

# **OPEN SPACE STRATEGY FOR LEECHWELL GARDEN AND TOTNES TOWN CENTRE**

**“the big picture”**



**DOS Open Space Steering Group  
July 2005**

# The Big Picture

## NOTE

The DOS Open Space Steering Group carried out two surveys by questionnaire:

1. a **Name and Use Questionnaire** carried out between May and July 2005
2. a **Design Questionnaire** carried out at the three-day Exhibition between 30 June and 2 July.

In the Name and Use Questionnaire, it was suggested that names other than 'Southern Area' and 'Bungalow Garden' might be more appropriate. The results of the questionnaire were:

**80 %** in favour of changing 'Southern Area' to 'Leechwell Valley'

**95 %** in favour of changing 'Bungalow Garden' to 'Leechwell Garden'

As a result, the new names will be used here. Other quotations and results from the questionnaires appear throughout this report and are marked like this<sup>Q</sup>. Further results and the questionnaires themselves appear on page 41.

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## **GROUND RULES**

### **WHY THREE REPORTS?**

The overall strategy for Leechwell Valley evolved from the concept statement and three phased architects' plans presented to, and adopted by, South Hams District Council (SHDC) in 2004, following Design Our Space's Community Consultation Process. In November 2004, South Hams District Council asked Design Our Space (DOS) to write a Feasibility Report on open space in the Leechwell Valley. This has now been completed, and is called "How It Could Work". DOS Open Space Steering Group, in addition to meeting the Council's and community's requirements, is producing two further documents.

This Open Space Strategy Report is the second of the three documents. It is the 'big picture' for open space in Totnes, and forms a bridge between the Council's Feasibility Report and the third document, the Exhibition Dossier. The Dossier will bring together DOS Open Space Steering Group's work which was exhibited in the Civic Hall on 30<sup>th</sup> June, and in the extremely successful exhibition in the former DOS office on Friday 1 July and Saturday 2 July. This two-day exhibition, which included Harrison Sutton housing plans, was organised and manned solely by DOS Open Space Steering Group, and significantly increased the number of visitors able to view the Exhibition.

The Open Space Strategy Report seeks to define the value and role of open space and to ensure that open spaces enhance the quality of the environment, the life of local communities and social inclusion by creating a community framework for participation in open space provision and management. "Open space" is defined in government guidelines (PPG17) as "all open space of public value, including water, green and civic spaces".

It also offers the basis for a greater mutual understanding between the Council and the community on some fundamental aspects of project management.

### **TOTNES**

In 2004, DOS<sup>1</sup> found that in the town centre:

- Totnes falls well below English Nature Guidelines that every home should be within 300m of accessible natural green space of at least 2 ha (5 acres).
- Due to the historic development in Totnes town centre, one third of the parents and senior citizens interviewed by DOS had no gardens or very small gardens
- Most existing open space is not safe for small children and the nearest green areas and play spaces are too far for many senior citizens and children. Parents drove children to better play areas.
- Totnes also lacks desirable open space features, such as flowers, plants and flowering trees, tree-lined roads, public art or a civic water feature.

The map and chart on the following page show the current open spaces.

The aim of the three reports is to encourage and enable South Hams District Council to meet the shortfall in safe, attractive, accessible open space in Totnes town centre by providing "quality of life facilities through networks of accessible and high quality areas of

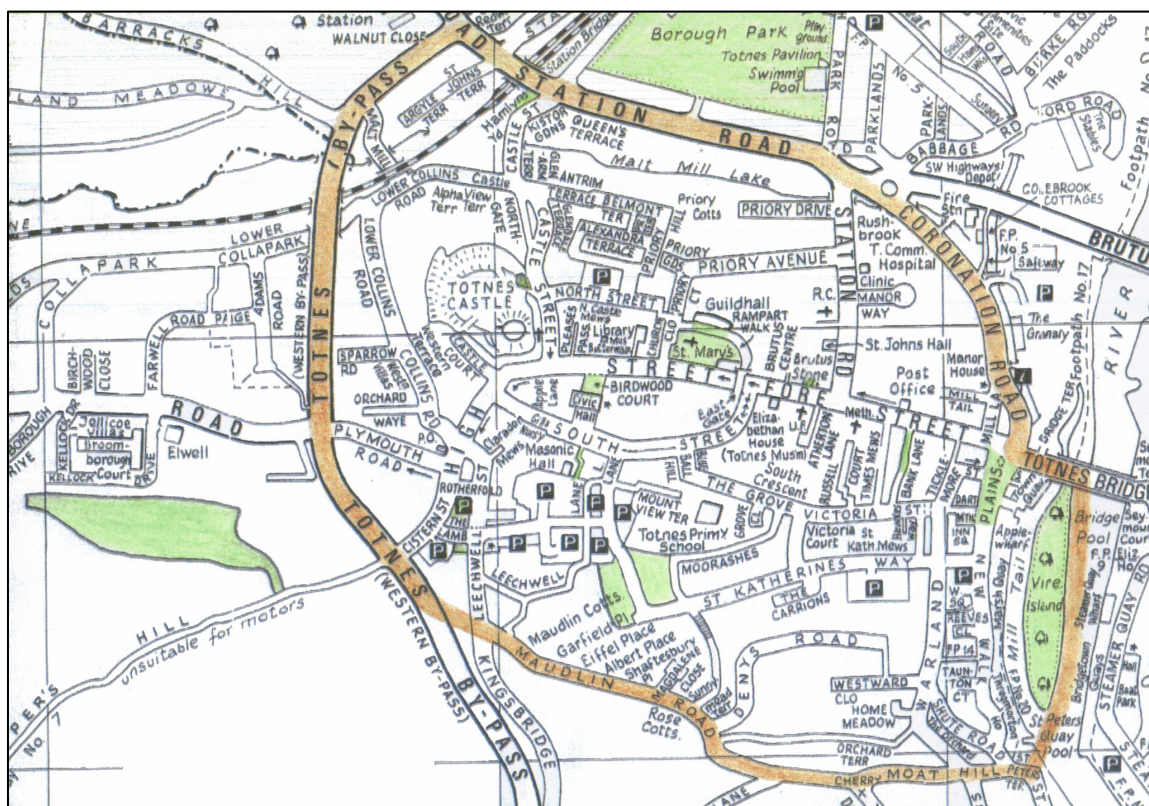
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<sup>1</sup> See page 9 of the DOS Exhibition Dossier (July 2004).



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open space”.<sup>2</sup> Community feedback from the Exhibition show that people are concerned by the small/lack of garden space in the new development. This will increase the pressure on existing and planned open space, and increase the need for SHDC to make more open space available.



### Current Open Spaces in Totnes

Site	Access	Seats	Small children	Ball Games	Picnics	Teenagers	Area (sq m)
Market Sq	Good	20+	Traffic	No	Yes	Yes	750
South Street	Good	No	Too dirty	No	No	No	390
St Marys Church	Good	2	Yes	No	No	No	2738
Guildhall Yd	Good	3	Yes	No	Yes	Yes	210
Blind Garden	Good	3	Possible	No	No	Yes	62
Lamb Garden	12 steps	1	Yes	No	Yes	Yes	220
Castle Entrance	Slope	2	Yes	No	Yes	Yes	117
Rotherfold	Good	2	Traffic	No	Yes	Yes	450
Moorashes	Low barrier	No	Water, traffic	Limited	Yes	No	2751
Bank Lane	Good	2	Traffic	No	Yes	Yes	51
Plains	Good	10	Traffic	No	Yes	Yes	1050
Foot of Castle Hill	Good	1		No	Yes	Yes	120
Vire Island	Steep ramp	16	Water	No	Yes	Yes	9664
Borough Park	good	3	Yes	Yes	Yes	Yes	44200
Colwell Wood	Very steep hill	3	yes	no	yes	Yes	12760

<sup>2</sup> This is from PPG 17, published by the ODPM – see Further Information on page 6



# The Big Picture

## LAYOUT

The four sections of the Strategy Report will follow CABI's guidelines<sup>3</sup>. Sections 1, 2 and 3 provide a 'bigger picture' for Leechwell Garden, including the results of the community consultation. The Leechwell Garden forms part of the 'big picture' of open space strategy for Totnes town centre in Section 4.

### SECTION 1: CLOSE UP – A FLEXIBLE PROJECT BLUEPRINT

Summary of DOS Open Space Steering Group's Feasibility Report offers a practical, flexible project blueprint for ownership, management and maintenance of Leechwell Garden. A phased, organic design approach is looked at in more detail, and other potential open space sites identified in the Feasibility Report are also considered, with community feedback.

### SECTION 2: WIDE ANGLE – SPRINGBOARD FOR GRANT APPLICATIONS

If SHDC decides to adopt the partnership model recommended in the Feasibility Report, then DOS Open Space Steering Group has prepared information ready for the next step to help maintain forward momentum. Section 2 provides a springboard for grant applications for the Leechwell Garden, particularly focusing on the heritage and environment.

### SECTION 3: BACKGROUND – PROJECT MANAGEMENT

This section outlines DOS Open Space Steering Group's proposal for a best practice management plan for Leechwell Garden, following government guidelines for Green Space Strategy and community involvement, including the socially marginalized.

### SECTION 4: BIG PICTURE – AN INTEGRATED STRATEGY FOR TOTNES TOWN CENTRE

A strategy, submitted outside the DOS umbrella, for linking heritage, tourism, trade and small open spaces in the town centre. It offers a community-led, community-endorsed catalyst for change, which could involve the Town Council, Chamber of Commerce and many local societies, and encourage the local economy.

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<sup>3</sup> For more information on CABI, see the section on Further Information on page 6

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# **SECTION 1: CLOSE UP**

## **FLEXIBLE PROJECT BLUEPRINT**

### **1. SUMMARY OF FEASIBILITY REPORT**

This section begins with a summary of the Feasibility Report findings and recommendations, which form the foundation of the open space proposals. DOS Open Space Steering Group was asked by South Hams District Council to explore possible answers to seven questions in the first phase of the Leechwell Valley development:

**1. How much land could be used for public open space in the Leechwell Valley?**

The main focus of the Feasibility Report was Leechwell Garden. However, the report also looked at other possible open space sites. These sites will be looked at in more detail later.

**2. Who would own the land?**

The three options looked at for owning the land were:

1. SHDC
2. Partnership arrangement where SHDC guaranteed the land to the community
3. The community forming a trust to own the land.

The balance of arguments for and against each option favoured a partnership.

**3. Who would manage the project?**

The three options looked at for project management were

1. SHDC
2. Partnership agreement between SHDC/the community and others
3. The community as project manager.

The balance of arguments for and against each option favoured a partnership.

**4. What would be on the open space, who would create it and look after it?**

A phased design approach, from a simple design of a woodland stream and orchard meadow through to a more complex design with more community facilities, was suggested to meet the community's 'wish list' from the Consultation Process in 2004. Design will be looked at in more detail later. Again, the three options of SHDC, partnership and community to create and maintain the garden were looked at. DOS recommended a partnership approach. The priorities for the garden would be:

- To protect and enhance Totnes' heritage
- To create a viable and vital green space at the heart of Totnes
- To preserve the site as a conservation, recreation, educational area for the benefit of the whole community and environment
- To encourage young and old to care for and enjoy the garden
- To make a safer and more social community
- To ensure a thriving natural world.

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### 5. How much would it cost and where would the money come from?

If SHDC were to work in partnership with the community and others, it would be able to access grant aid unavailable to local authorities. Two examples were given: Heritage Lottery Fund and an Environmental Fund.

### 6. When would things happen?

A phased approach to the different activities is more flexible than either SHDC in total control, or all partnership arrangements or the community with full responsibility. This approach adapts the “environmentally organic” landscape model to project management.

### 7. How does the open space fit in with the rest of the site (and town)?

DOS Open Space has held many joint and Public Meetings to make sure that the open space is compatible with the wider picture of development. This Report extends that role to Totnes town centre.

DOS Open Space Steering Group recommends that:

1. SHDC sets up a fully-funded open space steering group with SHDC officers from the Landscape, Leisure and Recreation, and Property Services Departments, DOS representatives and external advisors to look in detail at the partnership ideas put forward in this report. The Steering Group could later become part of the management team of a joint Council/community partnership, if that is the route chosen.
2. The new Steering Group looks immediately at the highlighted recommendations in the report, i.e.:
  - whether any or all of the sites listed above, in addition to Leechwell Garden, could be used as public open space
  - the future of the bungalow, which depends in part on a survey only available to SHDC.
3. The Steering Group, after looking at the Feasibility Report, Strategy Report and Exhibition Dossier, and the architects’ plans as a whole, draws up an outline plan to put before the Council and the community to identify the best way forward.
4. SHDC makes available to the community copies of the three DOS Open Space Steering Group reports.
5. These steps are taken as soon as possible.

