 PM</td>
</tr>
<tr>
<td>9</td>
<td><strong>Ecology</strong> Seem a good development and give parkland to the parish for future generations.</td>
<td>9/29/2016 12:44 PM</td>
</tr>
<tr>
<td>10</td>
<td><strong>Ecology</strong> Traffic Would prefer if this was in the recreational area away from the housing development. This would keep the housing area more private. Any car park for the public also in the recreational side. Plumstead Road East is an increasingly busy road and it makes sense to minimise having to cross the road. (unless a traffic light controlled crossing in situ to negate this) People will travel here in cars! I really like the whole principle of the development. This side of Norwich is angot example of green spaces. The woodland area needs careful representation to ensure managed appropriately in line with the residents needs as well.</td>
<td>9/29/2016 12:32 PM</td>
</tr>
<tr>
<td>11</td>
<td><strong>Supportive</strong> Looks a good development.</td>
<td>9/29/2016 12:20 PM</td>
</tr>
<tr>
<td>12</td>
<td><strong>GP</strong> <strong>School</strong> <strong>Traffic</strong> Need to sort out traffic, drs, schools etc before any more development.</td>
<td>9/29/2016 12:19 PM</td>
</tr>
<tr>
<td>13</td>
<td><strong>Supportive</strong> I am keen to see beyond outline planning. I would like to be kept informed of subsequent progress.</td>
<td>9/29/2016 12:18 PM</td>
</tr>
<tr>
<td>14</td>
<td><strong>Cycling</strong> I am in full support of the proposals for the plantation Woodlands development and think it will make a huge difference to the area. There is a need for public footpaths and dog friendly areas and cycle / play areas too. Good luck with the project.</td>
<td>9/29/2016 12:16 PM</td>
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<tr>
<td>15</td>
<td><strong>Ecology</strong> Perfect development of a commercial woodland site surrounded by developments. It would be good to have access to properly managed woodland on the doorstep.</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td><strong>Ecology</strong> Worry on how you will continue to get the money in for the woodland upkeep? It's a proven problem in other areas. A solid contract will be needed.</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td><strong>Affordability Housing</strong> The development is built with the possibility of step back. This outlook is for the plan's vision. Affordability is an issue that entry East is down by Plumstead Road. The local people are kept up to date of progress, letters/ emails.</td>
<td></td>
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<tr>
<td>18</td>
<td><strong>Supportive</strong> A very pleasing project - well planned and natural.</td>
<td></td>
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<tr>
<td>19</td>
<td><strong>Public Transport</strong> Public transport will be important.</td>
<td></td>
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<tr>
<td>20</td>
<td><strong>Ecology</strong> The woods are a mess and only used by dog-walkers. Only pine trees originally planted for matches will be taken down. My view is to knock down bungalow land and build some nice houses.</td>
<td></td>
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<tr>
<td>21</td>
<td><strong>Ecology</strong> Once the development has the green light more woodland may then be built on.</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td><strong>Gift School Traffic</strong> Still concerned about the problems with schools and DRIs etc and extra traffic to the Plumstead Road East.</td>
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<tr>
<td>23</td>
<td><strong>Ecology</strong> Well planned, eco-friendly, attractive usable green space. A sensible green space between built up areas for leisure and relaxation.</td>
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<tr>
<td>24</td>
<td><strong>Green Belt</strong> Exceptional design and planning - retaining much needed green belt segregation.</td>
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<tr>
<td>25</td>
<td><strong>Ecology Wildlife</strong> This proposal is a big improvement on previous ones. Although in an ideal world, it is better not to develop woodland, I understand that the current space is not well used by local people. The housing proposals are reasonable and the provision of woodland space recreation and wildlife have been taken into account. Ideally I would prefer the management of any woodland space to be undertaken by a statutory body such as TSA Town Council.</td>
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<tr>
<td>26</td>
<td><strong>Cycling</strong> The proposals look promising as there are benefits for people on foot and cyclists and no impact on people's existing homes.</td>
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<tr>
<td>27</td>
<td><strong>Ecology Principle Development</strong> When are you going to build homes for people who live alone - young, old? What is the plan for the area where trees were felled - bonding on Greenborough Road homes? Park can mean many things - I'm concerned about that.</td>
<td></td>
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<tr>
<td>28</td>
<td><strong>Green Bell</strong> <strong>Principle Development</strong> Keep the green belt.</td>
<td></td>
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<tr>
<td>29</td>
<td><strong>Ecology</strong> At Thorpe End Garden Village, it has been designated as a conservation area by Broadland Council. I think that the project should be designated a conservation area and called Thorpe St Andrew Garden Village. I am unsure of the long-term prospects of managing the woodland by means of a voluntary group. It would be prudent for these community areas to be managed by the Town Council.</td>
<td></td>
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<tr>
<td>30</td>
<td><strong>Ecology Principle Development Public Transport Traffic</strong> Highways board - disagree assertion only 175 cars from 300 homes. Bus transport needs to go around site for ease of elderly and young families. Housing - need to put houses for young families and elderly near to bus route to encourage use of public transport. Housing supply - 5 year supply of planning permission is on course to fulfill obligation need to progress existing permissions first. Traffic management modeling used for NDR has already been proved inadequate what reassurance do we have that your figures are more accurate. I realise the woodlands need management but is a levy on the housing going to provide sufficient income to support work needed?</td>
<td></td>
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<tr>
<td>31</td>
<td><strong>Supportive</strong> Think it will tidy up an area which has been a bit of a 'mess' for a number of years.</td>
<td></td>
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<tr>
<td>32</td>
<td><strong>Affordable Housing Ecology</strong> The management of this to me is key a good mix of councillors, professionals, and local people. Affordable housing is necessary, recreational, woodland, wildlife needs to be managed and protected. The woods are not managed for convenience walking at the moment that would be a bonus. Good luck.</td>
<td></td>
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<tr>
<td>33</td>
<td><strong>Ecology Principle Development</strong> The plans submitted are better than I expected but I would still like the woods to remain as they are.</td>
<td></td>
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<tr>
<td>34</td>
<td><strong>Traffic</strong> With NDR access from Plumstead Road to Salhouse Road relieves the traffic from Thorpe.</td>
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<tr>
<td>35</td>
<td><strong>Ecology</strong> Only if the final outcome is exactly as proposed, as in my experience of various proposals in the past, this is not the case and everyone felt conned and upset. Ref the existing trail along Plumstead Road would it not be better to have the path inside of the existing tree line. This would be safer and certainly more enjoyable beside such a busy road.</td>
<td></td>
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<tr>
<td>36</td>
<td><strong>Ecology</strong> Looking at what is currently being proposed I do support keeping as much open space, trees, walking areas as possible. Could the path along Plumstead Road be incorporated into the woodland instead of using the existing tarmac path?</td>
<td></td>
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</tbody>
</table>
61

