



Yare Valley Society Newsletter

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An imminent threat to the Yare Valley—but you can do something about it!

South Norfolk Council is in the process of preparing a Local Development Framework (LDF) which will replace its Local Plan and be a basis for development to 2021. The Council needs to find room for 3,400 more houses, mainly in the Norwich area and 6,000 more jobs.

A basic principle in preparing this framework is public participation—and that includes asking everyone what sort of development they would like to see and where. That includes you of course but also landowners and developers. The latter have already submitted sites they would like to see developed for housing and employment. The same will probably happen on the Norwich City side of the river.

Many of these suggested sites are on land that has long been protected from that type of development, including land in the Yare valley and areas adjacent to it. These sites have already been made public on a map as part of a LDF exhibition in the Patteson Rooms at Cringleford and you may have seen them there. But there will be an opportunity to see them again at **Waitrose car park on Wednesday 23 November between 8.00 am and 4.00 pm.**

At these exhibitions, you are able to pick up a **form** on which you may object to any of the developers' proposals. **IT IS VITALLY IMPORTANT FOR AS MANY AS POSSIBLE OF US TO DO SO.** You will also find a report defining the LDF, together with a **questionnaire** on which you can put forward your ideas for the future development of South Norfolk, including the need to protect the river valleys under question 5. SAEs for all responses are available.

If you cannot go to an exhibition, please contact Alison Ward (452330) or Elaine Tucker (458657) who have all the necessary details and forms. You can also contact South Norfolk Planning Policy on 01508 533805 or on ldf@s-norfolk.gov.uk. Their website is www.s-norfolk.gov.uk and follow link from 'Popular Pages'.

Each site proposed for development has a number and the ones to look out for in the Yare valley are:

Employment sites: 29 and 263 at Colney;

Residential sites: 261 and 266 at Colney;

505 on the fields at the bottom of Gurney Lane, Cringleford (its green colour is a serious error, part of it should have been red for housing);
25 near Tesco.

There are also some smaller sites which you may wish to consider.

For your reasons for objecting, just put in your own words, how important the open space of the Yare valley is to the people of Norwich and adjacent areas, how it has been protected from inappropriate development for the last 50 or so years and how it is becoming even more precious with so much development around it. One form is sufficient for all the sites in the Yare valley to which you want to object: just list the site numbers and add your reasons for objecting to them.

There may be other sites to which you wish to object also, such as several near the southern bypass within the southern bypass protection zone. In fact, the sites on the developers' 'wish list' map could result in built development running virtually from Cringleford via the hospital to Little Melton, Colney and Bowthorpe. So have a good look at the map!

Be sure to make your objections to South Norfolk by 16 December 2005.

Norwich City Council

The City Council has just issued a draft statement of community involvement - the first stage in the preparation of its Local Development Framework. It is available from Karen Johnson at City Hall, 01603 212541, or can be seen on www.norwich.gov.uk following the links

Shops at Bartram Mowers, Bluebell Road

The planning application for shopping development at Bartram Mowers has been withdrawn.

The cross valley route at UEA

Members will remember our on-going commitment to preserving the green space between UEA and Colney Lane, which is an integral and vulnerable part of the Yare valley.

At the last AGM, it was resolved that the Society would '*oppose any cross valley link road which would be substantially different from the existing roadway*'. This resolution was notified to the County and District planning authorities and to the UEA group exploring sustainable transport solutions to the university's traffic problem. A co-ordinated transport and planning policy is being discussed by these bodies, which we are monitoring closely. It has already been acknowledged that the Society has an influential voice in this matter.

One long term option under consideration is a link across the valley, on a carriageway similar to the one already in existence, but with a legally binding agreement restricting its use to small 'green' buses *and to no other vehicles*. We are watching developments closely. The Society's view remains as expressed at the AGM and the committee will agree to any change only with the backing of our members.

Giant hogweed at Cringleford Bridge

We have been in touch with City Council about the major infestation of giant hogweed near the Eaton Street parking and picnic area at Cringleford Bridge. Paul Hollie, the City's new green spaces officer, is taking this seriously and will treat the plants in the spring and explore the possibility of regularly mowing the area. He has also placed an order for the removal of waste recently left there by fly tippers.

Tree felling in the valley

The Society has received a letter from UEA to the effect that they will be felling 26 willow trees by the Yare valley walk, on safety grounds. They have taken advice from the Forestry Commission evidently, and from the City Council Tree Officer. The trees are judged to be potentially dangerous (one fell across the river recently). They will be replaced by cricket bat willow. Most will be between the river and the Broad, with a few both upstream and downstream from there.

Temporary road between Suffolk Way and The Prospect, UEA

The City planners have replied to our letter concerning the re-instatement of this area to its original condition. They hope to obtain a timetable for the works that have made this road necessary and will be seeking to ensure eventual compliance with all the relevant planning conditions, particularly landscaping and site treatment. In the meantime, this eyesore is likely to be there for a while yet.

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