**The community has given DOS Open Space Steering Group very strong support during the past six months, particularly at the three-day Exhibition, to continue to work with SHDC on all aspects of open space.**

***“Very impressed by all the work put in and the beauty and thoughtfulness”<sup>Q</sup>***



## The Big Picture

### **2. DESIGN OF LEECHWELL GARDEN**

When people in the community and visitors to Totnes were consulted in 2004, most said what they wanted to see in the open space in the Bungalow Garden were:

- The site's heritage protected and enhanced
- Nature reserve
- Trees
- A feature of the pool and water
- Seating for rest and quiet
- Places for meeting and viewing the surrounding places of interest
- A small café/covered area/centre
- Play space for children
- Space for young people
- Public art
- No large buildings on site

#### **What is on the Leechwell Garden at present?**

##### **a. Bungalow**

There appears to be a problem with subsidence, which would be expensive to repair. A decision on its future has to be made.

##### **b. Pool**

The triangular pool fed by water from the ancient Holy Leechwell has been recommended to protected monument status as an "immersion basin attached to a holy well". The pool has design and funding implications. The Environment Agency has agreed that a new water course can be made across the garden.

##### **c. Boundaries**

All boundaries need to be repaired and made secure.

##### **d. Trees**

It is recommended to retain as many trees as possible on the site.

##### **e. Under the ground**

An archaeological report is not yet available.

### **DESIGN BASICS**

The question has been raised as to whether the Leechwell Garden can provide everything the community said it wanted without overcrowding a relatively small site. Many ideas could be in conflict. It is very hard to bring these ideas into one design, while also protecting the heritage, which forms such an important part of the funding plans.

***"This site is too small to be everything to everyone"***<sup>Q</sup>

The Feasibility Report suggested that one approach could be for the garden to grow in phases over time, depending on funding and the community's wishes, in order to accommodate the outcome of the 2004 DOS Community Consultation Process progressively, while investigating whether other sites could be made available for some open space activities, particularly addressing play spaces suitable for different age groups.

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Children and young people are a small but significant percentage of the community. Their needs have to be balanced with the needs of other sections of the community, such as the elderly, many of whom have no or little gardens, those with disabilities or those who seek peace and reflection. With children and young people, however, the aim is to involve them in the design, construction and maintenance of these areas and educate them. The basis of sustainable development is learning to give, rather than to take for granted, to contribute rather than to abuse. It is also the foundation stone of a civic society.

“It is important for children to experience risk and learn how it should be managed. Play forms one of the principal arenas for developing our capacity for risk-taking. Our relationship with risk determines the extent to which our lives can be fulfilled. This goes far beyond physical risk, into the realms of creativity, relationship and inclusivity. The way we allow our children to feel at ease with risk will determine the extent to which they can participate and contribute later in life. Children are being dumbed down. Physically this is leading to obesity, but what is it leading to emotionally and intellectually?”

Robin Sutcliffe, chair of National Play Safety Forum [www.sutcliffeplay.co.uk](http://www.sutcliffeplay.co.uk)

Examples of play schemes, from natural materials, where children have been involved at all stages were displayed by Mike Jones at the Exhibition, and were highly recommended by the public and in the questionnaires.



***“Love Mike Jones’ designs”<sup>Q</sup>***

# The Big Picture

## FIRST STEPS

The development of Leechwell Garden and Heath Way housing are closely linked – e.g. planning application for change of use, the path of the stream, access, vistas, security, paths, etc. While there are many possible designs for what might be created within the Leechwell Garden, there are actions that **must** be taken if it is to be a successful public open space:

- the boundary needs to be safe and secure, with suitable protection and privacy for neighbouring gardens
- the pool has to be cleaned and repaired
- a new water-course, leading from the pool to the proposed housing development, has to be dug and landscaped (assuming it is not to be piped underground)
- the entrances have to be made accessible and inviting
- paths have to be laid from the entrances to the pool at least
- some landscaping will probably be needed around the pool
- weeds have to be cleared and some planting has to be done
- signs have to be made and displayed at convenient points
- some seats or benches have to be obtained and positioned
- leaflets have to be designed, printed and made available at the Totnes Museum and Tourist Information Centre

## PHASED DESIGN

The first phase of one possible design to meet all the community's design specifications is a minimal intervention scheme, based on a woodland stream and orchard meadow. It provides the foundation for later additions, if and when required. Each phase builds on the previous design. This approach was agreed during DOS Open Space Steering Group meetings, and was supported by 90% of the community who completed the Design Questionnaire on phased design at the Exhibition. The three plans shown at the exhibition and reproduced here were created by the group and drawn up by SHDC.

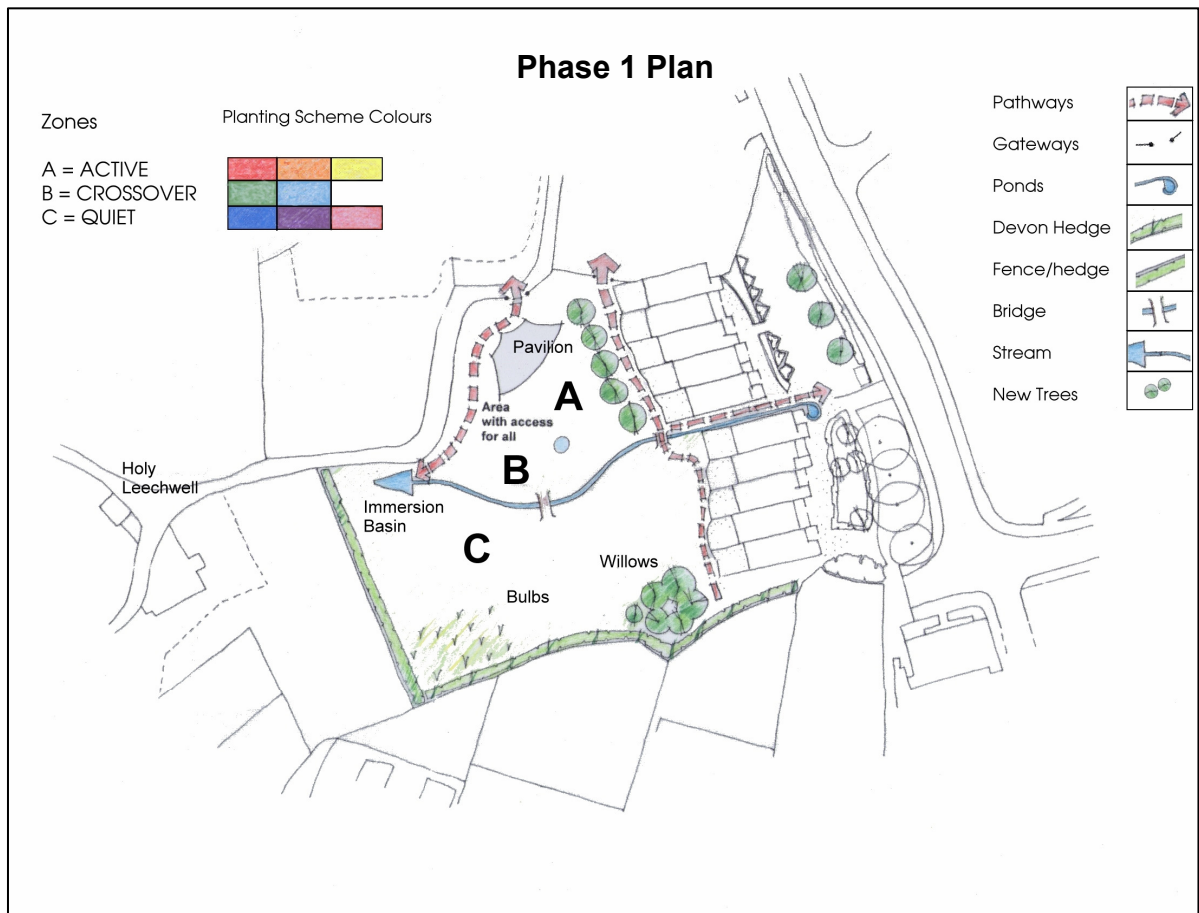
**PHASE 1 – Theme: Healing:** Simple design of an orchard meadow, with woodland stream and natural planting, with the focus on the heritage of the garden. A suggested theme was the tradition of healing, linking it to the pool's use in the past. This could be achieved through a Celtic 'sacred grove' style, through a herb garden and the healing use of colour. The garden design takes into account the new housing scheme by Harrison Sutton

### KEY FEATURES INCLUDE:

- The site divided into three zones: active, crossover and quiet
- The planting schemes in the zones, and the colours of any structures to reflect the different zone activities and create the sense of a journey
- Devon banks and hedging for additional planting and wildlife
- Three entrances with new paths
- Most of the trees to be retained, and the apple trees pruned
- New trees, including willow, and low maintenance shrubs to be planted
- A new stream running from the pool to a pond/drain outside the garden
- An orchard meadow with wildflower areas and grass paths
- Well-placed, well-designed 'natural' seating
- The use of the natural environment and materials for children's play
- An area with access for all
- A simple pavilion to provide seating, shelter and a meeting place



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***“Yes, yes, yes!”***

***“Fantastic ideas. Just what is needed in town centre”<sup>Q</sup>***

In the Design Questionnaire, the community strongly supported the following, in order of priority

1. Wildflower areas (most positive response)
2. Additional play areas outside the garden
3. Stream through the site
4. Devon banks
5. Seats
6. Disabled access

***“The garden should be as natural and wildlife friendly as possible”<sup>Q</sup>***

In addition, the community indicated strong dislike for

1. Use of existing bungalow (most negative response)
2. Lockable storage space
3. Children’s play area (unless use of natural environment as play)
4. Open sided shelter

***“Bungalow too ugly and inappropriate. Better to demolish”***

***“For little children, simple natural features can be fun.”***

***“Any buildings to be minimal”<sup>Q</sup>***

Individual comments on the questionnaires supported a natural, simple design, without dogs, but with additional play areas outside the garden.

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***“No dogs!”***

***“Too small to include play area without destroying the peace.”<sup>Q</sup>***

Also the use of changing pieces of public art was recommended, in addition to the functional public art of seats, paths, notice-boards etc.

### PHASE 2 – Theme: Partnership between Man and Nature

The second phase is an Intermediate stage, a partnership between man and nature, with more landscaping, facilities and play areas, to include more of the design specifications from the Community Consultation Process 2004

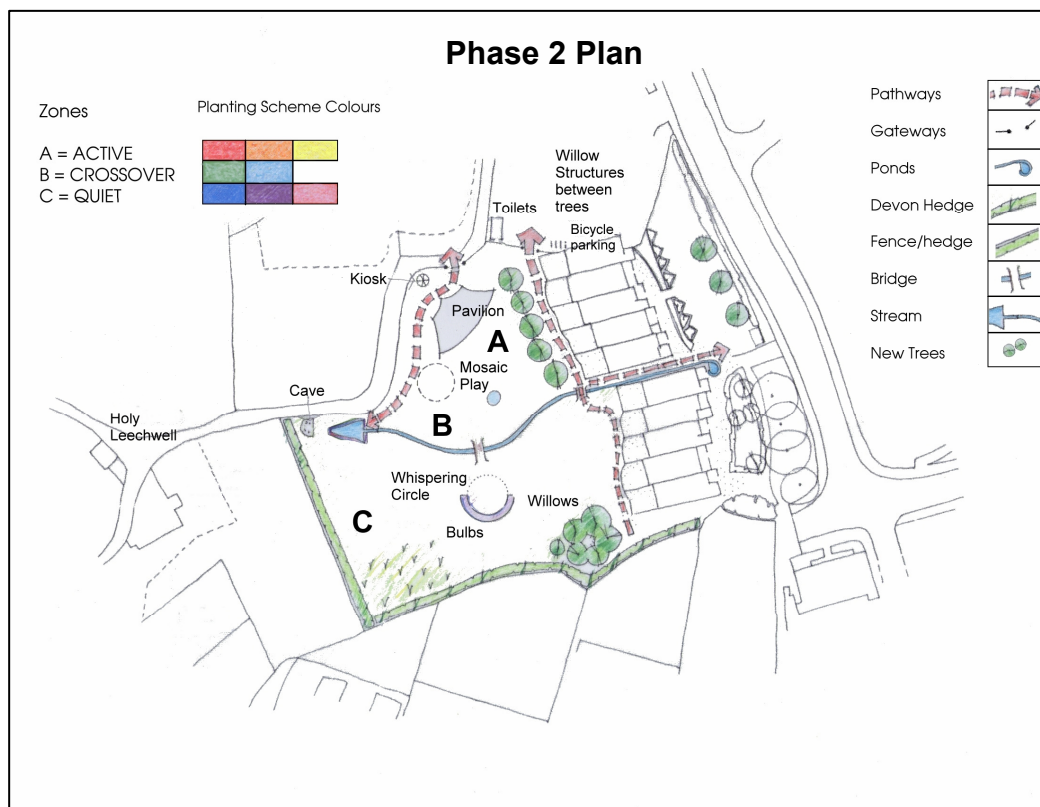
#### KEY FEATURES INCLUDE:

- Willow play structures
- Summer kiosk serving drinks and snacks
- Floor mosaic
- Shelters for quiet reflection and views
- A semi-circular seat like the whispering circle in Dartington Gardens
- A double-sided old stone wall, interplanted with herbs, around the triangular pool as seating, and as protection for children's safety
- Outside the garden: toilets, bike park and space for disabled car viewpoint

These additional features would depend on the community's wishes, use of the garden in the first phase and funding. Indications from the Exhibition were that the second phase was at the limits of what the community would countenance, except for those features proposed for outside the garden, which would be welcomed.