37 **Ecology** Traffic 1) Please to see traffic has been considered this time. Unfortunately the NCC computer model has proved recently to be flawed (re Postwick Hils) Traffic will increase greatly on Plumstead Road when the NDR is opened. Can it take anymore? 2) I would not like to see any loss of woodland.

36 **GP Public Transport** School Traffic  Main concern is public transport; traffic volume, schools and Ohs facilities as there are not enough now.

39 **Supporter** I am strongly in favour of the plan that allows no more than 500 homes i.e. 2016 SCC 2.0

40 **Ecology** The housing proposed don’t seem too bad so long as they keep to the agreed plan for the rest of the woods although I don’t really agree with woods having to be used when there’s plenty of Brownfield sites etc.

41 **GP School Traffic** Concerned about extra traffic at Heartsease Roundabout and mini roundabouts at Thunder Lanes/Plumstead Road East junctions. Also pressure on schools and doctors surgeries.

42 **Public Transport** Need to sort bus services out in Thorpe. No service on Sunday or evenings. Also will bungalows be built.

43 **Traffic** The current standard of Salthouse Road and Plumstead coupled with the NDR will put increased pressure on the already busy surrounding roads and junctions. Your estimates for traffic: I feel are too low and fall to note into account the effect of the NDR and the number of motorists who regularly speed on the adjoining roads.

44 **Ecology** I fully support the need for housing in the Broadland area but would prefer smaller developments e.g. 20 homes which would not swindle villages but would revitalise them. I do not support the development in plantations. I fear that your 2016 model will soon retrofit your 2011 plan.

