

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/G2625/W/25/3375696

DETAILS OF THE CASE

Appeal Reference APP/G2625/W/25/3375696

Appeal By HONEYVIEW INVESTMENTS LTD

Site Address
10 Barnard Road
Bowthorpe Employment Area
NORWICH
NR5 9JB
Grid Ref Easting: 617681
Grid Ref Northing: 309974

SENDER DETAILS

Name MR PAUL DENNY

Address
4 Culloden Avenue
NORWICH
NR5 0UP

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I would like to object to the proposed construction of a Class E food Store with associated access.

If another supermarket was to move into the Costessey area this would be very detrimental for the local community.

Firstly the Namco bowling that occupies the building on the site already provides an essential service not just for Costessey but for Norfolk. There are local bowling leagues that have used this for many years as well as the number of local families who have visited this site. It continues to remain a great source of community cohesion for all different sections of the public. Without this many people would feel lost and isolated.

There is also the issue of potential financial harm to the other supermarket nearby. Roys of Bowthorpe is a local Norfolk company that has been part of the wider community of over 100 years. The Roys company has been in Norfolk for 130 years and is known and loved by many. If another supermarket took away its business, it could force its closure and be devastating to local businesses. In this age of huge corporate entities flooding the market and taking vast profits, we need to help local business to thrive as much as possible. Please do not allow another faceless, soulless corporate giant to potentially kill off our community spirit.

The final problem with the development is congestion. The bowthorpe roundabout is a heavily used junction that is almost at gridlock at peak times. Adding a business such as a supermarket that would bring hundreds of vehicles to this area on a daily basis could bring this roundabout to a potential standstill. There are existing businesses on the industrial estate where this roundabout leads into that would certainly suffer from this added congestion. A NHS kidney Dialysis unit and a Fire Service training station are among those units which could have cause for concern. Also a very famous brand (kettle Crisps) has their main head office and manufacturing plant housed on the estate. This is a very busy operation, with HGV's frequently using the road. Any increase to traffic within this road could cause problems to their work flow and deliveries.

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SENDER DETAILS

Name MR ARHAT MAHARJAN

Address
26 Edrich Way
Norwich
Norfolk
NR5 9NX

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YOUR COMMENTS ON THE CASE

APP/G2625/W/25/3375696

For this appeal, please ensure safe, direct & coherent LTN1/20 standard active travel provision from all directions.

It is a matter of safety.

I have raised this in the committee meeting before, some routes & junctions for non-motorised users are down right dangerous. Ensure any & all measures, e.g. section 106 etc. are taken & fix them.

A factor that really sets Bowthorpe apart from many other suburban developments is its extensive of-highway active travel infrastructure that includes cycle provision. This coupled with a new bike lane on Dereham road really leaves no excuse for insufficient cycle provision (bike racks, safe route on site etc.). Please also ensure that cargo bikes (Non-standard bikes that can be much larger & less manoeuvrable) are adequately planned for, e.g. avoiding sharp bends for active travel routes & larger racks. Cargo bikes present a great, eco-friendly way of going shopping. Enabling more people to make more sustainable choices in how they shop.

I am likely to be significantly younger than others taking part in this application, the cost of driving for a young person can be prohibitive. £35/ hour for lessons & high insurance & vehicle costs. Many others may be excluded, the elderly, children, those taking medication & suffering from some illnesses from getting the full benefit of the new development, by virtue of not being able to drive.

Please ensure that routes for non-motorised users are safe, direct & coherent (If approved).

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SENDER DETAILS

Name MISS MARILYN NORTON

Address
Linden Lea Mattishall Road
East Tuddenham
DEREHAM
NR20 3LW

ABOUT YOUR COMMENTS

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YOUR COMMENTS ON THE CASE

I am objecting to the demolition of Namco Funscape for the construction of yet another supermarket within this area as there are already at least 11 supermarkets/shops within close proximity. This facility will be such a loss to the local community and county and it is the only such facility on the west side of the city.

Namco is used for many different activities including:

- Ten pin bowling (30 lanes)
- Arcades
- Pool table
- Bar with Sky Sports
- Cafeteria/restaurant
- Meeting rooms
- Fitness classes
- Kids, teens and adult parties
- Pro shop

For ten pin bowling there are various leagues both daily and evenings with some top level bowlers and youngsters that bowl for England. All levels/abilities are catered for including the Nifty Fifties with an age group ranging from 50 to mid 80s. This group especially use this as a good way to keep fit and rely on meeting up and making friends, many of them living alone in the surrounding villages. Namco is easy to access from the ring road/bypass and many people travel in from across the county from as far away as Kings Lynn. The Pro Shop offers everything needed for the bowlers and without this the nearest would be either Dunstable or Lincoln.

The loss would also be detrimental to others with various disabilities that use the facilities. There are a lot of people with various disabilities and people with special needs that use Namco because it has facilities for them to access the building from the car park and to easily access the lanes with various ramps etc provided. The other bowling facility on the other side of the city does not have its own car park. Local children and youngsters need the amusements to keep them occupied and off the streets away from wrong doing.

Yet another supermarket is NOT needed in this area as there are already sufficient within a short distance and they all have easy access whereas here pedestrian access is limited and at times somewhat dangerous. Please keep the leisure facility for the health and mental wellbeing of everyone of all ages.

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SENDER DETAILS

Name MR DAVID RUSHBROOK

Address
17 Breydon Drive, Old Costessey, No
Old Costessey
NORWICH, Norfolk
NR8 5AR

Company/Group/Organisation Name Nifty Fifty Bowling Club

ABOUT YOUR COMMENTS

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YOUR COMMENTS ON THE CASE

Following my previous appeal I want to reinforce the objections I put forward.
We do not need any further food stores in the area. Within a 2.5 mile radius of NAMCO there are already 15 supermarkets/food outlets whereas NAMCO is the only one multi-leisure facility. NAMCO caters for many groups including disabled clubs, youth clubs, over 50s, parties, weddings, slimming clubs.

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SENDER DETAILS

Name MR DEAN SHELTON

Address
Norfolk County Council, Community and Environmental Services
County Hall Martineau Lane
NORWICH
NR1 2SG

Company/Group/Organisation Name Norfolk County Council as Lead Local Flood Authority

ABOUT YOUR COMMENTS

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COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: FW2025_0933 Response.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

via e-mail

Steven Skeates
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Appeal Ref: APP/G2625/W/25/3375696

Date: 11 December 2025

My Ref:

Tel No.:

Email:

FW2025_0933

0344 800 8020

llfa@norfolk.gov.uk

Dear Steven,

Town and County Planning (Development Management Procedure) (England) Order 2015

Appeal: 23/01615/F - Construction of a Class E food store with associated access, car parking, servicing and landscaping at 10 Barnard Road, Norwich, NR5 9JB.

Appellant: Honeyview Investments Ltd

We have been notified that an appeal has been made to the Secretary of State on the basis of refusal by Norwich City Council. We understand that this will be heard via an inquiry.

The LLFA cannot find any record of being consulted by the Norwich City Council Planning team. As the proposals appear to be for a Major Development, the LLFA would have expected to have been consulted.

Considering the above, Norfolk County Council as Lead Local Flood Authority have no further comments to make on the case at this time.

If you are minded to up-hold the appeal, we recognise that the Planning Inspectorate is the determining Authority.

Yours sincerely,

Dean

Dean Shelton
Senior Flood Risk Officer

www.norfolk.gov.uk

Continued.../

Lead Local Flood Authority
Norfolk County Council

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.