***“Easy access to screened off toilets”***

***“Bike park and summer kiosk in later phase”<sup>Q</sup>***



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### PHASE 3 – Theme: Community Resource

A more complex design, with multi-purpose community centre/café/arts gallery, bandstand and space for social and young people's activities. The overall nature of the garden would be changed from a peaceful haven for all into a community resource for many activities, including after school activities.

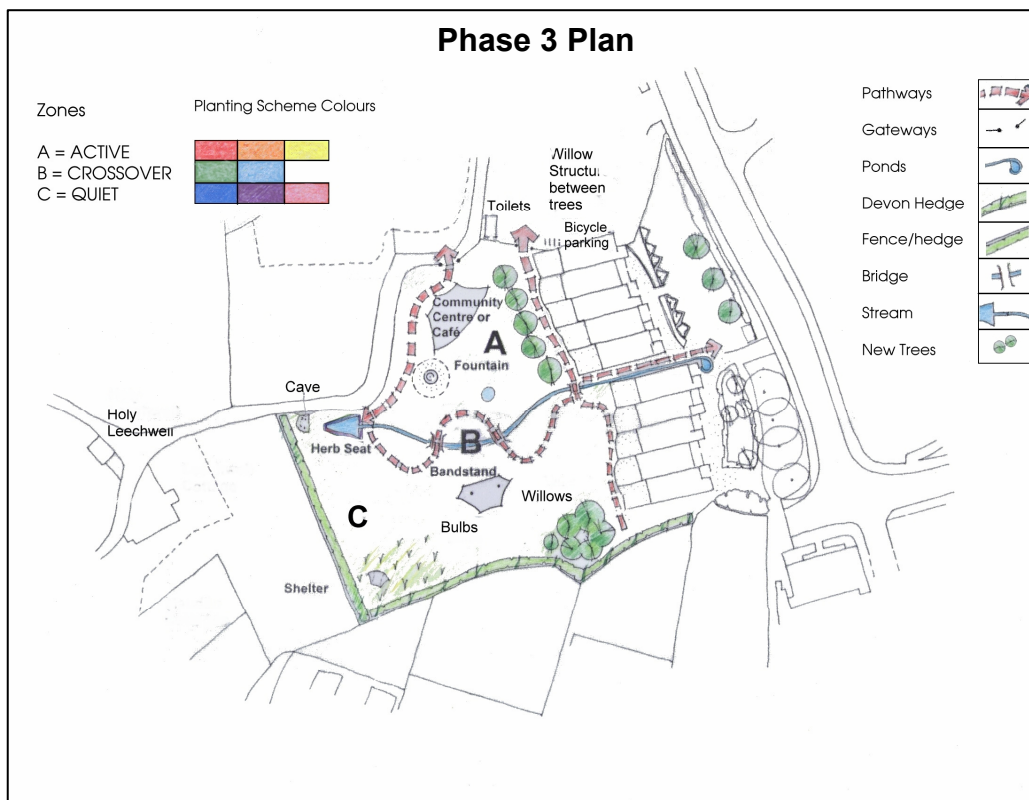
#### KEY FEATURES INCLUDE:

- The pavilion becomes the outside area for a community centre with café, community activities and space for displays of artwork etc
- The semi-circle of stones is developed into a bandstand/amphitheatre for performances
- More permanent public art features such as a fountain
- A winding path to cross the stream and contours of the garden for wheelchairs and pushchairs (the snake symbol of healing!)
- Possibly terracing

***“This is too small a space for much diverse activity”  
“We need a wild, natural oasis in the centre of town”<sup>Q</sup>***

The majority response from the community to this third phase is negative. The concerns focus on the loss of the unique 'nature reserve' and 'heritage' qualities of the site; that the site is too small for such diverse activities; that the garden looks overcrowded, and that community activities could be sited elsewhere in Totnes. There is only one Leechwell 'secret garden'.

A design which achieved group consensus, and wide support from the Exhibition will be in the third document, the Exhibition Dossier. It is an extended alternative to a simple, natural design.





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### OTHER POTENTIAL OPEN SPACE SITES

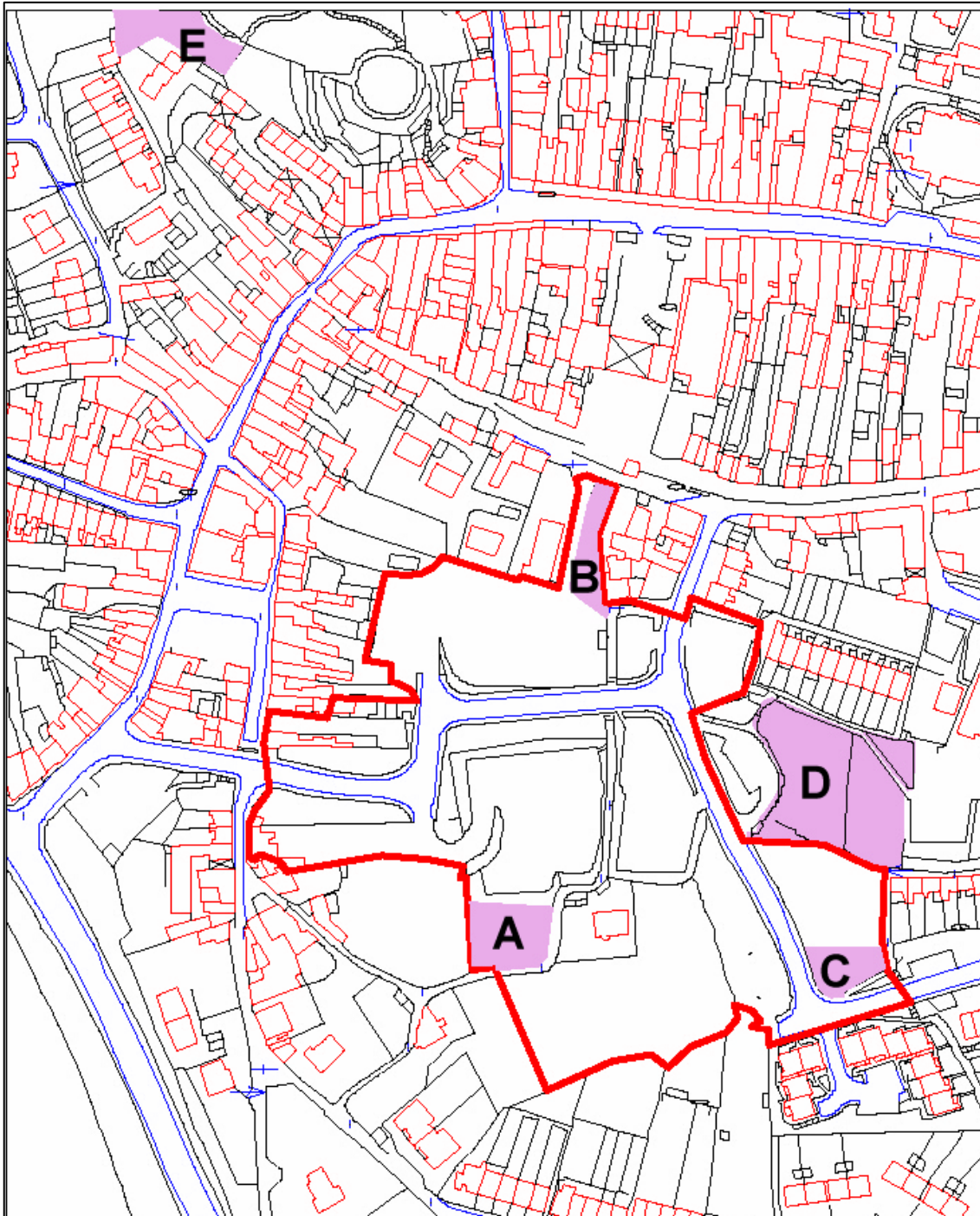
The question has been raised by many people at many times whether the Leechwell Garden can meet the diverse and increasing demands for open space in Totnes town centre, particularly with the need to protect the heritage on the site. The **Name and Use Questionnaire** indicated that the projected footfall to Leechwell Garden was 300 visits per week from 61 residents of Totnes i.e. 2.5 visits by 2 people per week. If this is representative of Totnes as a whole, and the projected visitor footfall added, it may be that Leechwell Garden could become a victim of its own success, and lose the peaceful haven so many seek!

The Feasibility Report identified five potential other open space sites, in addition to Leechwell Garden. If these were available, they would:

- provide age-specific open spaces for different needs
- relieve the burden on Leechwell Garden to meet all the community's needs
- allow Leechwell Garden to provide the natural sanctuary and heritage emphasis supported by the majority in the 2004 Community Consultation Process
- create a 'circle' of green space around the new Leechwell Valley development
- allow immediate much-needed open spaces and facilities to be provided **independently of possible delays** in the Heath Way housing development programme.
- address the concerns expressed during the Exhibition about small/lack of gardens in the new development, and the need to provide more open space.

The map on the following page shows these potential sites.

## The Big Picture



**Map showing potential public open space in Totnes**

**A. Orchard (or Post-Medieval) Garden, leased by SHDC from Devon County Council**

- The archaeologists' report is not yet available
- There is a long heritage of cultivation in the valley
- The recognised need for children (and adults) to engage in food production as a way of encouraging healthy eating

***“Some productive community garden, maintained by the community, in keeping with the old market gardens, would be brilliant.”<sup>Q</sup>***

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### B. South St Open Space, next to Masonic Hall, owned by SHDC

- Results of Garden Use Questionnaire: 98% in favour of its use as a toddlers' play area with seating
- Its use by young children with seating for parents and the elderly was strongly supported at the Community Consultation 2004
- Mike Jones' play designs were recommended as appropriate
- If older children were involved in the construction of natural play structures, it would encourage a protective attitude towards the equipment and to younger children, and provide a model for younger children of how to help others
- A repositioned path into a re-opened access into Leechwell Lane would be a safer route than crossing the car park to reach Leechwell Area/town centre
- It would form the beginning of a green corridor between the town centre and Leechwell Area
- In keeping with the local name for the site, a theme of 'Pooh Corner' has been suggested.
- In the Rotherfold, the community has shown itself ready, willing and able to help improve Totnes. If the community were involved in improving this site, particularly the young, it could be the model for future partnership arrangements between the community and SHDC.

***"Very in favour of green space close to civic square for children's play area"***  
***"Note the changes in the Rotherfold – changed by the people who live there"***<sup>Q</sup>

### C. Land by Moorashes Paddock, owned by SHDC

- A play area for 5-12 year old within 'home zone' of Phase 1 (Heath Court) of Leechwell Valley development
- The architects' plans show a pond here. The 'Yellow Submarine' scheme uses a water maze in a children's play area, so water and children are not necessarily incompatible.

### D. Grove School Playing Fields, owned by Devon County Council

- It is understood dual use was intended by George Heath.
- A suitable place for young teenagers to hang out and play ball games – as indeed many do already unofficially.
- Its potential for use is supported by the police and SHDC Community Safety Officer, who indicated funding might be available for a shelter, perhaps designed and built by teenagers

### E. Castle Meadow, owned by Totnes Town Council (included because of its size, central locality and undeveloped potential)

- Potential for a wide range of activities including community-supported garden, adventure playground and venue for performing arts, rather than just grazing for sheep
- Access, noise and nuisance would need to be assessed
- It is used already unofficially by young people.



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### **3. RECOMMENDATIONS FOR SECTION 1**

1. That there is a Public Meeting for SHDC to respond to the proposals in the Feasibility Report, and to explore the development of the other potential open space sites identified in the reports.
2. That the phased design implications are considered in the light of the community consultation results
3. That the opportunity is taken, regardless of the decision or progress of Leechwell Garden, for South Street open space to be improved and used as a model for SHDC/community partnership, possibly as a temporary play area. This site is currently not included in the Phase 1 Leechwell Valley development plan.