45 **Ecology** The natural state of the woods is better than man-made “improvements”. The area is already adequate. New housing can be built on the existing expansion area without impact to the plantations. Build elsewhere.

46 **GP School** Concerns as to local medical surgery - it cannot cope now, will a new practice be built? Will local schools be able to cope with high intake? Has thought been given to drainage system as it just about at stretching point.

47 **Ecology Principle Development** Your questions are misleading. The question is: if we support new housing at the cost of valuable woodland. The answer is NO. The only reason you wish to develop the land is money. There are plenty of areas to build on without the loss of the woodland. If the owner doesn’t want the woodland, maybe he/she should give it away to the community or trust.

48 **Ecology** I would only support the proposal after seeing a copy of the covenant on Brown’s Wood declaring it a nature reserve and not allowing any further development in this plantation.

49 **Supporter** An excellent project for all concerned. Its a win win for the City and its inhabitants. Good luck with Council, local authorities etc. I live within walking distance of this proposal and a club with regular opening (evening) lunchtime hours serving alcohol - probably not a full blown pub - would be good as these are not a lack of this facility nearby.

50 **Ecology** I support the current plans provided Brown’s Woods is protected 100%.

51 **GP Environment School** The first thing we need is a health centre with doctors and also schools to cope. This was deemed necessary before the last development and we were assured it would be done and it wasn’t - we still need schools. Keep the green belt.

52 **GP Principle Development School Traffic** Making Dussindale a cut through road. Doctors surgery over load. Schools overload.

53 **Affordable Housing** Ecology Principle Development Wildlife It’s affordable social rental homes that are needed for local people on low income wages. Not more houses that locals can’t afford to buy. There is enough of them possibly all across the outskirts of the city let alone destroying the woodland. No building work should be at the expense of bees, wildlife etc.

54 **Wildlife** Concerns regarding security of property with increased access to woodland and potential of further development/building in the future - concerns regarding outlook/privacy effect on existing wildlife population. (Saturday)
## Appendix 12 – Freepost Feedback

