

Great Yarmouth Third River Crossing Further Consultation on Scheme Proposals at the Community Roots at Mind Site Briefing Note to Accompany Drawing No's PKA018-MP-106 and PKA018-MP-107

1.0 What are the proposed changes?

This note provides an explanation of the proposed changes to the Community Roots at Mind site in order to reduce the impact of the Third River Crossing project (the Scheme) proposals previously presented by the consultation carried out between August and December 2018. This note should be read in conjunction with the attached Drawing No's PKA018-MP-106 and PKA018-MP-107.

2.0 Drawing No PKA018-MP-106

This drawing shows an aerial photograph of the Community Roots at Mind site. Key features within the site are shown, together with the current existing site boundary and the boundary resulting from the Scheme as previously presented by the 2018 consultation.

The hatched area shows an updated Scheme boundary that the Council is now consulting upon. This reduces the impact of the Scheme proposals on the Community Roots at Mind site and provides for a greater area for the main site to be retained compared to that previously proposed. The increased site area would be achieved by:

- Removing the originally proposed drainage ditch on the south side of the site, together with changing the terraced embankment slope between William Adams Way and the Community Roots at Mind site. A typical cross section showing this terrace slope is provided on the drawing (see Cross Section X-X). The slope could be planted as part of the Scheme proposals and, subject to agreement, could be maintained by Community Roots.
- Changing the position of the vehicle turning head at the end of Queen Anne's Road (see Drawing No PKA018-MP-107), which enables the extension of the main Community Roots at Mind site further to the west.

3.0 Drawing No PKA018-MP-107

This drawing shows changes to the public realm and other proposals, which would provide additional areas to accommodate some of the features that are currently on the Community Roots at Mind site. This drawing also shows the same revised main site boundary that is shown in more detail on Drawing No PKA018-MP-106. The proposed changes are as follows (the location of each numbered proposal is shown by a corresponding number on the drawing):

- (1) To change the location of the vehicle turning head at the end of Queen Anne's Road, to provide a greater area for the main Community Roots at Mind site. However, this proposal does reduce the area provided for the relocated allotment site currently located on the north side of Queen Anne's Road.
- (2) To mitigate the reduction in size of the relocated allotment site (noted in (1) above), an extra area of land is proposed to be provided.

- (3) To use an area of public open space for the relocation of the labyrinth that currently occupies an area of the Community Roots at Mind site. If the labyrinth cannot be safely relocated then an option could be to recommission the original artist to recreate the labyrinth at this new location. In order to provide the labyrinth on a level surface a retaining feature will be needed on the southern side of this area (see Cross Section Z-Z on the drawing).
- (4) To relocate the proposed footway closer to the roundabout to provide a separate area for the orchard and individual planting areas that are currently on the Community Roots at Mind site.
- (5) To provide a retaining feature on the western side of the roundabout. This is because the separate area for the orchard and individual planting areas will be at the same level as the main Community Roots at Mind site, but the roundabout is approximately 2m higher. A typical cross section through this area is provided (see Cross Section Y-Y on the drawing).

4.0 Effects of the changes

The table below provides an estimate of the effects of the proposed changes:

Community Roots at Mind Site	Approximate Area
Current area of site (Light blue line on Drawing No PKA018-MP-106)	4450m ²
Remaining area of site following construction of the Scheme, as consulted upon in 2018 (Green dashed line on Drawing No PKA018-MP-106)	1800m ²
Area of public space used to accommodate the relocated labyrinth	250m ²
Revised area of site following construction of the Scheme, now being consulted upon: Revised main site operational area (3200m ²) (Yellow hatched areas on Drawing No PKA018-MP-106 and 107 Additional orchard/planting area east of new roundabout (450m ²) (Yellow hatched area on Drawing No PKA018-MP-107) Additional area of terraced slope (300m ²) (Area indicated by yellow arrows on Drawing No PKA018-MP-106)	Total 3950m ²

5.0 Revised red line boundary

When the Council applies for a Development Consent Order for the Scheme it will seek authorisation for it to be constructed within an area of land shown by a red line on the plans accompanying the application. This is the "red line boundary" (also known as "Order limits"), and it will include:

- All the land the Council seeks to acquire permanently for the Scheme;
- Land over which the Council seeks to create and acquire new rights;
- Land over which the Council seeks powers of temporary possession.