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**SECTION 2: WIDE ANGLE**

**SPRINGBOARD FOR GRANT APPLICATIONS**

**1. HISTORICAL BACKGROUND**

*“Heritage is the key”<sup>Q</sup>*

**History of surrounding site and previous land use**

Totnes is one of the most acclaimed historic market towns in England. The town centre follows the exact form and boundary of the enclosed Saxon burg from 6-700AD, and includes an intact motte and bailey Norman Castle. Adjoining the historic centre lies the 6 acre Leechwell Valley development site, stretching down into the Leechwell valley, which has been in almost continuous cultivation since Saxon times. The site has never been built on, being used as agricultural land until the 20<sup>th</sup> century, when it began to be used for car parking.

The Leechwell Valley receives water from the Leechwell, about 40ft to the west of the site, said to be one of the most ancient Holy Wells in Devon. The well has three spouts and three granite baths, each with different healing uses. About 100 ft below the well, the water runs into a stone lined immersion basin, set within a walled orchard. The well, the orchard and the site of the now lost Leper Hospital are connected to the town centre by a Saxon trackway, now called Leechwell Lane. The walls of the lane form one boundary of the proposed Leechwell Garden. Thus the development site contains, and is surrounded by, historic features, representing a unique surviving landscape almost untouched since Saxon times.

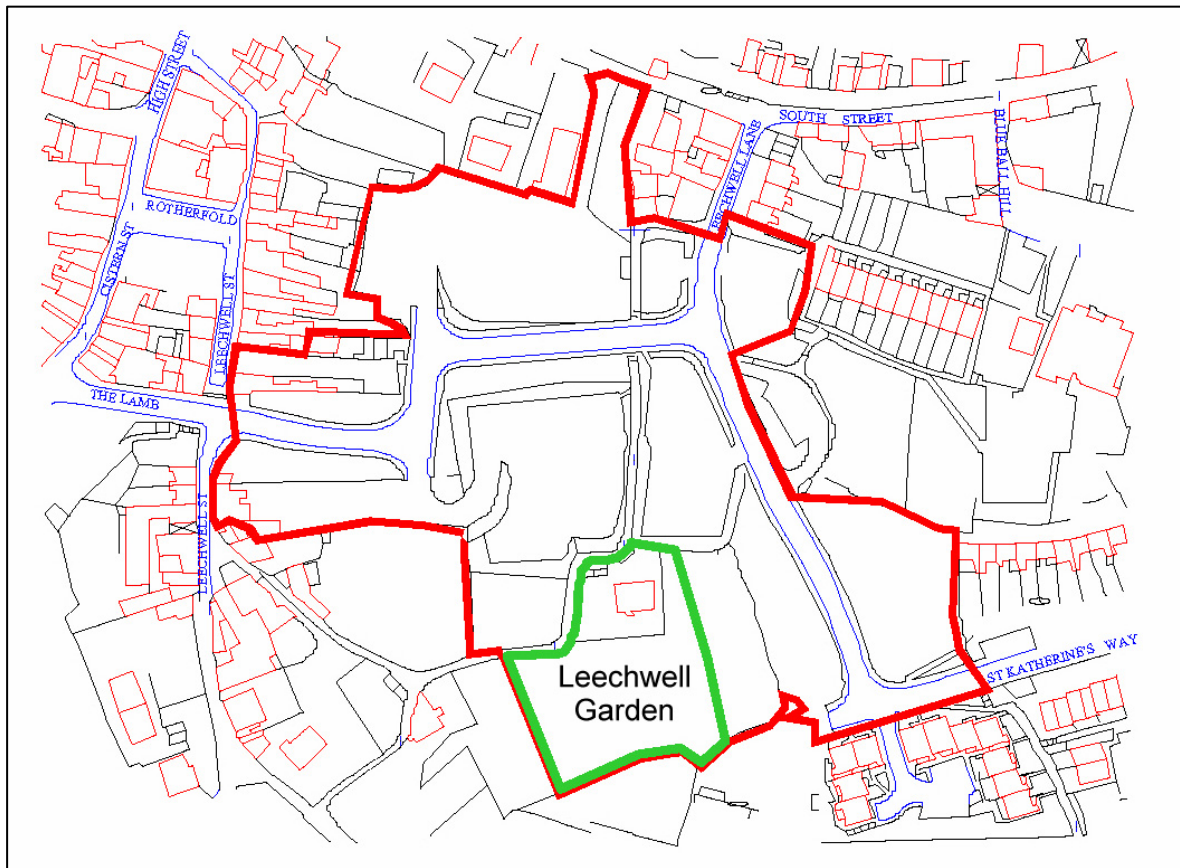
**History of Leechwell Garden**

The Leechwell Garden has been an apple orchard since at least 1630. This orchard is believed to have once been part of the grounds of the Magdalene Leper Hospital built around 1150 and pulled down in 1719, which had a herb garden, grove and ‘apple garden’ on or above this site. When it was auctioned in 1864 (along with Leechwell Cottage) one of the selling points was that “a perpetual Stream of the celebrated Leechwell Water runs through the Premises”. The water feeds the stone immersion basin lying at the top of the garden. The garden and bungalow it contains were bought by SHDC in 1995.

This is the proposed location of the Leechwell Garden (grid reference SX8060). To the west are the walls of Leechwell Lane, to the north is the Heath Way Car Park, to the east will be new housing, and to the south are land and gardens from Maudlin Road and Leechwell Lane houses.

Most other land in Leechwell Valley and in Totnes town centre has been radically disturbed, levelled or built on. Therefore the proposed site represents an untouched ancient surviving landscape, one of the very last, which is basically unchanged for over 1000 years.

## The Big Picture



**Map showing the location and size of the Leechwell Garden**



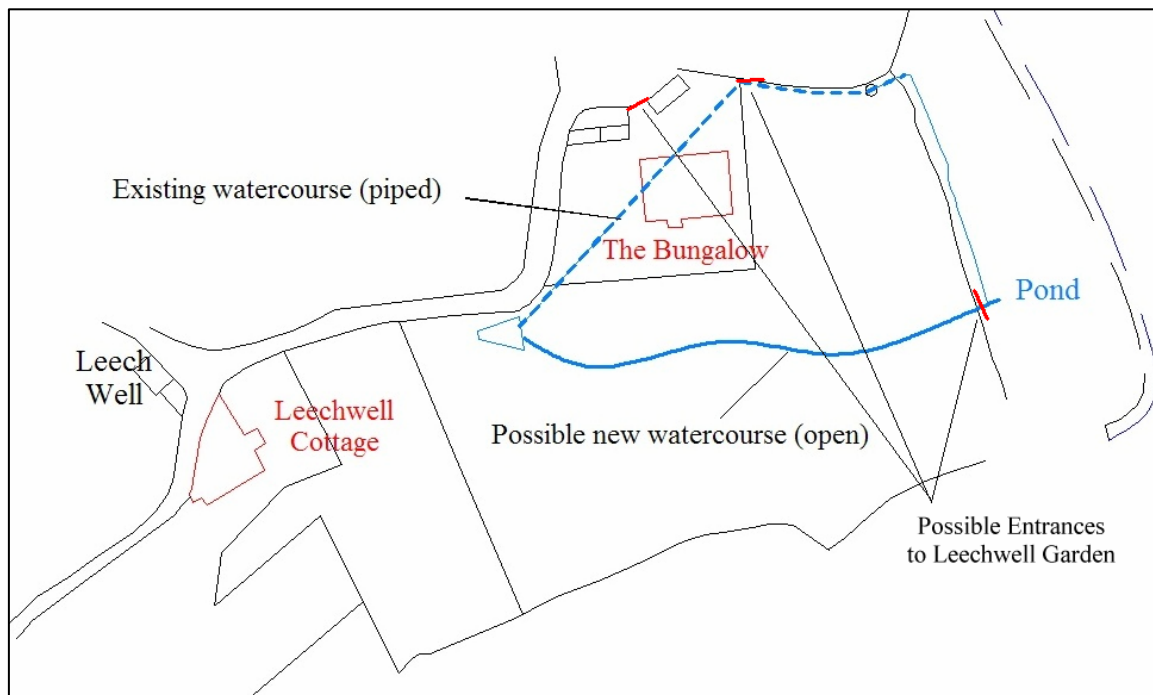
**Aerial Photo of the Leechwell Garden (May 2005)**

# The Big Picture

## Physical features

The site consists of a former garden/orchard now cleared of undergrowth. Adjacent to the walls of Leechwell Lane lies a neat, three sided pool, lined with stone and slate. The head and source of water is the ancient Leechwell Holy Well, and the mediaeval pool has steps into the water, which is about 2ft deep. DOS has worked with English Heritage so that the triangular pool, fed by water from the Leechwell, has now been recommended for, and is almost certain to be, scheduled as a heritage monument in the very rare category of “immersion basin attached to a holy well”. This will have design, funding and management implications.

There are two ways the water leaves the pool. The first is the original watercourse that is said to run diagonally under the bungalow, currently let to SHDC tenants, into a stream at the lower end of the garden. A SHDC survey indicates that there is subsidence to the property, which would require an estimated £50,000 for repairs, which may be due to the underground watercourse. The second outlet from the pool was made about 15 years ago, to feed the new ponds in front of the bungalow. The Environment Agency has agreed that a new water course can run in an easterly direction across the garden, in small waterfalls, to join the existing storm drain outside the garden, so long as the original water course is kept as an overflow. The watercourse would run between the housing planned for this part of the development. Also flowing into the stream is water from a cistern in the car park, and both flow into an overgrown pond. There are also ponds close to the bungalow and a spring from Maudlin Road. It is important to protect all of these water courses.



## Size

The present Leechwell Garden is approximately one acre in size. The area set aside for public open space is approximately 2/3 of an acre (1/4 hectare).

## The Big Picture

### Access

Access is currently restricted to an entrance from Heath Way Car Park and a gate in Leechwell Lane (which is normally bolted). It is proposed to open or create new access points to a total of three entrances/exits.

***“Keep the ‘3’ theme of Leechwell – 3 paths, 3 spouts, 3-sided pool”<sup>Q</sup>***

### Funding

The Heritage Lottery Fund ([www.hlf.org.uk](http://www.hlf.org.uk)) offers grants up to £50,000 under a scheme called Your Heritage which could be used to fund work on the pool in the garden. Michael Clayson from the Exeter office of the Heritage Lottery has visited the garden and was very optimistic about our chances. To qualify for a Your Heritage grant, projects should conserve and enhance our diverse heritage or encourage communities to identify, look after and celebrate their heritage or both. Projects should also ensure that everyone can learn about, have access to, and enjoy their heritage.

Conservation and repairs to the pool would be covered but conservation can only be part of funding application. We could not apply for funding to build a watercourse running from the stream to the road.

The application must also cover educational/learning aspects. This would include on and off-site learning materials, exhibitions and displays, heritage trails (see Section 4) and notice boards (at the Totnes Museum and Tourist Information Centre as well as in the garden itself). Crucially, there has to be adequate access to the heritage for as many people as possible – so funding may also cover signposts, seating or a path to the site. We do not have to get matched funding, but will probably have to find a small percentage of the total costs – through fundraising and volunteer contributions for example.

Michael Clayson also suggested that if the Town Council are in agreement, we could later make a second linked application to conserve and repair the Leechwell in similar fashion.



## The Big Picture

### 2. EVALUATION FOR CONSERVATION, ECOLOGY, RECREATION, EDUCATION

#### CONSERVATION

The Leechwell Valley is adjacent to a conservation area. The Leechwell Holy Well was given Scheduled Monument status in 2002, but is in danger of losing its water flow as the containing basin below the well breaks down. The triangular pool has been recommended for, and is almost certain to be granted, English Heritage Monuments Protection status as 'an immersion basin attached to a holy well'.

#### Walls Survey<sup>4</sup>



A survey of the Leechwell Lane walls was carried out by DOS in 2004:

1. Within the site, the old stone walls, found notably on either side of Leechwell Lane and bounding nearby enclosures, are a significant feature.
2. There are approximately 800 metres of these stone walls, 340m of which are along that part of the Lane which crosses the site.

<sup>4</sup> See the DOS Exhibition Dossier (July 2004) for more details.

## The Big Picture

3. Nearly all these walls are built of rough hewn, flat pieces of local sedimentary rock, with occasional larger rough blocks. All are set in mortar, the condition of which varies considerably between sections of the walls.
4. The height of the walls has been measured from ground level. As the walls are mainly built on slopes, the ground level is rarely the same on both sides. Over considerable sections it was not possible to find the actual top of the wall because of the vegetation growing out of it.
5. In a few places the walls bulge slightly. Considerable sections serve as retaining walls for the ground behind. In some places the ground reaches near to, or is even level with, the top of the wall.
6. Because of the dense growth of ivy on top of the Leechwell Lane walls it is only possible to measure the thickness of the wall where there have been recent repairs and at the entrance to the car park
7. There is only one public access point through the Leechwell Lane walls, that into the Nursery car-park. Of the rest, three are blocked and four are private.
8. Apart from at the Leechwell itself no walls on site have protection - i.e. been Scheduled or Listed.

