



Yare Valley Society Newsletter

Issue 47

April 2000

YARE VALLEY SOCIETY

ANNUAL GENERAL MEETING

7.30 pm on MONDAY 8 MAY 2000

At CRINGLEFORD PLAYING FIELD PAVILION
(End of Oakfields Road)

The short business meeting will be followed by an illustrated presentation

NORWICH IN THE NEW MILLENNIUM

given by Michael Loveday, Head of Planning (Acting); Norwich City Council

Appeal again by Bartram Mowers

Bartram Mowers are appealing against refusal of planning permission for yet another extension to their industrial-type building

This time the extension amounts to as much as 29% and is on the river side of the existing bulk that intrudes into the valley scene. The building has already been allowed to increase in size over the last few years, by sizeable but smaller accretions, thanks to appeal decisions by the national Planning Inspectorate after refusal by the Norwich City planning sub-committee.

If you want to put your point of view about this proposal to the Appeal Inspector, it is vital that you write to the **Planning Inspectorate, Room 12/15 Tollgate House, Houlton Street, Bristol BS2 9DJ**

quoting appeal reference APP/G2625/A/00/1037635 by early April, or as soon as possible. The appeal will be heard at City Hall in May but the letters need to be received by the Inspector prior to the hearing.

You often ask us what sort of thing you should say. The best thing is to say exactly what you personally think about the issue, in your own words. For your information, the points we have raised in the Society's letter are as follows:

- the piecemeal development of the existing building has increasingly eroded a finite environmental resource with a structure that belongs on an industrial estate;
- in the light of the Inspector's comments when permission for housing was refused on the Bartram site last year, there should be no more permissions on the site until the wider issue of the extent and validity of past ones for a garden centre have been resolved. (This

is especially relevant if a garden centre development is being promoted by Bartrams, as reported in the EDP recently);

- statutory planning policies protecting the Yare Valley from inappropriate development have been strengthened in the new (1999) Norfolk Structure Plan;
- increasing pressure for development around the valley makes it ever more important to protect it;
- the proposed extension of 29% is a big increase, not only adding to the visual impact of the building from the Yare Valley Walk, as it runs both alongside it and along the river bank, but eroding the valley landscape itself;
- much of the external storage area would be lost and could be replaced by encroachment on yet more valley land;
- the proposal doubles the size of the warehousing part of the building with increased traffic being a likely consequence.

If you have any comments of any kind to make on this proposal it is very important that you make them to the Appeal Inspector. A lot of notice is taken of personal letters. Just write in your own way from your own point of view with your particular observations. Write as soon as you possibly can remembering to quote the appeal reference number as stated above.

Norwich South West Sector Traffic Study

The County Council is carrying out a study into transportation issues in the South West area of Norwich where, as we know, significant development is taking place and where more is likely in the future.

The Yare Valley Society is counted by the County Council as one of the "key stakeholders" in this Study. So far, we have been asked to list our views on traffic issues of concern to us so that they can be taken into account. We have most certainly included our opposition to any new road works and/or bus routes intruding into the valley, in particular between UEA and the Research Park/hospital. We have also registered our concern about over-use of Cringleford bridge and about road works and traffic on the fringes of the valley where the emphasis should be on traffic reduction and calming as well as landscaping.

Eaton Village and University Community Power

We have received a copy of their Community Plan and have told them that we shall be delighted to cooperate with them, especially in protecting the environment of the Yare Valley and in preventing any further intrusion by bus routes.

UEA licence to abstract water

This has now been granted by the Environment Agency. To quote the permission, it is "to abstract 365,000 cubic metres per year from a borehole at National Grid reference TG1995 0681" (UEA farm area) "for the purpose of private water supply at the University of East Anglia . . . This licence has been issued subject to the addendum that the Bluebell and Eaton marshes adjacent to the River Yare will continue to be managed and monitored by the UEA in accordance with the Countryside Stewardship Scheme already in operation. Every measure has been taken to ensure that this abstraction will have no detrimental effect on either the ecology of the Yare Valley or on the underlying aquifer". The result is a disappointment as the amount of water that can be abstracted is far in excess of the present consumption of water by UEA and also because the monitoring process in this important area of wetland will be in the hands of the user.

Community Environmental Workshops

The British Trust for Conservation Volunteers is hoping to run a series of workshops very shortly on a wide variety of topics relating to the river valleys, from their history and ecology to countryside management and construction skills.

If anyone (not necessarily a YVS member), is interested, either contact our secretary or preferably, Tom Freeland, Norwich River Valleys Project Officer, Royal Oak Court, Horns Lane, Ber Street, Norwich NR1 3ER, telephone 767300. He will be pleased to hear from you as this project could provide a basis for on-going action that would greatly benefit the river valleys in the Norwich area. This, together with many other projects, has grown out of the Norwich River Valleys Strategy which we have mentioned in previous newsletters.

Update on the work on the Bartram Mowers marshes

In providing the grant for the work, it is the Broad Environmentally Sensitive Area Conservation Plan that has given approval to it, the Norwich Fringe Project playing just an advisory role. The dykes are indeed too steep-sided and deep but we can only hope that something can be done about it. Meanwhile, the intention is to graze the meadows with the dykes acting as barriers to the cattle.

Articles, comments and letters for possible publication in future newsletters can be sent to: Alison Ward, 20 Brettingham Avenue, Cringleford, Norwich NR4 6XG