

Yare Valley Society Newsletter [95]



Emergency Issue **February 2016**

The objects of the society are to protect the natural landscape and wildlife habitats of the Yare Valley south and west of Norwich, principally between Harford and Bowthorpe. We oppose any development that would detract from its natural qualities and support projects which would preserve the valley for the benefit of all.

Norwich Rugby Club and UEA have submitted a planning application (2016/0233) to South Norfolk District Council for development on the UEA Sports Fields in the Yare Valley.

They plan extensive earthworks to re-contour the valley to receive a large 40m long two-storey clubhouse with bar and social facilities, a large artificial pitch edged by 3m and 4.5 m high fencing, floodlighting, a two lane access road, parking for 339 cars and two coaches, closely packed sports pitches, some on previous woodland and rough pasture, a storage compound, and numerous other features.

The proposal involves the destruction of a pleasant undeveloped scenic open space and landscape situated in the valley of the river Yare. This area is strongly protected by the South Norfolk Local Plan and its emphasis on the value of river valleys.

The proposals destroy the value of the site as a Green Infrastructure Corridor for birds and animals. It is also with a genuinely rural feel to it so close to the city and is a pleasant undeveloped area for the general public. The visual impact from the Yare Valley walk would be very noticeably much worse.

The provision of extra car parking is in conflict with the university's project to continue reducing parking on the campus. Many pitches are provided for school children so it is also certainly going to be used during the day. It would be difficult to avoid university students using the park. It also makes a mockery of the university's world wide reputation for environmental concerns when it ignores them on its own site.

We represent some 300 members in the locality and rarely have we experienced so much anger as about this proposed scheme and would encourage everyone concerned to protest to South Norfolk Council.

Your Action is needed
See question and answers next page

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Norwich Rugby Club and UEA have submitted a planning application (2016/0233) to South Norfolk District Council for development on the UEA Sports Fields in the Yare Valley.

Some questions and answers

Q: Does the Club house have to be prominent and close to the river?

A: The Clubhouse should not be on the site at all. It is prominent and close to the river.

Q: Will the site look the same as before from the river side?

A: No. The high fence and pitches and clubhouse will destroy the landscape.

Q: Does the proposal conflict with the policies to protect the valley?

A: Yes but the council are being encouraged to override them"

Q: Why more roads and car parking? Isn't UEA cutting its parking? Will staff and students use the parking?

A: This application goes against UEA's parking reduction policy.

Q: Is the tree-lined pathway across the sports field being torn up?

A: Yes, the new path would be urban style tarmac beside a new two-lane access road.

Q: What about the 'Pink Pedalway' the Government has spent millions improving in an effort to encourage cycling for health and well being?

A: It will go on-road. Cyclists say the design is defective and dangerous.

Q: Will the rough pastureland go under sports fields? **A:** Yes, it goes.

Q: What about the wildlife with cars, noise, floodlights, and other pollutants?

A: It seems no thought has been given to this.

Q: Isn't the site liable to flood? **A:** Yes and the effects can be there outside UEA's area.

Q: But I have already written to the Rugby Club, South Norfolk and/or UEA to object to their plans, isn't that enough?

A: No. Only objections sent directly to South Norfolk District Council since the application was submitted will be considered when the decision is made.

It is absolutely essential that there are a large number of objections. This will have an effect on planning decisions.

Please submit your objections by 25th February online at

<https://info.south-norfolk.gov.uk/online-applications/>

or send them with reference 2016/0233 to Planning Administration, South Norfolk Council, South Norfolk House, Cygnet Court, Long Stratton, Norwich NR15 2XE.

If you have missed the deadline you may still be able to comment. Ring 01508 533845 for guidance.