 **YARE VALLEY SOCIETY**

 Website [www.yarevalleysociety.org](http://www.yarevalleysociety.org).uk

 Email yarevalleysociety@gmail.com

The objects of the society are to protect the natural landscape and wildlife habitats of the Yare Valley south and west of Norwich. The society supports projects which would enhance the valley, but opposes developments that would detract from its natural qualities.

To: Norwich City Planning Application Committee

**Application Number: 19/00911/F as amended**

**Location: Bartram Mowers Ltd, Bluebell Road Norwich NR4 7LG**

**Proposal: Demolition of existing buildings and erection of 32 bungalows, 18 apartments, a residents pavilion, access and ancillary development**

The revised application takes little account of earlier objections expressing concerns of the impact of the development on the Yare Valley Character Area.

**Density of development and landscape impact and views**

The Norwich Local Plan envisaged “… in the region of 120 dwellings. This figure is based on an assumption that the site will be developed mainly at low densities to ensure that impact on the landscape is minimised”. Phase 1 was for 61 dwellings, proposed phase 2 is for 32 bungalows and 18 apartments giving a total of 111 so far – with phase 3 yet to come. The proposed high density prejudices the possibility of completing the whole site (all phases) to a density envisaged in the local plan. The higher density is contrary to the aim to “minimise impact on the landscape of the Yare Valley and important views” required by Policy R42 of the GNLP. Neither does it “protect and enhance environmental assets within and adjacent to the site”, also in Policy R42.

The adverse effect of a higher density than that of the Policy R42 has already been demonstrated in the restriction of views resulting from the construction of Phase 1.

**The density of the development should be reduced to be more in accord with Policy R42 and so to better achieve the aims of that Policy in terms of landscape impact and views.**

**Delivery of Public Open Space**

**Footpath from Bluebell Road to Yare Valley Walk on south east side of site**

The revised Landscape Master Plan for Phase 2 Drawing No 103B would appear to show a footpath link shown between the *existing* Phase 1 path along the south east edge of the site and the network of paths on the proposed new Open Public Space. The Landscape Proposals, drawing 102B**,** fails to show the presence of this link. Which is correct?

**The *existing* path along the south east boundary, part of the Phase 1 development, should be shown unambiguously as forming part of the path network on the Landscape Master Plan for Phase 2.**

**Landscape planting on SW boundary**

The proposals continue to show building of a road hard up to the SW boundary of the site. (Landscape Masterplan, drawing 103B fails to make this clear, and would seem to be in error.) The proposals are contrary to the original whole site Masterplan which shows the provision of in-depth planting along *both* sides of this boundary (Figure 9: Landscape Mitigation Plan: “New tree and thicket planting to extend vegetation layers and to screen rooftop views from the west”).

**The layout of the site should be altered to provide space for planting on both sides of the boundary between the open space and the built development as shown on the original whole site Masterplan**

Please take these objections into account when considering the application

John Elbro August 2020.

Chair

Yare Valley Society