

THE YARE VALLEY SOCIETY

NEWSLETTER

ISSUE 1, JUNE 1989

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When a small group of us met in the early spring to discuss the latest planning application to build on the Bartram Mowers site, it was suggested that we start up the Yare Valley Society again. We knew there was widespread concern about possible building in the area, and about traffic problems, but would people be prepared to do anything? Would there be a fatalistic acceptance that the negative as well as the positive consequences of a booming Norwich were just something we would have to live with?

Three things quickly became clear:

- 1) The list of probable and possible developments in the area was much more serious than we had imagined: the new hospital; housing on the University Village site; the Athletics Track; Roys; a possible new village and expanding commercial development near the southern bypass the list grows every week.
- 2) One group, in Cringleford, was already working hard on the specific issue of the Bovis application for housing on Gurney Lane. The recent rejection of the Bovis appeal shows just what can be done.
- 3) Not only are people concerned, but they are prepared to do something about it! Within the first few weeks, 150 people have joined our Society. Our first two meetings were each attended by over 60 people, and we have had support from councillors and MPs of all shades of opinion.

The next few years will determine the shape of our edge of Norwich in the next century. It will be up to us to ensure that the irreplaceable landscape of the valley is preserved.

John Thurman, Chairman

THE SOCIETY AIMS TO PROTECT THE YARE VALLEY BETWEEN HARFORD AND EARLHAM BRIDGES, AGAINST ANY DEVELOPMENT WHICH WILL DETRACT FROM ITS NATURAL BEAUTY, AND TO ENCOURAGE ANY DEVELOPMENT WHICH WILL PRESERVE ITS OUTSTANDING LANDSCAPE VALUE FOR THE BENEFIT OF ALL.

OVER 130 MEMBERS IN THE EATON, EARLHAM, CRINGLEFORD, KESWICK AND COLNEY AREAS.

On this page we concentrate on some of the decisions which were made at the recent AGM which was held in the Colman Road Hall on the 15th May.

OFFICERS OF THE COMMITTEE

Chairman John Thurman 20 Bluebell Road
Hon Sec. Anne Girling 14 Blakeney Close
Hon Treasurer Gordon Prest 2 Cheyham Mount
Committee Members Tom Green, 11 Bluebell Road
Peter Hunter, 8 Gurney Lane, Don Jary, 14 Bluebell Road
Andrew Salisbury, 42 Bluebell Road
Elaine Tucker 1 Yare Valley Drive Cringleford

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WORKING GROUPS: WHO IS DOING WHAT, AND HOW TO BECOME INVOLVED.

It was agreed at the AGM that we would organise four working groups and asked for volunteers. These are as follows:

- 1) **Planning Matters** (especially the Bartram site appeal) This group is being convened by Andrew Salisbury (42 Bluebell Road, Tel 55237).
- 2) **Nature Conservation and Footpaths** This group is being led by Tom Green, 11 Bluebell Road.
- 3) **A group to formulate a local plan** In view of the urgency of the planning appeal on the Bartram Site, we have decided to defer work on a local plan on the East of the river, (city side) until the Autumn. South Norfolk District Council has made progress with a local plan for the Cringleford side, and details should be available in June. Further information can be obtained from Elaine Tucker.
- 4) **A group to deal with traffic and miscellaneous matters** We have decided to defer the formal establishment of this group until the Bartram enquiry is over. Meanwhile representations are being made on certain traffic issues (see above) and additional urgent matters should be brought to the attention of the Chairman (John Thurman).

If you wish to become involved with group 1 or group 2 please contact the appropriate convener. If your interest is in group 3 or group 4 leave your name with the secretary. Those who have already volunteered will be contacted in due course. Thank you!

A further decision was to start a Newsletter to keep everyone informed of new developments and to alert you to new problems as they arise. We hope the Newsletter will come out about four times a year, with special issues if there are any serious developments. The Newsletter Editor welcomes contributions which should be sent to her at 21 Chalfont Walk and would like to hear what you think about the content and format. Your contributions and suggestions are valued.

New members are most welcome. Please contact John Thurman for details. A subscription is most reasonable at 50p per family per year.

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A THANKYOU

...to Bob Ownsworth for designing and producing our logo and letterhead

THE NEWS PAGE

GREAT LANDSCAPE; GREAT NEWS!

BOVIS APPEAL REJECTED!!

Elaine Tucker writes: The three Bovis Homes' appeals against refusal of permission for residential development in the Yare Valley at Gurney Lane, Cringleford, have all been dismissed by the Inspector for the Department of the Environment. So has a similar appeal on an adjacent piece of land, also in the valley. All have been dismissed on grounds of landscape value, upholding Structure Plan policies and re-affirming decisions made in previous appeals.

The great landscape of the Yare Valley continues to be officially recognised, so let's go on making every effort to protect it.

We all congratulate Elaine Tucker, Peter Hunter and the other members of the Yare Valley Action Group on their success in presenting their case at the enquiry. We know it took a lot of time and effort.