Approximately half the total length of Leechwell Lane is within the development area.

### **Archaeological Survey**

Not yet available

### **ECOLOGY**

An ecological survey of the site carried out May/June 2004 for SHDC by Devon Biodiversity Records and Devon Wildlife Enterprises found that:

- The site is a valuable habitat corridor, with signs of bats, slow-worms and song thrush, in addition to commonplace mammals and birds.
- The ponds are heavily silted and overgrown. Japanese knotweed found
- It recommended that although some common habitats would be lost, there would also be opportunities for net conservation.

DOS proposals include:

- The replanting of the site has the scope for improving the diversity of flora and fauna, and will have increased environmental value.
- New habitats for wildlife will replace those lost. Extracting of sediment from ponds; diverting watercourse; stream and pond bank side planting to provide cover and reduce bank side erosion.

### **Water Survey**

not yet available

### **Topography Survey**

not yet available

### **Geological Survey**

not yet available

## The Big Picture

### Trees

In the garden there are native and non-native trees, some in poor condition, cleared scrub, some ground flora and Japanese knotweed by the immersion pool. The botanical composition and past history indicate a nutrient-rich soil which would support a wide range of native and ornamental species.

There are over 120 trees in the garden of 25 different types. They range in height from spindly 2 metres to a substantial 20 metres and represent perhaps 50% of the trees in central Totnes<sup>5</sup>.



**Map showing major trees in the Leechwell Garden in 2003**

Leechwell Garden presents a good and welcome opportunity to have a planned and managed tree planting scheme within the town centre.

#### **RECOMMENDATIONS:**

- a. remove dead or dying trees
- b. remove dangerously leaning or poorly functioning trees
- c. gradually replace some trees with others which provide more all year interest and encourage wildlife

***“Keep the best trees that suit the scheme and plant new also”<sup>Q</sup>***

<sup>5</sup> See the Tree Survey in the DOS Exhibition Dossier (July 2004) for more details

## The Big Picture

### **Boundaries**

Green boundaries are preferred. They encourage wildlife and are in sympathy with the character of the garden, which has a 50m long Devon hedgebank to the south, which is partially degraded.

It is recommended that existing private gardens need barriers up to 1.8m with dense thorny planting in front; and that the Devon banks are rebuilt and new hedges expertly pruned.

***“Green boundaries preferred”<sup>Q</sup>***

### **Plantings**

The aim of plantings is to create a place of harmony with local environmental conditions, where a high proportion of the plantings is of native plants, suitable for the area, offering insects, birds and animals a favourable habitat.

#### **RECOMMENDATIONS:**

- a. clear garden of undergrowth and decide which shrubs and hedges to keep
- b. identify soil type, slope and aspect, light and shade, drainage and water management
- c. low maintenance is a priority, such as rough grass with bulbs and wildflowers, ground cover plants and native shrubs, hedges and plants

***“Ground cover fills with litter”<sup>Q</sup>***

### **Wildflower management**

It is hoped that some parts of the garden, possibly adjoining the boundaries, Devon banks or edges, will be made into wildflower areas. They need careful maintenance. Left to themselves for a few years, there will be only grasses and a few strong flowers. The management required will depend on whether the plants flower in spring or autumn.

#### **RECOMMENDATIONS:**

- a. control pernicious weeds
- b. choose separate areas for spring and summer wild flowers
- c. arrange for contract maintenance

***“Scented flowers, especially for the blind, grasses to touch, small bamboos for sound”<sup>Q</sup>***

### **RECREATION**

It is proposed to involve schoolchildren and young people in the design, construction and maintenance of play areas. This is about much more than ‘play’. Children have to learn to move from the stage of just being given, to learning about give and take. This is the first step towards creating a healthy community, valuing each other and working together as a team. It also provides a counter-balance to the emphasis – some would say overemphasis – on a ‘what can I get out of it’ culture, rather than ‘what can I contribute?’

Risks to the site from recreational use have been addressed in the design and management of the site. These include

- Anti-social behaviour, graffiti and misuse
- Dogs and litter
- Access, areas and paths for the elderly and disabled.

# The Big Picture

## EDUCATION

The Leechwell Garden could provide:

- An open air educational resource for the young people of Grove School through nature trails, bird and bat box building, planting etc
- Environment action work for young people
- Training opportunities for many groups including disabled
- Benefits for the wider community through information boards

## Courses for community

1. BTCV wildlife and maintenance courses
2. BBC Neighbourhood Garden courses at Dartington or Bickton College as Associate Neighbourhood Gardener, Trainee Neighbourhood Gardener or team leader.<sup>6</sup>  
Contact [Jvyse@bickton.ac.uk](mailto:Jvyse@bickton.ac.uk)
3. Community management and business skills from CVS or City Farms

## Training

The Feasibility Report recommended a mixed volunteer group for creating and maintaining the garden, including the socially disadvantaged such as people with disabilities and offenders on community service programmes. Training is not limited to practical skills.

One example is a true story told during the DOS visit to community gardens in Torbay, of a young offender who was a member on the community service programme which helped make the gardens. He had been convicted of criminal damage to property. He had helped make a wooden bench on one community site, and had taken pride in his work. In the jargon, he had taken 'ownership' of it. He then learnt later that the bench had been damaged deliberately. He was very upset, but it provided a useful opportunity for the service leader to explain that was how other people felt when he damaged their property. I wonder if it changed his attitude and behaviour?

## **3. RECOMMENDATIONS FOR SECTION 2**

1. That sources of funding are identified and applications made as soon as possible
2. That all relevant surveys are made available to support funding and design
3. That a network of potential volunteer groups be established – see the Active Partners list on page 30

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<sup>6</sup> For more details on the BBC scheme see Further Information on page 6



# The Big Picture

## **SECTION 3: BACKGROUND**

### **PROJECT MANAGEMENT PLAN**

#### **1. MANAGEMENT STRUCTURE**

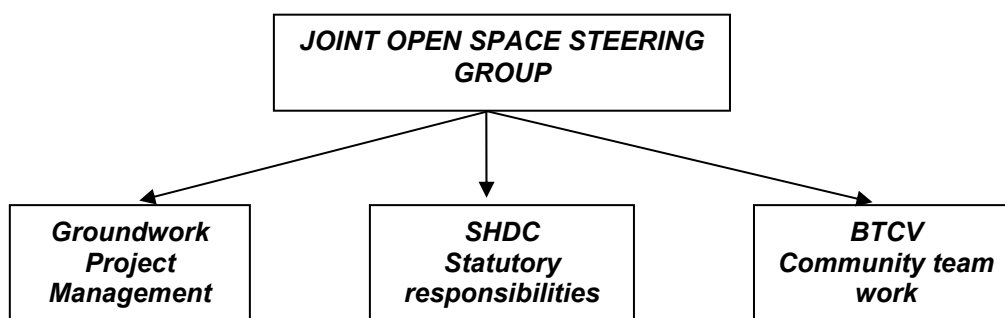
The primary reason for developing a management plan is to aid the effective and efficient management of the site. Specific reasons for a management plan<sup>7</sup> might be to:

1. promote consultation, involvement and consensus
2. ensure continuity and capacity
3. prepare for change
4. inform and record
5. create a framework for decisions
6. set standards
7. enable strategic planning
8. develop an action plan
9. promote positive use of space
10. attract additional resources

In the Feasibility Report, DOS Open Space Steering Group's first recommendation was that:

"SHDC sets up a fully-funded, open space steering group with SHDC officers from the Landscape, Leisure and Recreation, and Property Services Departments, DOS representatives and external advisors to look in detail at the partnership ideas put forward in this report. The Steering Group could later become part of the management team of a joint Council/community partnership, if that is the route chosen."

A suggested management structure for a joint Council/community, with an organisation such as Groundwork<sup>8</sup> as project manager, might be:



#### **Review, monitoring and feedback procedures**

The proposed Management Team would ensure that the Feasibility and Strategy Reports were subject to monitoring with a formal annual review and user-feedback through community consultation. This will allow account to be taken of fresh input from existing residents and those from the new development about open space, together with changes in use or misuse of the garden and the results of wildlife monitoring by Devon Wildlife Trust.

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<sup>7</sup> From the CABE report "A Guide to Management Plans A Guide to Producing Parks and Green Space Management Plans". See Further Information on page 6

<sup>8</sup> For more information about BTCV and Groundwork, see Further Information on page 6

# The Big Picture

## MANAGEMENT AIM

A safe and healthy local environment with well-designed public and green space is a key requirement of a sustainable community. South Hams Local Plan review 1995 – 2011:

“G3.3 The Council is committed to sustainable development. The overall objectives may be summarised as:

- To preserve finite resources
- To protect renewable resources
- To improve quality of life.”

These aims have to be translated into a management framework for project development. ‘Sustainable development’, also called ‘environmentally organic’, means different things to different people. But most agree that, at its simplest, it means moving from the stage of just taking, to the stage of giving back more than you take. This definition can be applied to people, places and projects – and even design. If we bring people, places and projects into the same pattern of development in stages over time, then we have created an integrated management framework into which everyone and everything can find its place.

The three stages in ‘sustainable development’ of growth and change over time for people, places and projects are:

### Tradition

The first stage is historical. In people, this is the ‘I want’ stage, directed at a parental style authority that is in control, makes the decisions, does the work, controls the money. This is also the way things were done in the past between councils and communities. But tradition is also valued in heritage as we move on to the next stage.

### Partnership

Good partnerships are when partners are equally valued for what they can do. A child leaves home and finds his own partner, sharing the work, not expecting others to do it for him. This is the stage that central government is encouraging, when councils and communities work together. This way, like a young person earning lots of money, the ‘youngster on the block’ can access new sources of funding once local authority lets go control of the purse strings for the benefit of all, and for the benefit of open space provision in Totnes.

### Community Responsibility

The third stage is when an individual or a group takes responsibility not just for themselves, but also for the wider community. People are beginning to see that together we are responsible for the global community. This is a hard stage, when every decision has consequences that have to be understood and accepted.

These three stages are the basic model of DOS Open Space Steering Group’s open space management framework for project development.

## MANAGEMENT PRINCIPLES

The guiding principles for the use in this model have been adapted from Total Quality Management, which was developed by Dr Deming, adopted by Japan, and subsequently re-introduced into the West. Its founding concept is that of ‘continuous improvement’, and the breaking down of artificial boundaries to create an open system.

## The Big Picture

In “Wheel of Change”, the author extended the concept of ‘continuous improvement’ to four interlinked criteria<sup>9</sup>:

1. Making best use of resources - money, manpower and materials
2. Continuous flow - of money, manpower and materials
3. No waste - in time, space or recycling potential
4. Getting better all the time - improving standards and quality of life.

These principles can be applied to people, projects and places – and designs, like the stages of sustainable development outlined above. They form the basis of an integrated, rather than piece-meal strategy.

### Present Management

Before the deterioration of public land stock and lack of investment can be reversed, fundamental questions have to be asked of those with a responsibility for the provision and management of urban open spaces:

1. How well is the nature and purpose of a local authority’s urban open space understood, what are their aspirations and how are they defined?
2. Who is responsible for green space and are they equipped for the role?
3. How is local authority co-ordinating the organisation and resourcing of these responsibilities and how are they delivering maintenance and re-investment?
4. What outcomes are they achieving – and can they be better?<sup>10</sup>

The lack of quality open space provision casts a shadow over Totnes town centre. DOS Open Space Steering Group’s proposals could turn it into a beacon for others to follow.

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<sup>9</sup> See Further Information on page 6

<sup>10</sup> From the CABE Report “**Is the Grass Greener?...Learning from International Innovations in Urban Green Space Management**” – see Further Information on page 6

# The Big Picture

## **2. IMPLEMENTATION**

### **Resources**

Human resource requirements to implement the strategy might include<sup>11</sup>:

- Parks management
- Ground maintenance and horticulture
- Landscape architecture and planning
- Landscape management
- Financial administration and accounting
- Countryside management
- Play, recreation and leisure management
- Community liaison and support
- Nature conservation
- Tree and woodland management
- IT skills including website development

In addition, there are utilities on site for the present bungalow which could be used in later phases of the design.

### **Active Partners and Interested Parties**

This is used instead of “stakeholders”, a term which properly refers to workers in an organisation, with a stake in its future, as opposed to shareholders.

#### **Active Partners**

South Hams District Council  
Harrison Sutton Partnership  
English Heritage  
Rathbones  
Groundwork  
BTCV  
CVS  
Police Authority  
Environment Agency  
Devon Wildlife Trust  
English Nature  
Countryside Agency  
Robert Owen Foundation

#### **Interested Parties**

Town Council  
Totnes Development Trust  
Local residents  
Pocket Farms  
Federation of City Farms  
Probation Service  
KEVICC  
Pulse  
Prince's Trust  
BBC Gardening  
Herb garden, Staverton  
East Allington Garden  
Timeless Homes and Gardens  
Clare Isherwood Nurseries

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<sup>11</sup> From the CABE report “**Green Space Strategies**” - see Further Information on page 6

### **3. STATUTORY REQUIREMENTS**

#### **Legal**

##### **1. OWNERSHIP**

As stated in the Feasibility report, issues of ownership and leasing of land require specialist legal advice.

