Newly proposed sites that impact on the Yare Valley

(For more on relevant Planning Policies, see final section.)

**Caister St Edmund Site**

**5.17 Caistor St Edmund**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Site Reference | Promoter Details | Site Address | Site Area (ha) | Development Description |
| Title | First Name | Last name | Organisation |
| **Respond** **View Comments (1)** **View Map** [**acrobat readerGNLP2158**](https://gnlp.jdi-consult.net/documents/pdfs_41/gnlp2158norwich.pdf) | Mr | Brian | Flynn | Carter Jonas | East of Ipswich Road | 49.9 | Commercial development |

GNLP2158 is an approximately 50 ha site at the western extent of the parish, east of the A140 and adjacent to Tesco at Harford Bridge which is proposed for commercial development. Depot Meadow County Wildlife Site is within the site, a Scheduled Ancient Monument is within 400m, and there is a Site of Special Scientific Interest (SSSI) within 3 km. Flood Zones 2 and 3 cover the area of the County Wildlife Site, as well as some areas at surface water flood risk.

In conclusion, subject to addressing site constraints, GNLP2158 provides an alternative for commercial development adjacent to the A140 at Harford.

**YVS Comment**

As well as the constraints referred to above, this site falls almost in its entirety within the River Valleys of the Yare and the Tas covered by Policy DM 4.5 and within the Bypass Landscape Protection Zone (NSBLPZ). It is also constrained by Landscape Setting of Norwich Policy DM 4.6

Policy DM 4.5 includes the statement “Development proposals that would cause significant adverse impact on the distinctive landscape characteristics of an area will be refused.”

Policy DM 4.6 includes the statement “Development which would significantly harm the NSBLPZ or the landscape setting of the Norwich urban area will not be permitted.”

Continued

**Colney Site**

**5.21 Colney**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Site Reference | Promoter Details | Site Address | Site Area (ha) | Development Description |
| Title | First Name | Last name | Organisation |
| **Respond** No Comments **View Map** [**acrobat readerGNLP0331R A**](https://gnlp.jdi-consult.net/documents/pdfs_41/gnlp0331rcolneysite.pdf) | Mr | Michael | Carpenter | CODE Development Planners Ltd | South-east of N&N | 14.8 | Employment-led mixed use development |

GNLP0331R A Is to south-east of the hospital, measures 15ha, and is promoted for employment led mixed use development. Constraints include areas at risk of surface water flooding, that the site is within the Southern Bypass Landscape Protection Zone, high voltage cables cross the site, as well as that sewerage and water supply facilities would need upgrading.

[*This site offers an alternative for…*] the further development of the Norwich Research Park (NRP)if landscape policies to protect the setting of the A47 are reviewed.

**YVS comment**

This site does not lie within the River Valleys Policy, but is considered by YVS as providing an important wildlife link between the Yare Valley and the Bypass Landscape Protection Zone. Such is the scale of the development on either side of the river corridor that there is a real danger of the corridor becoming isolated from the surrounding countryside. This site provides a strategic landscape break between Colney and Cringleford which also safeguards the network of wildlife movement. The Bypass protection Zone itself provides another valuable wildlife corridor.

Continued

**Norwich Site**

**Section 4 - Settlement Summary updates for Norwich**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Site Reference | Promoter Details | Site Address | Site Area (ha) | Development Description |
| Title | First Name | Last name | Organisation |
| **Respond** No Comments **View Map** [**acrobat readerGNLP2123**](https://gnlp.jdi-consult.net/documents/pdfs_41/gnlp2123ueanorwich.pdf) | Mr | James | Alflatt | Bidwells | Adjoining Sainsbury Centre | 1.6 | University related development, possibly expansion of Sainsbury Centre |

GNLP2123 is adjacent to the Sainsbury Centre in the UEA campus, and is proposed for university-related development, possibly the expansion of the Sainsbury Centre. Constraints relate to the partially overlapping County Wildlife Site (0.17 ha) and listed buildings (including the Sainsbury Centre itself). Nearby is a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).

**YVS comment**

This site lies within the Norwich Yare Valley character area, where “development will only be permitted where it would not damage the environmental quality, biodiversity or character of the area and where it is for: a) agriculture or forestry purposes; or b) facilities ancillary to outdoor sport and recreation or other uses appropriate to the purpose of this policy; or c) the limited extension of or alteration to existing buildings.” Approval for this site for “University related development…” is far too vague, and opens the door for yet another bite to be taken from the Yare Valley Green Space.

**Relevant Planning Policies**

Policy DM 4.5 Landscape Character and River Valleys.

Policy DM 4.6 Landscape Setting of Norwich

Norwich Southern Bypass Landscape Protection Zone (NSBLPZ)

Norwich Yare Valley Character Area

For full statements (with links to maps) of the South Norfolk District Council and the Norwich Development Management Policies go to the Yare Valley Website: <http://yarevalleysociety.org.uk/about/planning/>