



Yare Valley Society Newsletter

Issue 84

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SITE ALLOCATIONS PLAN - FURTHER CONSULTATION

Site M009, land west of Bluebell Road, Bartram Mowers Ltd.

Background information

When landowners were asked if they wished to develop their sites Bartram Mowers responded saying they wished to do so. This submission went to Norwich Council which decided that there was no need for building on this site as other sites in the city were enough to provide the 3,000 plus houses demanded by the Government for 2026.

Bartram Mowers have recently submitted a smaller development plan involving some housing 'for the elderly' of 150 to 200 units on 5.47 hectares, coupled with the possibility of some land being available as a public open space, (a possible 'trade-off'). This land will remain in the ownership of Bartram with public access to it.

This plan was discussed by the Norwich City Sustainable Development Panel consisting of some councillors from all parties. They felt by a very small majority that there should be a consultation of the Bartram plan as this could perhaps resolve an ongoing situation and possibly solve it permanently. That is, development here might stop applications on the rest of his land. This land of about 16 hectares is mainly in the flood plain (flooding about once in 100 years) and includes the "strawberry field" which borders Bluebell Road opposite Bluebell Crescent which is outside the flood plain. **Submissions by local residents carry weight with councillors. The latest date for submissions is 30 September.** These submissions will be considered by the Sustainable Development Panel, mentioned above, on 30 November. Their recommendations then go to the Norwich City Cabinet on 14 December. These recommendations will cover all the sites in the City.

Some committee members met Mr Bartram at his request and his views were helpful.

We considered that the density of housing units (between 150 and 200), is too great (between 11 and 14.8 to the acre) and that buildings perhaps of three storeys were unacceptable. The intrusion into the valley would be very noticeable. As there is a strong history of preventing development on the site and Public Inquiry Inspectors have made it clear that they agree with the City Council that development should not take place under any circumstances. Bluebell Road up to North Park Avenue has always been considered by the Council as the 'hard edge of city development'.

Yare Valley Society committee response

This is the response from the Society. **We would encourage you to make your views known.**

'The Yare Valley Society, which represents some 400 members, wishes strongly to oppose the inclusion of this site in the site allocations plan.

'Development on this site would directly conflict with the Society's objectives which are: *to protect the natural landscape and wildlife habitats of the Yare Valley south and west of Norwich, principally between Harford and Bowthorpe. We oppose any development that would detract from its natural qualities and support projects which would preserve the valley for the benefit of all.*

'In this particular case our reasons are as follows:

1. The whole site is protected under policy NE1 ('River Valley') in the Replacement Local Plan. Some is also classified as Urban Greenspace and falls under policy SR3. Part of the area is in use as a warehouse and a small retail outlet, but the majority is undeveloped green space, with semi mature trees set in either a mown grass or hay meadow environment. The valley landscape here has a high amenity value, is clearly visible from Bluebell Road and from the well used riverside path. Any additional development would conflict with Policies NE1 and SR3, on grounds of landscape, amenity and biodiversity.

2. The undeveloped river valley at this location is at one of its narrowest points. This has been recognised on numerous occasions by planners and by inspectors at appeal who have consistently refused development applications on this site. Bluebell Road has long been regarded as forming a 'hard edge' to the city. Development of housing in Cringleford, continued expansion at UEA and at the Norwich Research Park, make the preservation of the undeveloped green space of the Yare valley of even greater importance at the present time. Our understanding is that the City has already identified locations for its target of 3,000 new dwellings by 2026. Any proposal for housing on such a contentious site as this one would be both damaging and unnecessary.'

May we encourage you to make your views known now. You may of course mention some of the points in the Society's response and your comments could have a different stance. **Please note that letters received after 30 September will not be considered.**

Your comments should be sent to:

Ref: Site M009; Land west of Bluebell Road; Bartram Mowers Ltd
 Planning Policy and Project Team
 Room 336 City Hall
 NORWICH NR2 1NH

YVS website

Remember to look at yarevalleysociety.org Any feedback would be very useful.

Colney Hall

Information regarding the latest application for the Colney Hall site:

The Council recognise that the present application does not conform to the guidelines and the applicant is well aware of this. "Technical" consultants, including the Highways Agency and County Council Highways and the Environmental Agency have asked for more details and the Council are waiting for some of their replies.

If the Highways Agency do not raise a fundamental objection the application could be put to committee in the next two or three months. We will be informed of the committee date and have an opportunity to make representations.

AGM 2011

This was held in June at Cringleford Playing Field Pavilion and 31 members attended the meeting. Andrew Salisbury in his chairman's report focused on: the proposed development around Colney Hall; the call for sites; the proposed bill on Localism; and 'red tape'. He was warmly thanked for all his work. After the business part of the meeting, Prof Phil Jones, Director of the Climatic Research Unit at UEA gave a presentation entitled, 'Our climate is changing and why we are responsible', which was followed by questions.

HEALTH WALKS IN THE VALLEY

Mon 12 September	2.00 pm	EARLHAM: RIVER AND BROAD
Sat 24 September	10.30 am	EARLHAM: PARK AND BROAD
Mon 26 September	2.00 pm	EARLHAM PARK (NEW WALK)
Sat 8 October	10.30 am	EARLHAM: RIVER AND BROAD
Tues 11 October	10.30 am	EARLHAM PARK WALK
Fri 21 October	10.30 am	EATON
Mon 28 November	10.30 am	EARLHAM: PARK AND BROAD
Mon 5 December	10.30 am	EATON

For full details of meeting point, level, route and additional information, please contact Kaz Hopes by e-mail: cityhealthwalks@gmail.com or telephone 07825833538

Articles, comments and letters for possible publication in future newsletters can be sent to Alison Ward, 20 Brettingham Avenue Norwich NR4 6XG or e-mail yvs@talktalk.net