<table>
<thead>
<tr>
<th>#</th>
<th>Responses</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>GP School</strong> The community doctors and schools are already stretched in this area without additional facilities provided. I am unable to support the development. It is almost impossible to get a doctors appointment when you need one so additional strains on an already stretched service is suicide.</td>
<td>9/30/2016 1:41 PM</td>
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<td>2</td>
<td><strong>Ecology Traffic Wildlife</strong> HAveoonconsor regarding extra traffic in the area (Salhouse Road and Woodside Road) and chopping down trees and loss if habitat or wildlife - make whole site a woodland park for local families.</td>
<td>9/29/2016 2:35 PM</td>
</tr>
<tr>
<td>3</td>
<td><strong>Ecology</strong> <strong>Principle Development</strong> Woods are being lost at an incredible rate - we must protect them, what we have left. &quot;Socially Conscious Capital&quot; is just another name or cover up for &quot;profit no matter the cost to the environment.&quot; Where will the bats go?</td>
<td>9/29/2016 2:32 PM</td>
</tr>
<tr>
<td>4</td>
<td><strong>Principle Development School Traffic</strong> The road network around the surrounding area of Norwich cannot take any further traffic and the schools are full too. I do not believe there should be any further development in the area.</td>
<td>9/29/2016 2:30 PM</td>
</tr>
<tr>
<td>5</td>
<td><strong>Affordable Housing GP School</strong> Local infrastructure would need significant improvement, all services i.e. doctors, schools, etc are struggling to cope without additional pressure if developer is really &quot;socially conscious&quot; why not reduce total to 200 and increase affordable to 50%?</td>
<td>9/29/2016 2:29 PM</td>
</tr>
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<td>6</td>
<td><strong>Ecology Wildlife</strong> We must not remove all natural woodland from surrounding Norwich. Wildlife does still exist and like us need a home. There are other places to build without destroying woods etc. Once destroyed they are lost forever.</td>
<td>9/28/2016 5:05 PM</td>
</tr>
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<td>7</td>
<td><strong>Affordable Housing Principle Development</strong> Affordable housing is never affordable for local people, what happens if landowner decided he's not selling, why is this development being done by a London Councillor who knows nothing about local issues? Being cut to consultation means you going ahead anyway so why ask.</td>
<td>9/28/2016 5:03 PM</td>
</tr>
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<td>8</td>
<td><strong>Ecology Principle Development</strong> As there has been permission granted to build thousands of home on the outskirts of Norwich already I fall loose any reason why yet more need to be built in woodland. Areas like there are rapidly diminishing and are more precious than 300 homes.</td>
<td>9/28/2016 4:57 PM</td>
</tr>
<tr>
<td>9</td>
<td><strong>Supportive</strong> Support the proposals hoping it gets started as soon as possible.</td>
<td>9/28/2016 4:49 PM</td>
</tr>
<tr>
<td>10</td>
<td><strong>Ecology Principle Development Traffic</strong> 1. I will not answer such loaded questions as above 2. Any development of this area is unwelcome. Once concreted over it is gone forever. 3. Even with the creation of some form of trunk to administer the reserved area, there is no guarantee that in future there will be no moves to remove any restrictive covenants placed on the area, and allow further building. 4. There seems to be a huge under-estimate of the effect of increased traffic on Plumstead Road.</td>
<td>9/28/2016 4:45 PM</td>
</tr>
<tr>
<td>11</td>
<td><strong>Ecology</strong> Yes are just hollowing out a woodland which provides a green living for a large part of North Norwich, which is also growing fast and has an increasing need for that facility. Also, more information is needed concerning the proposed park e.g. what covenants are there for future use?</td>
<td>9/28/2016 4:36 PM</td>
</tr>
<tr>
<td>12</td>
<td><strong>GP Principle Development School Traffic</strong> What about the impact on local schools and doctors surgeries? The extra traffic along Plumstead Road just is already busy due to people using Green Lane into PRI avoiding the Postwick Hub. The road is narrow for this extra traffic.</td>
<td>9/28/2016 4:22 PM</td>
</tr>
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<td>13</td>
<td><strong>Principle Development School</strong> What consideration has been made for the increased number of people in the area on local resources? i.e. is an additional GP practice being funded or school or hospital? There is no point building additional houses if the local community cannot support it.</td>
<td>9/28/2016 4:20 PM</td>
</tr>
<tr>
<td>14</td>
<td><strong>Ecology</strong> Although I support the proposal as we do need some new housing, we also need to protect the remaining woodland from future development.</td>
<td>9/28/2016 4:19 PM</td>
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<tr>
<td>15</td>
<td><strong>Principle Development</strong> Thorpe &amp; Andrew is large enough as it is.</td>
<td>9/28/2016 4:17 PM</td>
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<tr>
<td>16</td>
<td><strong>Principle Development Wildlife</strong> The area is a country wildlife site and therefore should not be developed.</td>
<td>9/28/2016 12:40 PM</td>
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</tbody>
</table>
I live on Plumstead Road East and already I cannot get my car out of my drive as there's always queues of traffic. Another 200 houses means even more cars on Plumstead Road that will not be able to cope. The road is not becoming a main road as the schools are at the end of the area and quickest route to Norwich. It is unsustainable. Also the woods don't need improving to have oak trees cut down and wildlife disturbed is not for anybody. People just want a place to walk and enjoy peace. Leave it alone.

I welcome affordable homes in the local area but not in the area proposed, places of beauty should be untouched and homes built in brownfield sites.

I am against this type of development as there is no thought to infrastructure i.e. doctors surgery etc. Roads are not wide enough on these estates for emergency service (fire).

Pressure on schools and doctors as development would mean 1000+ new residents.

The will not be any green belts left soon. Why not build on brown sites, there are plenty of them around. Developers should be made to build on brown sites first before being allowed to build on green sites. Save our woods!!

All the above would be good, but not at the expense of nature and wildlife.

Local schools cannot cope with extra pupils. Roads currently busy all the time without approximately 600 extra cars - not good for the environment. 3 Doctors' Surgeries? 4 Woods/trees good for the environment & Need to protect animals, bats, plus all Faunus & Aera

With all other sites already passed in principle there is no need for any more housing in the area from Saxonworth Road to the river at Trunnial. The woods are fine as they are - there is no 'green improvement' required. By all means carry on the genuine, approved, forestry work.

Building on a forestry plantation. You must be joking, if planning permission is granted on this site which is not brownfield, we might as well give up and let out beautiful country be ruined by people like you, "Societly Conscious" HA HA HA

Taking away woodland which I do not like.