##### **2. TRUSTS**

While Community Land Trusts (CLTs<sup>12</sup>) are relatively new to the UK, community stewardship of the land is not an alien concept in the UK, as much of the land in England and Wales was classified as common land, until the enclosures of 18<sup>th</sup> and 19<sup>th</sup> century. Everyone is familiar with the old village green, where people meet, or the common, where their animals roamed free as they still do on Dartmoor.

In 2002, The Joseph Rowntree Foundation in its Land Inquiry noted that there was a clear need for structures that capture and protect the value of land within the community, and suggested that much could be learned from CLT's in the USA. The Government's agenda to tackle social exclusion and promote active citizenship through self-help and the empowerment of local communities through building social capital, has perhaps the greatest resonance in the social housing sector.<sup>13</sup>

A Trust could be established in 3 phases

- i. The Steering group would secure the agreement on the structure and mechanisms for setting up an independent Trust, which in the medium term would have decision making powers about the project, but not legal control over the ownership
- ii. As soon as practical a 'shadow trust' would be established. This would be a formal entity with rights to operate on the site and would be responsible for procuring a design team; taking forward the design of the open space; approving final designs and specifications; letting a fixed price contract, and fundraising.
- iii. Ultimately the Trust as a legal entity would be established.

##### **3. CHARITABLE STATUS**

Charitable status may be required for some grant aid. This could be achieved by association with BTCV.

##### **4. LAW**

The Strategy Report is governed by the Equal Opportunities Act and by the UN Convention of Rights of Child: that children have the right to play, recreation and culture

#### **Planning**

##### **1. Change of Use of the Leechwell Garden**

The proposed Leechwell Garden currently forms part of the property known as Leechwell Bungalow, and is classified for planning purposes as residential land. It is proposed that, as part of the detailed planning application for the Heath Way West site, a change of use to public open space should be arranged.

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<sup>12</sup> For more information on CLTs, see the DOS Open Space Feasibility Report.

<sup>13</sup> See the Greater London Authority Housing and Homelessness Unit report referred to in Further Information on page 6



## The Big Picture

### 2. Alterations to the Water Course

As has been mentioned earlier (see page 20) the pond is about to be listed. Once this has been done, changes to the water course might require permission from the Secretary of State. For this reason, it is proposed to leave the original water course itself intact, but divert the flow of water so as to form a stream or rill across the garden.

### **Health and Safety**

SHDC applies all relevant legislation regarding Health and Safety.

### **Security**

In addition to information on security measures proposed by the Police Authority and DOS Open Space Steering Group in the Feasibility Report, a park-keeper was a minority proposal in the Community Consultation 2004. CABE sees park-keepers as urban green space ambassadors. "The public has told us that a lack of staff on site in parks is one of their top-ten concerns". The police suggested an alternative might be to set up a Neighbourhood Watch scheme from the beginning of the housing development.

## **4. RECOMMENDATIONS FOR SECTION 3**

1. That the specific responsibilities be agreed of any partnership arrangement
2. That the governing management principles and aims area agreed and review procedures are established
3. That a seminar is held on statutory requirements for non-council members of any partnership arrangement
4. That there is community office in the High Street (use not limited to DOS and possibly including CVS), for efficient and effective office management and community contact

## **SECTION 4: WIDE SCREEN**

### **AN INTEGRATED STRATEGY FOR OPEN SPACES IN TOTNES TOWN CENTRE**

#### **1. OPEN SPACE**

“Open spaces are highly visible, in the public realm and have a long life. They affect how people behave in, and feel about, their environment. Health and safety responsibilities, accessibility and sustainability are critical factors, but open spaces that can be maintained and adapted for new uses give best value. National planning guidance sets out clear expectations for local authorities to take a strategic approach to open space. Open space policy has the potential to deliver other economic, social, security, environmental, health and educational goals, with an impact on many areas of public service.”<sup>14</sup>

#### **HOUSING IN SOUTH HAMS**

But open space often has to compete with the urgent need for housing, particularly social housing. The management principles outlined above can be applied to housing too:

1. how to make best use of existing buildings, rather than build new houses;
2. how to have a continuous flow of housing, rather than waiting lists;
3. how to have no wasted space, and
4. how to improve the quality of existing housing stock.

The following suggestions of underused resources apply to buildings throughout South Hams, not just in Totnes.

##### **1. Churches**

“Is it worth maintaining buildings if they are only used for one hour a week, by a dwindling and ageing population?” is a question asked by the Church Heritage Forum on behalf of the Church of England. Its reply is that there is no simple answer, no single right model. A church’s “best use will depend upon its locality, the need of its community and what the building itself can provide.”

It is understood that there are plans to convert a former church in Dartmouth into accommodation units for the homeless, with café, bookshop and workshop. This might be an appropriate model. A report to the General Synod includes the proposal that, because of the cash crisis in the Church of England, the Church’s national assets could be dismantled, so releasing more buildings into the community.

##### **2. Holiday Homes**

Schools and colleges are mostly empty during holiday periods, while holiday homes are mostly empty during term time. Could not both be used more effectively? High rentals make holiday lets for two to three months a year are more worthwhile than long-term lets. Could incentives be offered to multiple-home owners to release holiday homes for long-term rent, particularly now that the percentage return has fallen (see The Times 15<sup>th</sup> July 2005). Schools and colleges often have catering and sports facilities which could be used by holidaymakers, if the buildings were adapted.

##### **3. Prefabs Revisited**

The Cedar House in North Elmham, Norfolk, is fast, cheap and built to withstand floods, an important consideration in today’s changing climate.<sup>15</sup> Its design, with steep

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<sup>14</sup> This is a quote from **Creating Masterplans**, CABE 2004. See Further Information on page 6

<sup>15</sup> See <http://www.hudsonarchitects.co.uk/nel.htm> for details of the Cedar House.

## The Big Picture

pitched roof and lofty dimensions, recalls the barn-like vernacular of rural British architecture.

### 4. French Connection

In Avignon, a very successful scheme has been in operation since 1992. OPAH (Opération Programmée d'Amélioration de l'Habitat) offers owners of run-down properties a rising percentage of reconstruction/renovation costs (from 20% to 80%) depending on whether they subsequently let the property at market or social housing rents. Since 1992, nearly 600 such properties have come onto the market. For more information contact La Maison de l'Habitat, 20 rue du Roi René, 84000 Avignon, France

## TRANSPORT IN TOTNES TOWN CENTRE

Housing and transport cannot be separated. Although transport is the responsibility of Devon County Council, it has an effect on Totnes' tourism and trade. Steps have been taken to encourage the use of alternative ways of coming to Totnes than by car: open top buses, boat, train and steam train. However, there is no bus service which links them with the centre of town. Many coach visitors, for example, complain of the long walk from Steamer Quay to the High Street.

Because the need for car parks affects the supply of open space, the Strategy Report proposes that a small bus, Bob II, runs a service on a continuous circuit collecting and returning passengers arriving by train, steam train, bus, coach and boat up the High Street, down the dual highway to the station, along Coronation Street to Steamer Quay and across the bridge to the High Street. It would also be useful to provide more cycle racks around the town.

Also, a link could be made by vintage transport from the station to Steamer Quay for an extended heritage tour – see below.

## 2. "TIME AND SPACE"

Totnes does not have a public open space strategy which brings together open spaces in a theme that links heritage and horticulture with tourism and trade, unless such a scheme has been put forward by the Strategy Group, of which DOS is not aware. However, there is a proposal already on the table which, as they say, 'is one I made earlier'!

The author first made this proposal seven months ago, as an individual member of the public, to South Hams District Council in December 2004, before the formation of DOS Open Space Steering Group. It is covered by copyright. It integrates 13 open space sites, including Leechwell Garden, into an innovative, integrated, unique open space strategy for Totnes. Other sites could be included later. The focus for attracting grant aid will be on heritage, or it could be part of the existing 'Life into Landscape' scheme<sup>16</sup>. It is a project that could attract high levels of interest, particularly if supported by the BBC Neighbourhood Gardening scheme. It could involve the interests and expertise of many Totnes societies, and also the Town Council.

However, it is a concept proposal, in its early stages of development, and each site would require a Feasibility Report on ownership, management, design and maintenance, as well as an appraisal of the scheme as a whole and its wider effects on trade, tourism and the local economy, horticultural, historical and artistic. It is based on sustainable development, not the neglect and deterioration of Totnes' precious assets. It is also an example of best

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<sup>16</sup> For more information on **Life Into Landscape** and the **BBC Neighbourhood Gardening Scheme** see Further Information on page 6

## The Big Picture

practice management principles in action: making best use of space, continuous flow, no waste and getting better all the time.

# TIME AND SPACE

## *A Horticultural Historical Tour for Totnes*

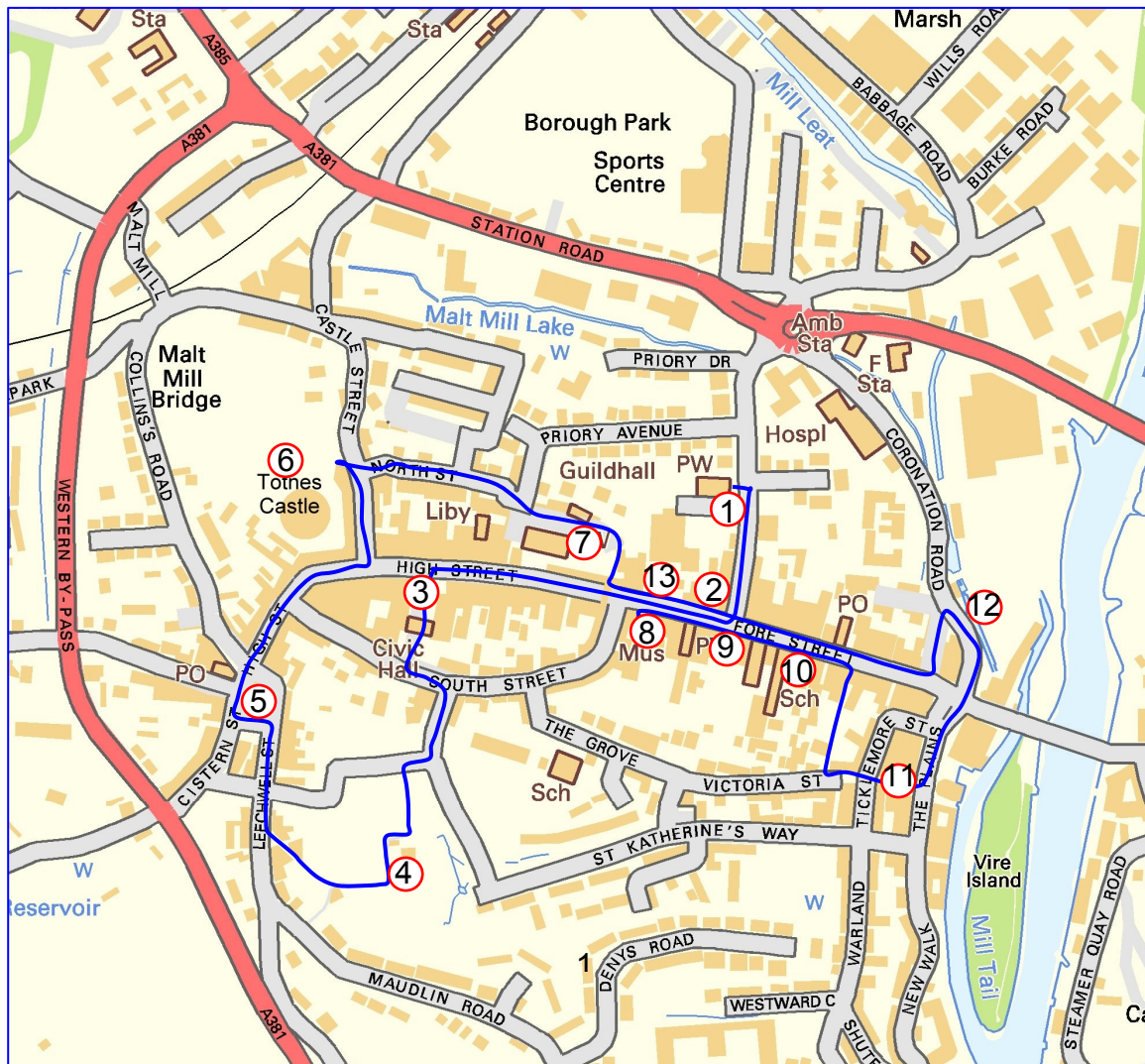
### OBJECTIVE

- To meet “Planning for Open Space 2002” objective for the provision of quality of life facilities through *networks* of accessible and high quality areas of open space for residents and visitors.
- To enhance Totnes through a network of small open spaces in Totnes town centre, which tell the story of Devon life through time and space, by integrating landscapes, horticulture, public art and history.
- This proposal could:
  1. offer an historical heritage tourist tour, unique to Totnes
  2. increase the amount of attractive, accessible open space in Totnes
  3. ‘green’ Totnes, which has no high quality green spaces or public features
  4. attract heritage funding and /or be included in ‘Life into Landscape’ scheme
  5. adapt the Pocket Parks model for SHDC/Town Council/community partnership and integrate other societies within the partnership
  6. include locally sourced public art, horticulture and seating
  7. educate and involve local schoolchildren and the community
  8. be designed to be easily maintained.
  9. reduce anti-social behaviour and pollution
  10. have a positive effect on trade in the town.

