

Yare Valley Society

www.yarevalleysociety.org.uk

Enhancing the Valley
for wildlife and informal recreation

Planning Team,
South Norfolk Council,
South Norfolk House,
Norwich
NR15 2XE

Dear Planning Team

Application: 2018/1830

Location: UEA Sports Facility Colney Lane Colney Norfolk

Proposal: Variation of Conditions 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 16, 17, 18, 20, 21, 23, 27, 28 and 31 from planning permission 2016/0233. To incorporate a phasing plan to the overall scheme.

The Yare Valley Society objects to approval being given to this application on the following grounds:

Approval would permit a UEA car park alone (without a Rugby Club) to be built without the close public scrutiny a separate application for a “stand alone” car park would receive.

South Norfolk District Council approved the Rugby Club Development as *an integrated whole* subject to a number of conditions. Phasing would split the car parking on the Colney Road (as phase 1) off from the rest of the Rugby Club development (phase 2).

But there can be no assurance that phase 2 of the development will ever take place.

It is well known that the Rugby Club are having difficulties with raising the necessary finance, but even if these difficulties are overcome, Phase 2 may still not be able to proceed. This could be because, for whatever reason, the Rugby Club is unable to fulfil all of the conditions required before Phase 2 can begin.

Approval for phasing will create an approval for a Rugby Club development in the Valley that will endure indefinitely into the future, and could not be reviewed at timely intervals by the Council.

A start on phase 1 (without many of the conditions of the original approval having to be fulfilled) will be claimed to be a start to the whole development. Phase 2 could then be started at some indefinite time in the future – or never.

There are good reasons for a three-year time limit being placed on start times for developments. The time limit is to prevent the accumulation of planning permissions which are unimplemented. It also allows councils to review the development’s suitability in the light of circumstances which may have altered over a three year period.

Approval would bring the Planning Process into disrepute.

The above objections show this application would be seen by many as creating:

a loophole in the original approval that *could* result in:

A circumvention of safeguards attached to the original approval, creating a permission for car parking, and car parking only, to be built in a green space covered by the River Valleys Planning Policies, without a clear and transparent application for building car parking alone having ever been made.

Any application for building parking should be seen for what it is, and should be subject to public scrutiny on matters such as need, suitability of location, mitigation, environmental issues, and the many other issues that could arise.

a loophole in the original approval that *will* result in:

Removal of the right of the Council (and through them the public) to exercise timely reviews of an unimplemented major development in a green space covered by the River Valleys Planning Policies.

Such outcomes will be seen by many as uncontrolled piecemeal development into green open space, and a subversion of the Planning Process.

To avoid the consequences referred to above South Norfolk District Council should stand by the conditions attached to the original proposal, and reject the attempt to phase the original approval.

The Yare Valley Society asks the Council to reject Application 2018/1830.

John Elbro

Chair

Yare Valley Society