

# Yare Valley Society Newsletter



**The objects of the society 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.**

## Newsletter 99 December 2016

### The Rugby Club/UEA application: what is the YVS doing?

As many of you will be aware the South Norfolk District Council Development Management Committee, by a 7 to 4 vote, recommended the Rugby Club/UEA application 2016/0233 should be approved. YVS made written and spoken objection to the Management Committee. There is no process of appeal against the approval.

Your committee is determined to continue to resist this development going forward, or if it does go forward, to seek to minimise the damage the development does to the Yare Valley. The committee is exploring the following possibilities:

#### **Call in by the Secretary of State**

Before the District Council formally approves the application the details of a number of conditions and a "106" agreement need to be sorted out between the applicants and the Council. This gives a short period of time in which a request can be made to the Secretary of State to "call in" an application for further consideration.

It is a long shot – very rarely is an application called in. In brief, the case we are making is that approval of the application is a cross boundary issue, and that the failure of the Development Management to follow its own planning guidance, means the approval contradicts the Greater Norwich Joint Core Strategy policy to protect the valley. A protection policy that was agreed between Norwich and its neighbouring district councils.

On Thursday 1st December, the Yare Valley Society submitted a request for a call in. The Committee worked closely with the Parishes of Colney and Cringleford to decide the form of the YVS request. Both Parishes can be expected to submit their own requests in the near future, with their own emphasis on reasons for call in.

#### **Lobbying the University of East Anglia**

Another long shot, but the committee believe that there is so much wrong about this application, that even after what must have been a considerable expenditure of money by the Rugby Club, wiser counsel may prevail, and a decision made to withdraw. Details of the form of the lobbying to be decided.

#### **The Yare Valley Green Infrastructure Delivery Group**

The Group was set up under the Joint Core Strategy, and meets at County Hall. The Yare Valley Society is represented on the group. At its next meeting, scheduled for next week, the YVS will be pressing for the Group to work closely with the developers, to minimise the damage to the Valley should the development proceed.

Please let us know of other ideas you may have to oppose the development.  
The YVS Committee