The woodland is already there and could easily become a public area. It would be detrimental to all forms of wildlife found there. There are already plans for housing in hand, it is not socially conscious to desecrate woodland in the way suggested.

We need trees to breath it's not about people's needs it's (about the money) so hand off please

This area is being overdeveloped already with no thought for provision of extra schools, DRs surgeries, dentists and sewage works - without which a new development would be a disaster for the existing amenities.

Too many houses now infrastructure unable to cope. Agricultural land being lost. Countryside being lost. You are unable to sell houses now. Too many farms now should be drowned at birth.

The woodland park would have to be very carefully managed. I am sceptical of the benefits to wildlife and would only feel comfortable if an organisation such as Norfolk Wildlife Trust were managing the site. There should be no limit to development from the Town Council who have little knowledge of conservation management. The site needs to maintain its county wildlife site status.

The site is designated ancient woodland. Woodland and trees classified as ancient are irreplaceable (see Natural England Forestry Commission Advice published 13 Oct 2014) 2. Broadland DC have already identified housing need to 2026 exceeding this site.

The woodland is a habitat for lice of animals. It has a diverse flora and fauna, and is used by the local community for walks etc

We feel that this development will put increased pressure on the already busy Plumstead Road and on the surrounding schools as well as the detriment to existing wildlife.

What happen after 2028? We do not want to lose the woodland or the habitat. As for new homes, the area cannot take, the roads are not adequate, for more traffic. The schools are overcrowded and the same for doctors.
37 Affordable Housing
If these developers are really "socially conscious" then the housing problem that exists, 50% should be prepared for affordable housing. "YES" not 30% - Co-ord. Councillors stance!
9/23/20 6:51 PM

38 Ecology Principle Development
Wrong. Place.
9/23/20 4:54 PM

39 Ecology Principle Development
Waste area as it is. A haven for wildlife and a natural woodland area.
9/23/20 4:44 PM

40 Principle Development
What are the future plans for the site if this initial development is completed? I expect some potential objection similar to the property transfer in North Kensington that Cllr Fielding-Malde is associated with.
9/23/20 4:34 PM

41 Principle Development
I do not support this development. There are enough homes in Thorpe. Leave things as they are.
9/23/20 4:23 PM

42 Ecology Principle Development School Traffic
There are far too many new housing developments planned for this area. I can only repeat that the roads, schools, doctors cannot cope already. Also the Broadland Council and NCC have already ruined some of Norfolk countryside with the NDR which is a road to nowhere!
9/23/20 4:18 PM

43 Ecology Principle Development
Recent exchanges concerning any development in these or any other local wood were, not that long ago, REJECTED. Local residents have considered that decision to be final and that the decision should be respected in every other way or manner. This further approach will result in further cost and waste of taxpayers' money - OUR MONEY. THAT APPROACH MUST BE RESISTED IN EVERY WAY. Both owner and developer are only SOCIALLY CONSCIOUS of money, pound signs written large for their own benefit. My wife and I oppose this latest project and the blandishments which go with it with every fibre of our beings.
9/23/20 4:13 PM

44 Ecology Principle Development Traffic
300 homes, possibly 600 cars on busy roads. Doctors surgery very busy. Up to month for appointment, we need trees for our health, surely with the new housing estate round Tesco plus new homes on new RD, these 300 homes are not needed. Our trees are needed.
9/23/20 4:09 PM

45 Ecology GP School
There is not enough infrastructure to support more housing - e.g. if a new school, a new doctors surgery, a new dentistry is built, then I would support it. But the doctors, dentists, and schools are already full that exist at the moment. A new woodland is the least important requirement.
9/23/20 3:59 PM

46 To expect people (only one per household?) to fill in the above personal details and send them through open postal channels for anyone to read is ridiculous and dangerous request. I doubt many will respond. Perhaps that's the idea. Your data protection executive needs re-locating.
9/23/20 3:57 PM

47 Principle Development
No development of any form!
9/23/20 3:51 PM

48 Principle Development Traffic
There are several new estates planned for adjacent areas, all bringing more cars and congestion in and around the NDR. So, no more, thank you. Have you noticed that south of Norwich has a 1950s flavour?
9/23/20 3:50 PM