Drawing Nos. PKA018-MP-106 and 107 detail the proposed revised red line boundary. Please note that whilst the drawings show some areas being removed from the red line boundary proposed by the 2018 consultation, the Community Roots at Mind site is not shown as being removed and is shown as still being located within red line boundary. This is because:

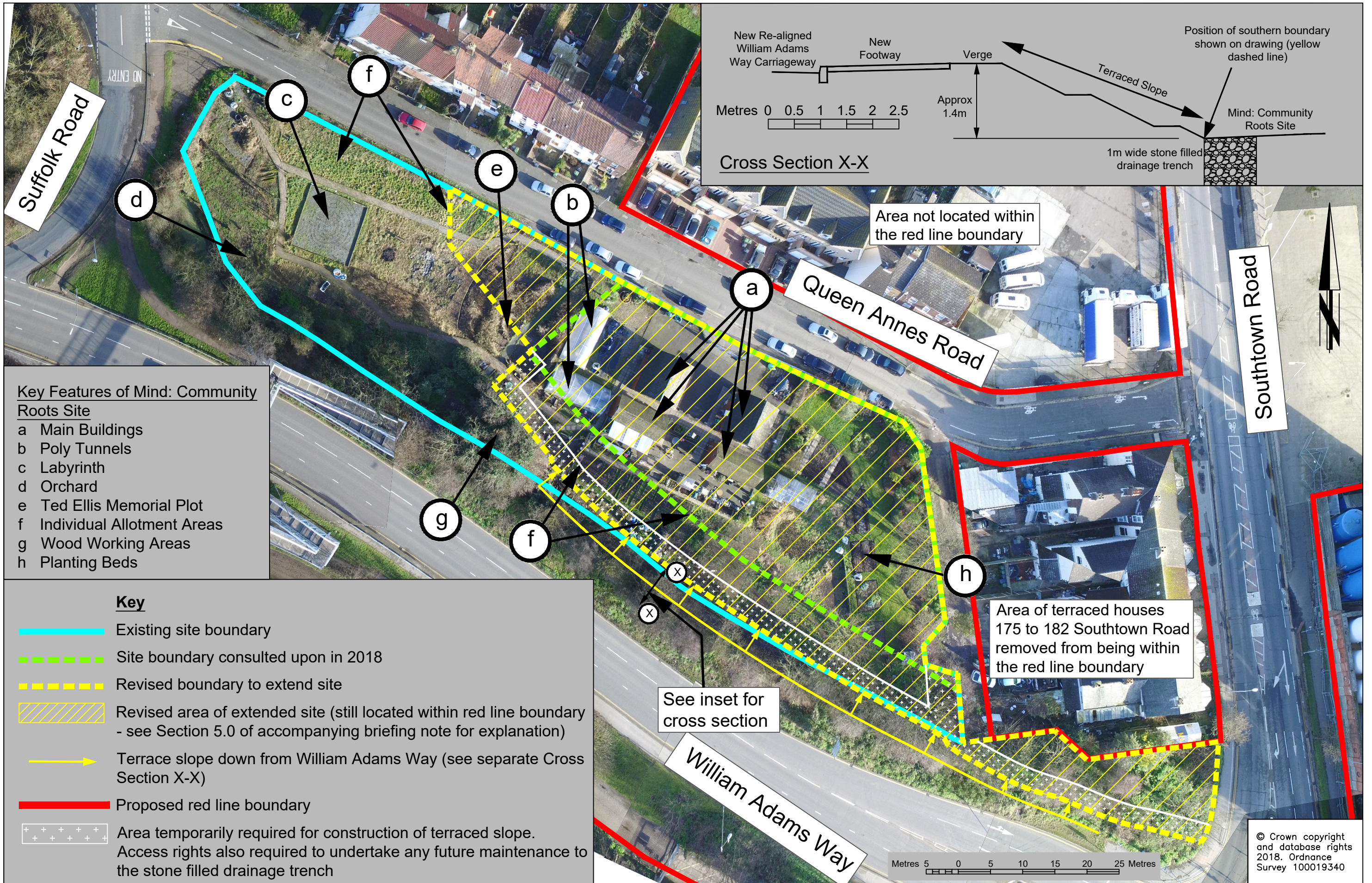
- The Council will need to take temporary possession of a 3m strip of land adjacent to the foot of the terraced slope (proposed on the south side of the site) in order to construct this terraced slope. It will also need to create and acquire new rights to enable future access to this area in order to undertake any inspection and maintenance works that may be required in respect of the proposed stone-filled drainage trench;
- During construction of the Scheme the Council may need to temporarily take possession of parts of the site to undertake work to relocate, protect or replace individual features. At this time the detail of the work which may be required has not been determined and would need to be discussed with the current tenants.

