

## BAWBURGH

### 1. Settlement characteristics

The village of Bawburgh is situated in the Yare Valley between the B1108 and the A47 Norwich Southern Bypass. Two distinct settlement groups have developed either side of the river. South of the river, frontage development extends along Church Street and Hockering Lane, with a detached group of dwellings further south on Stocks Hill. North of the river, frontage development follows the line of New Road and Harts Lane, with another nucleus of dwellings to the west of the junction with Marlingford Road.

The central area of the village was designated as a Conservation Area in 1973 (policies IMP 16, 17 and 18). The floodplain of the River Yare between the two 'sides' of the village has remained undeveloped, which contributes to its landscape setting. This area and some adjoining parts of the village are identified as being in an area subject to flood risk (policy UTL 5).

The open countryside surrounding the village is classified as a river valley landscape (policy ENV 3) and also forms part of the Norwich Southern Bypass Landscape Protection Zone (policy ENV 6).

### Policies and proposals

### 2. Village Boundary (see Inset Map 7)

The Village Boundary has been tightly drawn around both the houses in the Harts Lane/New Road area north of the river and the Church Street area south of the river. The houses further south at Stocks Hill and north at Marlingford Road have been excluded from the Village Boundary. It is considered that only limited new development should be allowed to take place in Bawburgh.

Within the Village Boundary, further residential development will be provided for within the context of policy HOU 7. Outside the Village Boundary, proposals for any new development will be assessed against policy ENV 8 and other more specific Local Plan policies where appropriate.

### 3. Bawburgh/Colney Pits (see Inset Map 16)

Bawburgh/Colney Pits, which are identified under policies BAW 1 and BAW 2 for specified leisure/recreation uses, lie north west of Colney and the B1108 Watton Road, in the Yare Valley.

Policy BAW 1 applies to proposals for new land- and water-based recreation in the area defined on and around the lakes, whilst policy BAW 2 applies to development of a caravan and camping site on the defined site to the south east of the recreation area.

The District Council adopted planning guidelines in 1986 to guide the creation of water based recreational and informal land based facilities (copies are available from the Council's Planning Services). The guidelines propose a range of uses including sailing, rowing, boardsailing and angling, based on two lakes. The larger eastern lake will be used for recreation, the smaller western one for wildlife conservation. Throughout the area there is potential to provide facilities for informal recreation such as footpaths and picnic areas. The main access will be from the Bowthorpe perimeter road with a subsidiary access from the east using New Road.

The guidelines are likely to be updated within the lifetime of the Plan to reflect changes in the conservation designations affecting the site (see below), changes to the road layout in the vicinity and the provision of water recreation facilities elsewhere in the Norwich Policy Area, including Whitlingham Country Park.

A site has been identified in the Bawburgh/Colney Recreation Area for a touring caravan and camping site to the south of the main eastern lake (policy BAW 2). There is a need for a new touring caravan and camping site to serve Norwich, and this site lies close to the city with easy access for visitors. It is within an area of attractive landscape which would provide an effective setting for a well landscaped facility. It would complement the provision of formal and informal recreation facilities on the adjacent lakes and help to sustain a range of recreational activities on and around the lakes.

Applications for recreation uses are likely to require Environmental Assessment as Schedule 2 projects, depending on the precise scale and nature of the scheme.

The whole area is covered by policy ENV 3, which protects the defined river valleys from inappropriate development, (as defined in the glossary) and policy ENV 6, which similarly protects the Norwich Southern Bypass Landscape Protection Zone. Much of the former mineral extraction pits and surrounding areas have been identified as a County Wildlife Site because of their nature conservation value and are consequently protected under policy ENV 13. Development proposals for the sites will be expected to demonstrate that they do not adversely affect the nature conservation value.

#### **Policy BAW 1: Land and water based recreation, Bawburgh/Colney Pits**

**Land in the Bawburgh /Colney Pits area is allocated for water based and associated land based recreation. In determining any application for recreation development on the site the Council will have regard to the impact of the proposal on the wildlife, nature conservation and landscape value of the site and will need to be satisfied that:**

- a) Harm would not be caused by the nature, scale, extent, frequency or timing of the leisure activities proposed, including:
  - i) Any noise likely to be generated by the proposed activities;**
  - ii) The siting and appearance of any building or structure required for the activity;**
  - iii) Any problems of congestion and incompatibility between various types of water use;**
  - iv) The number of people likely to be at the site at any one time and their degree of concentration or dispersal within the site:****
- b) Harm would not be caused by the physical works proposed including the construction of car parking, access roads, jetties, slipways, quay heading and the planting of trees:**
- c) The proposal would be accessible by public transport, by bicycle and on foot:**
- d) The local road network could handle safely the extra traffic the proposal would generate and the road access and exit at the site would be safe:**
- e) In the case of major facilities the Council's leisure strategy or the developer's own research identifies a need for the facility within the District.**

**Policy BAW 2: Touring caravan and camping site, Bawburgh/Colney Pits**

**An area of 2.3 hectares to the south of the main eastern lake in the Bawburgh/Colney recreation area is allocated for a touring caravan and camping site. The developer of the site will be expected to provide an Environmental Assessment of the proposal (as a Schedule 2 project).**