49 Ecology Principle Development School Traffic
There are many houses for sale in Thorpe. Our schools are full, doctors overworked. Roads barely coping in rush hour. We do not want more houses. Should fight to keep our woodland not paving the way to becoming a suburb of Norwich.
9/23/20 3:30 PM

50 Ecology Principle Development
I like the "look how bad it could have been - you should be grateful" approach. Should get you a few extra votes - but not mine. If you really want a site of ecological value, leave it as it is. O sorry I forgot you're a money-making organisation - with a strange name. 16/15 for your attempt at misleading the public into believing this is something other than housing replacing virgin woodland.
9/23/20 3:25 PM

51 Ecology Green Belt Wildlife
The woods are the lungs of Norwich and also supply habitat for wildlife. Brown algae should be utilised before any consideration is given to valuable woodland or green belt.
9/23/20 3:22 PM

52 Affordable Housing Ecology Wildlife
There is already too much new housing in the area, sometimes referred to as "affordable housing", but it is not affordable. We need to keep the woodland areas intact for the enjoyment of local people, and for the wildlife.
9/23/20 3:19 PM

53 Principle Development
All you are interested in is making as much money as possible, do you really care about local issues and people. I don't think so!
9/23/20 3:11 PM

54 Ecology Too many trees being removed and green areas being built on. Build on brownfield sites, there is plenty around.
9/23/20 3:10 PM

55 Ecology Principle Development
Destroying. Valuable woodland.
9/23/20 3:08 PM

56 Ecology The proposed area would damage and reduce an area of mixed mature woodland, not a common ecosystem. The whole area should be a park area with ANY building development. Areas of mixed woodland like racecourse plantations are rare. Build somewhere else.
9/23/20 2:34 PM

57 Wildlife I believe land should be left alone for wildlife. There are plenty of unused buildings in Norwich to be renovated.
9/23/20 2:12 PM
58 Affordable homes | Green Belt | School
Another bit of green belt ruined. We want affordable first time buyer homes. My kids get no chance. There are enough luxury and high quality houses being built in Sprowston. As usual no school and amenities. Just profit for the bulkers.

9/23/2016 2:11 PM

59 Principles Development | Traffic
We will vote against this proposed development as we did in 2011. Any more large housing developments in this area would bring much more traffic to our already over-congested roads and services.

9/23/2016 2:09 PM

60 Ecology | Principles Development | Traffic | Wildlife
With NDR, road network, and all the land being taken by that and new housing which will be built, the woods at racecourse should be kept as they are. By tarring all this land, we will have no wildlife left and I am strongly against this. Why are they trying to spoil the environment?

9/23/2016 2:05 PM

61 Ecology | Principles Development | Wildlife
Only greedy developers want housing. Council officers and maybe the odd councillor should be sacked. Our views are known - no destruction of our woodland affording wildlife - to silence the "corrupt pocket" North Norfolk Great homes stating "local homes for local people! Can you do the same?"

9/23/2016 2:06 PM

62 Ecology | Principles Development | Wildlife
How can you improve the woods with houses? Even with the destruction there it still is the only woods that is near to wild as you can get. Keep the green money grabbing developers away. Look at Blue Boar and Mousehole. Just empty spaces with no character.

9/23/2016 12:48 PM

63 Ecology | Woodland conservation - brilliant idea - no need for more housing in the only part of woodland habitat that used to be connected to historical household that is left!!! Plenty of areas to build on without using our woodland!!!

9/23/2016 12:44 PM

64 Cycling | Ecology | Principles Development | Traffic
I do not support any new proposals for housing around the NDR area. There has been enough environmental damage with the NDR and the new development behind Tesco causing traffic increasing. C blue bear lane is a rat run and dangerous to pedestrians and cyclists.

9/23/2016 12:31 PM

65 Ecology | Principles Development | Wildlife
The more woodland we sacrifice for building, the less drainage we have so we are more susceptible to flooding. Remove more of the derelict properties instead of keep building new!

9/23/2016 12:13 PM

66 Ecology | Principles Development | Wildlife
Please do not come and take our green spaces, Build on Wisner Great Park or Beck House see what they have to say not in my back yard.