6.0 How to respond to this further consultation

The Council welcomes your views on the proposed changes detailed in this letter and any other matters you may wish to raise. Responses to this consultation should be made by:

- **Emailing:** gy3rc-st3consultation@norfolk.gov.uk
- **Writing to:** Freepost Plus RTCL-XSTT-JZSK, Norfolk County Council, GY3RC, Ground floor - south wing, County Hall, Martineau Lane, Norwich NR1 2DH

The deadline for responses to this consultation is 23:59hrs on Sunday 24 March 2019

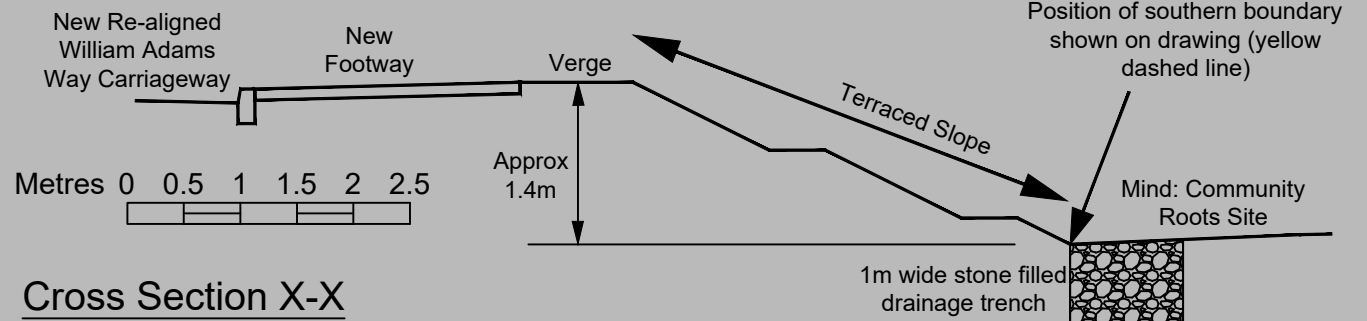


Key Features of Mind: Community Roots Site

- a Main Buildings
- b Poly Tunnels
- c Labyrinth
- d Orchard
- e Ted Ellis Memorial Plot
- f Individual Allotment Areas
- g Wood Working Areas
- h Planting Beds

Key

- Existing site boundary
- - - Site boundary consulted upon in 2018
- - - Revised boundary to extend site
- ▨ Revised area of extended site (still located within red line boundary - see Section 5.0 of accompanying briefing note for explanation)
- Terrace slope down from William Adams Way (see separate Cross Section X-X)
- Proposed red line boundary
- + + + + + Area temporarily required for construction of terraced slope. Access rights also required to undertake any future maintenance to the stone filled drainage trench



Area not located within the red line boundary

Area of terraced houses 175 to 182 Southtown Road removed from being within the red line boundary

See inset for cross section

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REV.	DESCRIPTION	DRAWN BY	CHECKED	DATE

SURVEYED BY	INITIALS	DATE	DRAWING No.
			PKA018-MP-106
DESIGNED BY	ROD	2/19	PROJECT TITLE
DRAWN BY	GB	2/19	Great Yarmouth Third River Crossing
CHECKED BY	GB	2/19	SCALE
			NTS
			FILE No.
			PKA018



REV.	DESCRIPTION	DRAWN BY	CHECKED	DATE

	INITIALS	DATE	DRAWING No.
SURVEYED BY			PKA018-MP-107
DESIGNED BY	ROD	2/19	PROJECT TITLE
DRAWN BY	GB	2/19	Great Yarmouth Third River Crossing
CHECKED BY	GB	2/19	SCALE
			FILE No.
			PKA018