ROAD ACROSS UEA CAMPUS

We have written to South Norfolk District Council (SNDC) and to Norwich City Council objecting to the proposed new road and river crossing linking the UEA Campus with Colney Lane. This application will be discussed at the meetings of SNDC Planning Committee in June (application no 890862) and by Norwich City Council, also in June (application no. 4890473/F). The opposition to the road was featured in the EDP on Saturday 3rd June.

COLNEY HALL

There is a proposal to build a leisure complex at Colney Hall with 100 + hotel rooms, parking for 350 cars and function room facilities for 600 - 1000 people. The scale of this development, its proximity to the river valley landscape and the traffic implications are most serious. We have indicated our concern to SNDC. At the meeting of their planning committee on May 17th, consideration of this plan was deferred pending a revised plan being submitted. We are asking to to be kept informed so that representations can be made when the revised plan is made known.

WHAT'S HAPPENING AT THE END OF NORVIC DRIVE?

Many people have been asking about the work which is being done at the end of Norvic Drive, with the associated diversions and traffic lights. Enquiries have been made and we are reliably informed that the work has been done to improve the storm drainage from the Bluebell Estate into the Yare Valley.

SMALL SNIPPETS

We have made representations about a blocked footpath north of the flyover on the edge of the marshes; about the lack of tree planting/screening around the new Roys development; and about a possible weight limit for traffic on Cringleford Bridge and on Bluebell Road.

*** URGENT * THE URGENT BARTRAM URGENT MOWERS URGENT APPEAL * URGENT ***

This will be the big campaign of the year. An application has been made to build housing on 10 acres of meadow on the Bartram Mowers site, between Bluebell Road and the river. The developer is appealing against the refusal of planning permission and a public enquiry is scheduled to be held in August or shortly afterwards. We will be organising our case to present to the enquiry. Individuals are encouraged to make representations to the Department of the Environment before the enquiry. This is most important. **Every letter counts**, so we are asking you, please, to write to your councillors, your MP, and to the Department of the Environment at the following address.

Room 1203B, Tollgate House, Houlton Street, Bristol, BS2 9DJ

Please quote the following reference numbers:

Norwich City Council Planning Application No 4881248/0
DoE reference no. APP/G2625/A/89/116925

Some of the points you may like to make in your letters are as follows (we suggest that each letter writer selects one or two points only).

- 1) The proposed building would affect an area of high landscape value and would be contrary to policies N2(1) and N26 in the Norfolk Structure Plan.
- 2) The valley of the River Yare represents a natural buffer between the existing hard edge of the city, and new developments around the proposed Southern bypass.
- 3) As recognised in a recent enquiry on a nearby site, and to quote the Department of Environment's own Inspector, "the importance of preserving such areas on the fringes of settlements increases rather than diminishes with time as the pressure for new development rises." (appeal L2630/A.88/90257)
- 4) The new building would be highly visible from public areas such as the A11 flyover as it enters Norwich, and from Bluebell Road.
- 5) There would be an adverse affect on the Yare Valley Walk, a recreational resource used by people from a wide area of both the city of Norwich and the nearby county.
- 6) Several recent applications to develop this site have been turned down. Its present use was sanctioned as being for agricultural or horticultural purposes, and on the understanding that adequate screening was provided (by tree planting etc) to conceal the low level building from public view.

*** * TAIL PIECE * ***

From your Editor: It was an honour for me to be asked to help the Yare Valley Society by editing the Newsletter. I want to make it represent the views and interests of all those who love the valley and want to see it preserved. I have lived in this beautiful area for 17 years and am determined that the quality of life we enjoy here should be maintained for we who live here and as an asset for the City of Norwich and the communities around.

Janet Johnson

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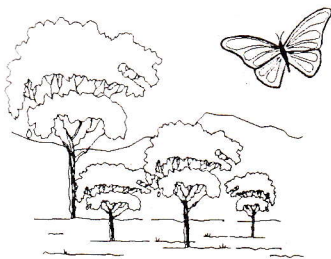
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1989

Are you one of the hundreds of people who use the Yare Valley Walk? It is enjoyed by Norwich people and by 'county' people. **BUT IT IS THREATENED.**

THE YARE VALLEY UNDER THREAT

The valley between Keswick and Earlham is a beautiful stretch of unspoilt landscape.

HELP US TO DEFEND IT FROM DEVELOPERS!

Developments now proposed include:

- * The old UEA Village site north of Earlham bridge: housing will be built there.
- * The expansion of Roys in Eaton - already intruding onto the water meadows.
- * Proposals for large scale building at UEA including a new 2-lane road and river crossing across the marshes.
- * A planning application for housing on 10 acres of the valley side, at Bartram Mowers off Bluebell Road, with a new access road to the Bartram warehouse.

Don't let there be any more damage to the valley. Help keep it as a green buffer between Norwich and the new southern bypass.

What you can do

- * Write to your MP and your councillors
- * Write to the letters page of the local press

and

urgently and importantly

- * Write to the Department of the Environment about the Bartram site. This is a vital test case and there will be a public enquiry about the application this summer. Details are given over the page of the address to write to with suggestions as to what to say.

Last but not least, why not join the Yare Valley Society?

We exist to protect the area from undesirable development.
The annual subscription is only 50p! Details from
John Thurman, 20 Bluebell Road