9/23/2016 12:10 PM

67 Ecology | Principles Development | Wildlife
We are totally opposed to any planned development which involves destruction of any mature woodland areas. This woody oaks brings in, and supports a host of natural wildlife into the Narworth suburb!! For all to enjoy.

9/23/2016 12:08 PM

68 Ecology | Principles Development | Wildlife
There are already plans to build 10,000 homes within one mile of the proposed development. These woodlands should be left as they are - I am strongly opposed to any development of any part and the development must be turned down.

9/23/2016 12:04 PM

69 Ecology | Ecology | Principles Development | Traffic
I find your proposal utterly OBSCENE! Such precious woodland. Socially Conscious you are not. 360 homes! Potentially 600 more cars. 1300 more patients for already over crowded doctors surgery. Traffic!!!

9/23/2016 11:55 AM

70 Ecology | Principles Development
At what stage do us human stop churning up countryside for homes and roads? I do not believe how peoples comments or actions will make any difference to developers and their back pockets?

9/23/2016 11:48 AM

71 Ecology | Principles Development | School | Wildlife
I believe we need to preserve all current woodland and wildlife habitats. In addition, the local schools could not cope with the increased demand. I also do not believe the development will be limited to the original numbers.

9/23/2016 11:47 AM

72 Ecology | Traffic
Too much woodland has been taken up in recent times. With the NDR and other housing projects, nobody considers what it does to wildlife. Why not finish one project before embarking on another.

9/23/2016 11:43 AM

73 Green Belt | Principles Development
I can’t think planning permission should ever be given for these sort of projects until all the brownfield sites have been used up of which there are many in and around Norwich.

9/23/2016 11:41 AM

74 Ecology | Principles Development | Wildlife
It is criminal to destroy our woodland which is full of wildlife and we need trees to survive. Also it is difficult to get out of side roads now in a car, 300 houses mean 600 more cars. Please leave us some countryside.

9/23/2016 11:35 AM

75 Ecology | Green Belt | Principles Development | Wildlife
Leave the woodland alone. Stop putting money ahead of everything. Once ruined it can never be replaced. We need the woodland to help counter the ever increasing pollution of the city. Wildlife need somewhere to live. We do not want it ruined to profit a few. Use brownfield sites to build on.

9/23/2016 11:33 AM

76 Ecology | Principles Development | Traffic | Wildlife
This development is not needed as all the proposed sites for new housing has already been agreed. I am in favour of a community woodland park but with NO housing. It will create even more traffic on an already busy Plumstead Road. LET'S KEEP these woodlands free of housing development and enjoy them as vital woodland that we need with all this development going ahead with the NDR etc.

9/23/2016 11:30 AM

77 Ecology | Racecourse plantation, as it is, provides an adequate woodland park.

9/23/2016 11:20 AM
We do not support the destruction of this woodland & the animal habitat. This is a hugely congested area (already) Traffic wise - cars from 300 new homes would cause chaos.

I am strongly against any housing development on this woodland area. It should continue to be reserved for future generations. I am however, in favour of creating and maintaining footpaths to improve access and enjoyment of this ancient woodland.

England is a small country. We already have no more vacant spaces which can support more housing. The population is already too high! Our forfathers fought for this green and pleasant land! What for? We need woodlands for wildlife, which also has a right to survive! Go and build! In the vacant spaces left by decimation of coalmining! By Tony government! Houses - NO MORE THANK YOU!!

Plumstead Road is very heavily used by business park workers and is a rat run (Green Lane)

300+ additional cars onto an already congested road to madness. Cyclists already cause hold-ups on the single carriageway only access road, no provision for their safety. Weight of traffic is already immense - this would magnify the problem. NDR may cause further traffic to use this route - until its completion, noone can predict its impact.

Traffic is going to be an issue. As long as the open spaces in the future are not forgotten. No plans...

Not sure. Depends on what type of housing and what other facilities are expanded to cope with extra population. I.e. sports facilities, supermarket, schools, shops, road. - The park would be an excellent idea.

Trease and wildlife sites should be protected against future development. I very much welcome the EES for the site. Existing trees retains in areas together and not planted on pavements. The roots, when they grow large and spread up end the farmac making it a danger for walkers and the blind. An obstacle course, rather than a short walk which should be a pleasure for me who has balance problems in uneven surfaces. Consider question: Any council homes for over 60s - not flats or communal living - in an area set aside from a lot of families. A shop or shops for food for people who cannot drive or carry a lot of shopping in one short walk. Thank you for your invite.

