

UEA Application 2018/1830

Dear Tracey Lincoln

This letter comes with the joint approval of Colney Parish Meeting, Cringleford Parish Council, and the Yare Valley Society. Its purpose is to highlight that neither the applicant, nor the agent acting for the applicant, has addressed important issues raised by objectors to this application.

The recent email dated 26th September 2018 from the Agent claims to respond to objections, but instead ignores any reference to the many legitimate planning concerns the objectors, including the CPRE, have expressed.

Objector's concerns that the applicant has failed to address include:

1. Unanswered questions on the relevance of the stated justifications for the introduction of phasing to the development, and to changing the conditions and the deadlines for conditions to be satisfied.
2. The creation of a planning permission for a car park to be built without the assurance that the facility for which it is intended will be built.
3. The creation of a planning permission for a Rugby Club development that will extend indefinitely into the future, and would not be subject to public review.
4. The removal of pre-start conditions (for the phase 1) that would have provided a safeguard against piecemeal development
5. The "interim" parking use of the phase 1 car parking would not be associated with the permitted sports related development, and so would require a change of use for the interim period. Change of use is outside of a section 73 application.
6. The failure to provide a full parking plan prior to approval.
7. The failure to provide a traffic assessment of the expected level of traffic movements.
8. The failure to provide a Flood Risk Assessment.

The objector's own submissions provide more detail to these objections.

Referring to 2 above, there is a possible outcome of only the car parking being built. The applicant should therefore be required to make the case for a development for standalone car parking serving UEA and the NRP. The applicant should justify why the car parking has to be outside of the adopted development boundary for Colney Parish, why it has to be inside the River Yare Green Infrastructure Corridor under the protection of the River Valleys Policies, and should explain how it fits with the UEA's own travel plan strategy.

Colney Parish Meeting, Cringleford Parish Council, and the Yare Valley Society ask planning permission be denied until the applicant can provide a serious and satisfactory responses to the legitimate concerns of objectors. They ask for an assurance that this controversial development in a sensitive location should be put before the DMC.