### PROPOSED “TIME AND SPACE” SITES

No	Site	Period	Style	Features
1.	Station Rd	Garden of Eden	Biblical	Tree of life, moss apple, stone serpent
2.	Blind garden Fore Street	Greek	Sacred grove	Shady, cypress and plane trees, paved courtyard, Trojan horse
3.	Civic centre	Roman	Peristyle	Forum, mosaics, colonnades, topiary, statues, aqueduct
4.	Leechwell	Celtic	Healing	Leech Book of herbs, holy water, tunnel arbour
5.	Rotherfold	Saxon	Market	4-fold, covered walkway, fountain
6.	Castle Meadow	Norman	French	Terraced hill, Ziggurat, Maze
7.	Guildhall, Churchyard	Medieval	Monastery	Flowery mead, turf seat, wattle fencing, altar flowers, herbs
8.	Museum	Elizabethan	Knot	Sundial, pleached bower, trellis, symmetry, vistas
9.	Mansion House	Georgian	Formal/ classical	Clipped trees, sheltered seat in concave wall, parterre, urns
10.	Gothic House	Regency	Gothic	Grotto, ferns, dark, hidden way
11.	Dartmouth Square	Early Victorian	Discovery	Babbage and Wills, exotic plants, geometric bedding
12.	Mill	Industrial revolution	Manmade	Wheels, machinery, engines
13.	Somerfield Sq	End 20C	Zen	Japanese cherry, bamboo, rocks

## The Big Picture



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### Map of Totnes showing “Time and Space” tour and sites

There is discussion on whether there is actual rather than anecdotal evidence for the sites 2, 3 and 4 in Totnes' history. However, from the Saxon Rotherfold onwards, the sites fall precisely along a timeline which I believe is unique to Totnes. Together they form a figure-of-eight tour.

This proposal was highly praised during the Exhibition.

***“Shall I tell you what I think of this Time and Space scheme?  
It brings joy to my heart to know that there are people who care so much about  
Totnes that they want to make the best of it”<sup>Q</sup>***

The following page shows examples of the sites in the scheme, with photos of how they look now, and how they could look

- 2. Blind Garden – linked to the Brutus stone
- 3. Civic Square – Roman forum
- 4. Leechwell Garden – Celtic sanctuary
- 9. Mansion House - Regency



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Later additions might include:

- A prehistoric site on Vire Island as the starting point of the tour. This could be linked to Steamer Quay by a pedestrian footbridge to relieve the congestion and safety over Totnes Bridge, and from the train station to Steamer Quay by vintage transport.
- A Victorian bedding scheme next to Morrison's garage
- An Edwardian railway allotment garden next to the railway bridge
- A between-the-wars rose and poppy garden at the war memorial outside St Mary's Church
- A 21<sup>st</sup> century garden at Steamer Quay, after Somerfield Square, to complete the tour.
- These would extend the tour and alter the direction of the second half.

THERE REMAIN A NUMBER OF SIGNIFICANT ISSUES WHICH REQUIRE FURTHER RESEARCH, DISCUSSION OR RESOLUTION, OR WHICH ARE EXCLUDED FROM THIS STRATEGY. © Sue Holmes 2005

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### **3. RECOMMENDATIONS FOR SECTION 4**

1. That the feasibility of a circular bus route as described is investigated
2. That an opportunity is given to explore the “Time and Space” scheme in detail to all interested parties, including SHDC, Town Council, Totnes societies and the community at a Public Meeting.

#### **KEY RECOMMENDATION FROM THE STRATEGY REPORT**

**That the ‘Open Space Strategy for Leechwell Garden and Totnes Town Centre’ inform South Hams District Council Green Space Strategy.**

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### **FURTHER INFORMATION**

#### **PPG 17**

The strategy in this report follows the requirements of “Planning Policy Guidance 17: Planning for open space, sport and recreation” published by the Office of the Deputy Prime Minister:

1. Objective: the provision of quality of life facilities through networks of accessible and high quality areas of open space for residents and visitors which are fit for their purpose, multifunctional and sustainable.
2. Assessment: Assessment of local needs of residents, workers and visitors essential for establishing effective open space strategy. (Assessed by DOS)
3. New Open Space: The impact on safety, health and social inclusion, wider benefits to education, ecological and cultural heritage, biodiversity and wildlife, have to be assessed while protecting rights of way, views, heritage and water.

For more details see

[http://www.odpm.gov.uk/stellent/groups/odpm\\_planning/documents/divisionhomepage/036668.hcsp](http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/divisionhomepage/036668.hcsp)

**CABE** is the Commission for Architecture and the Built Environment.

See <http://www.cabe.org.uk>. The CABE documents “Creating Masterplans”, “Green Space Strategies”, “Is the Grass Greener? Learning from International Innovations in Urban Green Space Management” and “A Guide to Producing Parks and Green Space Management Plans” are all available at <http://www.cabe.org.uk/publications>

#### **Mike Jones – Landscape Architect**

Manor Barn Cottage  
Harberton, Devon  
01803 865 252

#### **BBC Neighbourhood Gardener Scheme:**

For more details see [http://www.bbc.co.uk/gardening/neighbourhood\\_gardener](http://www.bbc.co.uk/gardening/neighbourhood_gardener)

Courses include:

City and Guilds Certificate in Gardening at Dartington and Bicton  
6-9 hour ‘taster’ courses at Bicton College

#### **GroundWork:**

See <http://www.groundwork.org.uk>

#### **British Trust for Community Volunteers (BTCV)**

See <http://www.btcv.org>

“**Wheel of Change**” (see page 29)

Holmes, S (1994) “Advances in Agile Manufacturing” IOS

#### **Times 15 July 2005: ‘The Guest Quest’.**

“Where properties once produced 14% return on its value, the figure has fallen to 3%. The Government is created a rural housing commission which will consider introducing new planning controls and higher council taxes on multiple-home owners and second-home owners.”

#### **Life into Landscape**

is a partnership between SHDC, the Wildlife Trust, BTCV, Torbay Coast and the Countryside Agency, and funded by English Heritage, Heritage Lottery, DCC, EU and



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the Countryside Agency. Its aim is to “conserve and enhance the features that make this part of the South Hams so special”

### **Greater London Authority** (The Mayor of London)

The report “Community Land Trusts and Mutual Housing Models” is available at <http://www.london.gov.uk/gla/publications/housing.jsp>

### References for Time and Space

- Banks (1991), *Creating Period Gardens*, *Phaidon*  
Bazin (1990), *Paradeisos – Art of the Garden*, *Cassell*  
Carroll, M (2003), *Earthly Paradises*, *British Museum Press*  
Jellicoe, G (1989), *Landscape of Civilisation*, *Garden Art Press*  
Potter, J (2004), *Lost Gardens*, *Ch4*  
Sinclair Roudé, E (1932), *The Story of the Garden*, *Medici Society*

### **AUTHOR’S NOTE**

The Open Space Strategy Report has been prepared with as much solid data as could be obtained in the time frame, and is believed to be fairly cautious.

The author wishes to thank all members of the DOS Open Space Strategy Group and SHDC Officers for their kind support, encouragement and contribution to the production of the Feasibility Report and the Strategy Report.

Sue Holmes

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JULY 2005

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### **APPENDIX – QUESTIONNAIRE RESULTS**

The following pages contain the two questionnaires that were used and full details of the responses, analysed by DOS.

NOTE: A questionnaire for children and young people has been circulated and its results will be included in the Exhibition Dossier.

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## The **NAME AND USE** Questionnaire

The DOS Open Space Steering Group has been asked by South Hams District Council to write a report on open space in the Southern Area. And we need your help.

We think that 'Southern Area' for the whole 6 acre site, and 'Bungalow Garden' for the proposed site for a new community garden, are not very inspirational or informative names. One idea DOS has come up with is to call the whole site 'Leechwell Valley', bringing together the history of the ancient Holy Leechwell with the geography of the site. The garden could then perhaps be called 'Leechwell Garden'. But maybe you have your own ideas.

**1. What do you think? Please tick the boxes and/or add your own suggestion.**

	Yes	No
LEECHWELL VALLEY	<input type="checkbox"/>	<input type="checkbox"/>
LEECHWELL GARDEN	<input type="checkbox"/>	<input type="checkbox"/>
OTHER .....		

**2. And would you use the garden? Please circle the answer.**

HOW MANY TIMES A WEEK?	Once	Three	More
HOW MANY PEOPLE A VISIT?	One	Two	Three    More
WHAT USE GARDEN FOR?	Walk	Rest	Play    Heritage
HOW WOULD YOU ARRIVE?	Walk	Bike	Car    Other
IS YOUR AGE BETWEEN	10-20	20-40	40-60    60+

**3. The community said it also wanted a children's play area with seating close to the town centre. Do you agree that the small green space between the car parks and the Civic Square next to Belsham Court (Pooh Corner) is a suitable site?**

	Yes	No
DO YOU AGREE?	<input type="checkbox"/>	<input type="checkbox"/>

**ANY OTHER COMMENTS? .....**

.....

.....



# The Big Picture

## NAME AND USE QUESTIONNAIRE RESULTS

### INTRODUCTION

- Total number of questionnaires completed 61
- By community between May and July 2005
- Half from general public, half from visitors to Exhibition
- Additional comments attached

### 1. COMMUNITY SUPPORT FOR CHANGE OF NAME

- A. Southern Area to Leechwell Valley 80%
- B. Bungalow Garden to Leechwell Garden 95%
- C. Other suggestions:
  - Leechwell Community Garden
  - Leechwell Haven
  - Leechwell Orchard
  - Leechwell Ley
  - Heath Garden

### 2. USE OF LEECHWELL GARDEN

- A. Footfall 300 visitors per week = 2.5 visits by 2 people pw
- B. Use Walk 31% Rest 36% Play 13% Heritage 20%
- C. Arrive Walk 73% Bike 10% Car 15% Bus 2%
- D. Age 10-20 3% 20-40 20% 40-60 42% 60+ 35%

### 3. COMMUNITY SUPPORT FOR USE OF 'POOH CORNER' AS YOUNG CHILDREN'S PLAY AREA WITH SEATING

- FOR 58 (97%)
- AGAINST 2 (3%)

### 4. COMMENTS (CB = Exhibition Comments Book)

#### A. Open Space

#### a. Size

- Not enough play areas
- We must save any 'green' possible!
- Any park near the Grove School would be heavily used so need to consider whether this space is large enough
- A larger play area is needed for children
- Pooh Corner better than nothing, but rather small
- Sorry to see 'green areas' disappearing (CB)
- None of us at Heath Court have a garden. We use field opposite (Moorashes). A quarter of all residents in Totnes have NO gardens. We need green space not second homes (CB)

#### b. Natural design/nature

- Please keep garden as wild as possible
- Add cherry trees
- Add some good trees to attract people to garden
- Kingsbridge community garden is inspirational for us – some productive community garden which would be maintained by use, the community, in keeping with the old market gardens, would be brilliant.