Ideally I would prefer the land to stay as it is however I understand the ultimate decision is the landowner's. But, providing no more than 300 homes including 30% affordable, protect against future developments, and retain 10% of woodland - this seems the best option to date.

Development should include adequate street parking and roads to and from development to city and need to be improved to cope with additional traffic. Homes are spacious and not squeezed in too close together.

We are having too much of our green space developed for housing. What about converting all the empty offices which have stood unoccupied for years? We love our countryside.

Provided community support structure in place before development. I.e. bus service - road network - doctor's surgery. All these are either at capacity already or not adequate. Careful and truthful consideration needed as part of planning.

There will be extra pressure on already overstretched GP services. Plumstead Road needs improvements. Dissuade needs more community amenities such as shops etc. Saturation's is not enough.

There is a danger of any "community woodland park" turning into a dog-walkers' paradise which is what happened at Catton Park 'Community' Development - a wasted opportunity. What the city really needs is grassy and recreational picnic areas adjacent to woodlands that are dog free and suitable for families with young children. Areas for dog walking should be sectioned off from these amenities. No one wants to walk or sit in it. Thanks. "Let's get it right this time"

I only comment on the fact of "affordable homes". We need those, so yes it's a good plan with well lit woodland walkways. This is essential due to crime in Norwich.

This is disgraceful. I walk my dog in the woods all the time as do many others. It is a beautiful space and should be treasured and kept as is. It is a special area and should not be built up with more houses.

I don't agree with the new development at all. I'm sick of greedy developers building over our countryside and woodlands. There are plenty of other sites around the city to build. One house is too much, leave our open spaces alone!!

There are plenty of other sites that do not require the felling of woodland. We are losing enough countryside due to the NDR.

Leave woodland for wildlife to breed. Let Thorpe Wood alone.
<table>
<thead>
<tr>
<th>Message</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Why destroy fantastic woodland when there is ample undeveloped wasteland around? There has already been areas of woodland destroyed in Sprowston for housing. I don’t believe this is in the interest of residents.</td>
<td>9/16/2016 4:04 PM</td>
</tr>
<tr>
<td>This woodland is a special green lung for our community. We do not need houses here as the Priory development will have enough. No thought to community investment (CIF) and public transport, shops, and schools.</td>
<td>9/16/2016 4:02 PM</td>
</tr>
<tr>
<td>This will cause more traffic congestion in the area.</td>
<td>9/16/2016 3:59 PM</td>
</tr>
<tr>
<td>Although my wife and I support the need for local family and affordable homes in the area, the proposed site is totally inappropriate, both in size and the road is only a &quot;D&quot; road and not adequate for a further large number of homes. There is already an exit from Dunstall on the &quot;B&quot; road.</td>
<td>9/16/2016 3:48 PM</td>
</tr>
<tr>
<td>Leave well alone, enough destruction of woodland, fields, and wildlife already in Thorpe and Sprowston. It’s become totally unrecognisable. Leave.</td>
<td>9/16/2016 3:45 PM</td>
</tr>
<tr>
<td>More concrete/traffic/cars etc - More people. What about schools, hospitals, GPs, Dentists - etc - what about the quality of life?</td>
<td>9/16/2016 3:42 PM</td>
</tr>
<tr>
<td>This development is not needed. It’s only lining the pockets of the developers. I have no doubt this is an issue that’s already been signed and sealed anyway.</td>
<td>9/16/2016 3:39 PM</td>
</tr>
<tr>
<td>Racecourse plantations are a nature reserve and a green lung for Norwich - wildlife will be destroyed for houses.</td>
<td>9/16/2016 3:37 PM</td>
</tr>
<tr>
<td>Enough is enough, we don’t want anymore of our green and pleasant land being covered by houses. The schools are full, the doctor’s surgeries are full to overflowing, the roads are gridlocked at times. All this for greed.</td>
<td>9/16/2016 3:35 PM</td>
</tr>
<tr>
<td>I oppose this, please don’t ruin our forest.</td>
<td>9/16/2016 3:31 PM</td>
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</tbody>
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