

# Bartram Mowers Site update

A planning application has been received by Norwich City Council from McCarthy & Stone to develop the SE part of the site for specialist accommodation for older people.

As reported in our last Focus, this land was allocated for development by a Planning Inspector when the Council's Local Plan was approved.

The application for the first phase of the development includes:

- 42 Retirement Living apartments comprising of one and two bedrooms
- 60 Assisted Living (extra care) apartments
- 20 affordable apartment for the over 55s.
- Car parking for residents and visitors and landscaped communal gardens.

They are also delivering a Master Plan to show how the remainder of the site could provide additional new homes for people over 55 (possibly up to 180)

Of the 23 hectares of Bartram Mowers land, only 5.5 hectares have been allocated for housing, leaving the rest of the site as informal public open space for everyone to enjoy.

Your Eaton Liberal Democrat Councillors are keen for as many people to comment on the proposals as possible because the development of this important piece of land needs the endorsement or otherwise of the public.



**Cllr Judith Lubbock commented:** "Whilst there are many in Eaton who welcome the development and the public open space that it brings, it is important to 'get it right' and give consideration to access, density and landscaping in the proposals.

"This site is very important and particularly precious to the people of Eaton and beyond. It can only be developed once and there needs to be very careful consideration given to make the development as sensitive and unobtrusive as possible."

"I will therefore be objecting to the proposals with regard to the 2 additional access points being proposed, the density of the development and the landscaping of the site."

**Call Judith on 504126 or e-mail [nlubbock@paston.co.uk](mailto:nlubbock@paston.co.uk) with your comments.**



# Judith's concerns

## Access

Two extra access points into the site are being proposed from Bluebell Road. One being very close to the slip road to the A11 serving the 20 affordable housing units and the second between this one and the currently used one. Every additional vehicle access brings with it additional risk especially so close to the existing slip road. I feel that all the development could be reasonably accessed using the current road. This would give more opportunity for successful landscaping and therefore hide the development along Bluebell Road and decrease opportunity for conflict with other road traffic and those cyclists and pedestrians using the cycle track. I also feel it is wrong to set apart affordable housing with a separate access from the rest of the housing on the site.

## Density of Development

There is an assumption in the Council's Site Allocation Plan that the site would be developed at low densities to ensure the impact on the landscape is minimised. The proposals for 120 dwellings in this first phase with a possible 180 in the second phase are far from low density. This coupled with the proposals for a 3 storey building to the rear of the site further into the valley will give rise to insensitive and intense development which does not respect the unique nature of this river valley setting.

## Landscaping

The application proposes the removal of a belt of beech trees with tree preservation orders, to allow views across the site. Preserving some of the trees would ensure better screening of the development and its integration into the valley. Increased planting along Bluebell Road would also improve the screening of the site.

Since part of the Master Plan includes the provision of improved public access to the open space, it is essential that arrangements for the future management and maintenance of this space is the subject of a legal agreement between the developers/landowners and the council. This legal agreement needs to be in place prior to any permission being given.

## HAVE YOUR SAY...

The deadline for comments on this planning application is **Wednesday 2nd December**.

You can view the application on the council's website

**[www.norwich.gov.uk](http://www.norwich.gov.uk)** via the planning page.

The application number you will need to quote is **15/01646/F**

Comments can be sent to **planning@norwich.gov.uk** quoting the application no **15/01646/F** or by writing to the **Planning Department, City Hall, NR2 1NH**

If you would like to contact McCarthy & Stone for more information you can do so on their dedicated freephone information line **0800 298 7040** or visit **[www.mccarthyandstone-consultation.co.uk/eaton](http://www.mccarthyandstone-consultation.co.uk/eaton)**.

## Let us know your view on this or any issue

Name.....

Email.....

Telephone.....

Postcode.....

☐ I can give about 1 hour a month to deliver FOCUS in my area

☐ I would like a poster to show my support for the FOCUS team

*Return this slip to:* Judith Lubbock, 422 Unthank Road, Norwich, NR4 7QH.

If you return this form the Liberal Democrats and their elected representatives may use the information you've given to contact you. Some contacts may be automated. By providing your data to us, you are consenting to the data holders making contact with you in the future by telephone, text or other means, even though you may be registered with the Telephone Preference Service. You can always opt out of communications at any time by contacting us. Printed by ERCP Ltd, 2a Dourio Place, Norwich, NR2 4BG. Published and promoted by James Wright on behalf of Norwich Liberal Democrats at 2a Dourio Place, Norwich, NR2 4BG.