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- There is not enough peaceful space in the town – this is much needed. There are many elderly people living in flats who would appreciate a Leechwell Garden to visit.
  - Not sophisticated equipment. Simple natural features, obstacles, stepping stones etc
  - All open spaces to be as wildlife friendly as possible
  - Please keep the bungalow garden as wild and natural as possible. We need a wild oasis in the centre of town (CB)
  - Hopefully the stream will be a vocal/focal point to a pleasant and natural garden (CB)
- c. Dogs
- What about dogs in the Leechwell Garden? It could turn into a dog poo garden = no visitors! Unsafe for children – no families visiting. Unfortunately not many people use “pooper scoopers” and it would be a great shame to have the park turned over to a dog walking haven.
  - Dogs? No dog shit.
  - Don't forget the dog pooh!
  - No dogs at all (CB)
  - Dogs must be banned for the garden. Or the area will be like Vire Island where you fear to tread (CB)
- d. Security
- Security is an important issue as night time use of the park could cause problems – letter/vandalism/drug use etc.
  - Pooh Corner should be fenced off for safety.
  - Important to have a children's play area away from car parks
  - .Pooh Corner well positioned with plenty of people passing to deter vandalism.
  - I am horrified at the police proposals for metal fencing. Please don't let us end up with something not worth preserving for the sake of security (CB)
- e. Education
- I would like to see the bungalow used for arts/crafts and youth space. There should be a café for the community to come together and interact.
- f. Facilities
- Really important to keep holy sites and places for children and old people
  - As a disabled member of the community, I would like to stress the importance of ACCESS when designing the new garden. In a town which is in many ways inadequate for wheelchair users and parents with pushchairs, this would be an ideal opportunity to create a space which really is open to everyone. Things to consider would be flat or ramped entrances – particularly close to Heath Court where there are several physically disabled residents – and surfaces which are suitable for wheelchairs, pushchairs and mobility scooters.
  - I am opposed to the idea of provisions such as a café and toilets as I feel that the garden should be preserved as a secluded and serene place of rest and relaxation.
  - We already have a community café in the Mansion, well patronised. We have quite a large number of artists in Totnes. We could do with a permanent display area for the work produced. The Ariel Centre is a little

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way out of town. Additionally some sculptures would add another dimension to the town. (CB)

- What about a stage or performance area in Totnes for Dartington and KEVICCS artists? (CB)
- Please include children's play areas – essential (CB)

### g. Pooh Corner

- Add some seats for others in children's play areas
- Fantastic ideas, just what is needed in the centre of town
- Very in favour of green space close to civic square for children's play area
- Yes, yes, yes. More gardens for the people!
- Pooh Corner should be in addition to children's play area in Leechwell Garden not instead of.
- A play area will be important to serve the new houses and the existing family houses
- The DOS Open Spaces work showed a strong call for the young children's play space to be in the very centre of town.
- Please provide space children over 3 and 4 can enjoy (CB)

### h. General

- I probably wouldn't use the garden very often – mainly in the summer probably
- Love the Mike Jones designs
- Very pleased to see we are going to have some well-designed open spaces (CB)
- How come the only decent planting in Totnes is in the Follaton House grounds? (CB)
- Keep the discussion open! (CB)
- Why is there much less water coming down through Moorashes gardens than 5 years ago? (CB)
- Consider road access from A38 first (CB)
- Good phased designs (CB)
- Excellent! (CB)

## B. Housing

Would prefer more low-cost social housing rather than privately owned

## C. Parking

- Car parking too far from main street
- Car parks and roads remain the problem

## D. Other

- SHDC should donate some of its £1m profit to enhancement of area
- It's about time the council helped this town and not leave it to a few people to do it themselves. Note the changes in the Rotherfold area – changed by the people who live there!
- Well done so far!

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## The DESIGN Questionnaire

In the feasibility study for SHDC, DOS Open Space Steering Group suggests that the Bungalow Garden could develop in phases, like the housing and parking plans. This way the garden could grow over time, depending on funding and the community.

- Phase 1: simple design, with woodland stream and orchard meadow
- Later phases: additional features added in line with community consultation

**Yes**

**No**

1. Do you agree the garden should be developed in phases?

☐
☐

2. These are some of DOS' ideas for including in Phase 1. Please tick each section

PHASE 1	Like a lot	Like	Dislike	Comments or add your own ideas
<u>1. Heritage:</u> a. Repair the pool b. Stream through site c. Waterfalls d. Wooden bridges				
<u>2. Trees, grass, planting</u> a. Keep most of existing trees b. Mix cut/meadow grass c. Secure boundaries d. Devon banks				
<u>3. Planting</u> a. Low maintenance shrubs and plants b. Healing garden near pool c. Wild flower areas				
<u>4. Paths, seats, entrances</u> a. Bark and grass paths b. Disabled access c. Plenty of seats d. Three entry/exit points				
<u>5. Buildings, public art</u> a. Open-sided shelter b. Use existing bungalow c. Lockable storage space d. Competition for public art				
<u>6. Children</u> a. Children's play area b. Other play areas in town				

3. Is there anything else you would like to see in Phase 1 or later? .....

.....

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## DESIGN QUESTIONNAIRE RESULTS

### INTRODUCTION

- Total Number of questionnaires completed 52
- By visitors to DOS Exhibition 30 June to 2 July
- Additional comments attached

### 1. COMMUNITY SUPPORT FOR PHASED DESIGN:

- FOR: 45 (90%)
- AGAINST: 5 (10%)

### 2. MOST COMMUNITY SUPPORT, WITH NO 'DISLIKES', IN ORDER OF PRIORITY:

1. Wildflower areas (most positive response)
2. Additional children's play areas outside garden
3. Stream through site
4. Devon banks
5. Seats
6. Disabled access

### 3. LEAST COMMUNITY SUPPORT, WITH MOST 'DISLIKED' FIRST:

1. Use of existing bungalow (most negative response)
2. Lockable space
3. Children's play area (unless use of natural environment as play)
4. Open sided shelter

These indicate a preference for nature over man-made structures

### 4. MOST FREQUENT ADDITIONAL COMMENTS

1. Very impressed
2. Keep as natural as possible: wildlife important
3. Children's play from natural surroundings e.g. logs, or willow structures. Mike Jones' designs highly praised.
4. Site too small to have everything for everyone
5. Changing pieces of public art preferred
6. No dogs
7. Small natural shelter/ kiosk only acceptable buildings
8. Concerns over security and vandalism

### 5. ADDITIONAL SUPPORT FOR ABOVE FROM:

- Questionnaire on name, use of garden and 'Pooh Corner' (see separate document)
- Comments book from Exhibition
- Spoken exchanges during 3 day Exhibition

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### 6. INDIVIDUAL COMMENTS (the returned questionnaires were numbered 1 to 52)

#### 1. Heritage

##### a. Repair the pool

- Pool would be open to the same kind of abuse as the Well (4)
- Heritage is the key (12)
- Assume a, b, c, d would be order of development (14)

##### b. Stream through site

- Keep safe and simple (1)
- Running water is very relaxing and good for de-stressing, although people will have to be made aware of Health and Safety for children (3)
- "Streams, leats and rills" is an excellent plan (26)

##### c. Waterfalls

- The sound of water is calming (6)
- Consider vandalism (12)
- Unsuitable. Mini falls on rills better (29)

##### d. Wooden bridges

#### 2. Trees, Grass, Boundaries

##### a. Keep most of existing trees

- I'd like to see area kept fairly simple. Concentrate on stream and meadow effect, trees and shrubs but plenty of clearings to catch the sun (2)
- Add better trees as funds allow (5)
- Keep the best trees that suit the scheme and plant new also (6)
- Tree nursery (18)
- Planting of silver birches (22)
- Most are past their prime (31)
- Remove some of the trees (41)

##### b. Mix cut/meadow grass

- Prefer all meadow grass (13)

##### c. Secure boundaries

- Secure boundaries a first stage necessity (5)
- Difficult to get right balance? (6)
- Only to extent of discouraging access over/through boundaries (7)
- Green boundaries please (13)

##### d. Devon banks

#### 3. Planting

##### a. Low maintenance shrubs and plants

- Low maintenance – but depends on choice of shrubs (3)
- 'Ground cover' fills with litter e.g. Tesco, Safeway et al (12)
- Forest garden (18)



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### b. Healing garden near pool

- Healing garden later development if needed (2)
- Healing plants with information to educate (3)
- A sensory garden (11)
- Mandala garden (18)
- Competition for sensory garden design/triangular pool area (29)

### c. Wildflower areas

- Scented plants especially for the blind, grasses to touch, small bamboos (1)
- Must encourage more butterflies, bees and birds (6)

## **4. Paths, Seats, Entrances**

### a. Bark and grass paths

- Bark paths would not work well for disabled and infirm (3)
- Assume flooding! (12)
- Hard paths for disabled access and pushchairs (23)

### b. Disabled Access

- Inclusion for disabled a priority (1)
- Definitely disabled access – do you need to ask? (4)
- A good balance between able and disabled access required (6)

### c. Plenty of seats

### d. Three entry/exit points

- Entrances – depends on security and where they would be (4)
- Two entrances are more secure (11)
- Keep the '3' theme of the Leechwell (3 paths, 3 spouts, 3 sided pool) (19)

## **5. Buildings, Public Art**

### a. Open-sided shelter

- Liked picture of tiny bandstand (2)
- An attractive shelter would be useful for shower protection (2)
- Open sided shelter is a good idea (3)
- Modern structure would look good – possibly timber (6)
- Problem of vandals. Seats are enough. (11)
- Prefer no buildings at all. (13)
- Any building to be minimal (13)
- Natural shelters willow built (28)
- Possibly prefer café (32)
- No buildings (34)

### b. Use existing bungalow

- Bungalow ugly – do not use (2)
- Bungalow too ugly and inappropriate (4)
- Remove bungalow as soon as funds allow (4)
- Maybe space for community groups? (10)
- What good use would it be? (11)
- Assume graffiti (12)
- Bungalow intrusive (14)
- Too costly to repair, better to demolish (14)

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### c. Lockable storage space

- Security problem for lockable space (2)

### d. Competition for public art

- Renewable display screens in needed (1)
- Art links with water, seats, entrances etc – not keep separate (1)
- Competition for public art later phase (2)
- Public art if desired could evolve naturally when site is in use and areas might present themselves (2)
- Changing pieces of art would be preferred, by all ages.(6)
- Security? (6)
- Many of the examples illustrated involve sententious ideas. Avoid this (15)

## **6. Children**

### a. Children's play area

- Children need peaceful, imaginative places to be too (1)
- I think Mike Jones ideas and sensory play excellent(3)
- Occasional child's natural structure e.g. willow would not look out of place.(2)
- Children to help in development of Phase 1, including young adults of town (3)
- Would prefer to see old tree trunks, logs etc as play frames for the young children rather than factory made items, brightly coloured. (6)
- The garden should be a safe environment for children (8)
- Not necessarily a 'playground' in the traditional sense. Liked Mike Jones' ideas. (8)
- For little children, simple natural features can be fun (9)
- A kids' playground needs more space and special ground surfaces inappropriate for a garden. (11)
- This is NOT the place for a children's play area (13)
- Simple, nature based, dens, willow structure like on display (18)
- Too small for play area! (20)
- Simple play area for young children (25)

### b. Other play areas in town

- Site too small for 'play' structures, concentrate elsewhere e.g. near Masonic Hall (2)
- Children's play areas could be elsewhere (2)
- Children's play area should be in Belsham Court (5)
- Too small to include play area without destroying peace (7)
- Real shortage of these in Totnes! (19)
- Totnes desperately need more play areas for children in Southern Area (24)
- There is no park for young children at bottom of town (25)
- An adventure playground (30)

## **7. Other**

### a. Size

- The site is too small to be everything to everyone (2)
- This is too small a space for much diverse activity (4)

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### b. Natural design/nature

- Minimal intervention and good maintenance (4)
- No need for any buildings – peaceful open space required. (7)
- The garden should be as natural and wildlife friendly as possible (8)
- I like the idea of an ecology community orientated area, maybe with a little wildlife place (10)
- I think the garden should be open and simple (11)
- Encouragement of nature – insects/birds/frogs/nesting boxes. (11)
- Needs to be simple to maintain (20)
- Nest boxes for birds and bats. Hedgehogs, bees (28)

### c. Dogs

- Good idea to allow dogs on leads (2)
- No dogs. No dog shit. (4)
- Dog ban essential. Impractical to keep areas cut short enough to permit the picking up of dog mess (7)
- No dogs! (12)
- I think dogs should be banned in the garden. There are no dog-free zones for small children to sit on the ground and play. Can a ban be enforced? Vire Island says 'no dogs' but the police say they can only ban dogs that are misbehaving. (17)
- No dogs – a serious health hazard for children! (27)
- Doggy bins

### d. Security

- The garden should be locked at night to discourage camping, drug abuse and vandalism (4)
- Buildings attract vandals (7)
- Good upkeep and maintenance help security (11)
- Everything to be vandal proof – see destroyed wooden seat on Vire Island (27)
- Lighting to be down lit to save environmental light pollution (28)
- Reduce speeding down Heath Way and weight restriction (28)

### e. Education

- Project to be about education, new ideas, workshops, as well as relaxing (3)

### f. Facilities

- A small shelter serving simple tea/coffee and homemade cakes preferred. No too big or serving too much i.e. crisps or alcohol. This would encourage all ages and draw more people to garden during lunchtimes. (6)
- What about bins? (6)
- Imaginative 'eco-friendly' small café (8)
- Small café (9)
- Easy access to screened off toilets (22)
- Bike park and summer kiosk in late phase (23)
- Rubbish bins (28)

### g. General

- Thank you everyone for your efforts (1)
- Very impressed with what has been achieved (8)
- Very impressed by all the work put in, and the beauty and thoughtfulness (16)