

6th March 2023

***Please accept this documentation in response to the SN Village clusters Housing locations document. Site Reference SN5017 - Bramerton, Norwich, Norfolk.***

This document is in response to the report SN5017 and the recommendations / comments made within it, offering a revised site plan with a lower site density of 4 dwellings on a reduced area of the original proposed site. The new site is now approx 7300 sqm.

***The following headings reflect the same headings contained within the original report with a site score of Red or Amber.***

**Access to the site:**

To facilitate the low density housing, the existing gate access can be utilized. This would require widening by removing a small section of hedge. Replacement mitigation planting can be accommodated within the site.

Up-grades to achieve the appropriate Norfolk County Council Highways (NCC) access details and vision splay can be achieved within the site. Enhancement to the current vehicle entrance visibility while maneuvering in a forward motion can also be achieved.

Public consultation raised concerns with the existing highway access along Easthill Lane. These points have been reviewed, appropriate improvements to the highway on Easthill Lane can be undertaken and implemented within the existing highway and grass verges.

**Accessibility to local services and facilities:**

A new approx 350m foot path is under construction along Surlingham Road, linking Surlingham Road / Easthill Lane junction to the main bus stop on Kirby Road (with regular services to Norwich).

**Flood risk:**

To mitigate the localized surface water flood risk identified within the proposed site, a sustainable permeable surface water design would be incorporated in both hard and soft landscaping designs as part of the standard planning application documentation.

**Overall Landscape Assessment:**

The proposal of 4No dwellings would be in keeping with the current low density development and character of the rural setting.

Large intermittent setback houses line both Surlingham Road and the South sides of Easthill Lane. This proposal would retain the same rural landscape characteristics as the neighboring properties.

There is scope for enhancement landscaping throughout the proposed site. In addition to this, the adjoining paddock is within the landowners ownership and can accommodate additional landscape mitigation planting and numerous habitat enhancements.

The site landscaping would enhance the already rural landscape with “wild garden/landscape” planted with native species as part of the standard planning application landscape and ecology documentation.

As part of the standard information required at the planning stage, an appropriate Ecological Impact Assessment would be undertaken to determine the extent of landscape mitigation required over the site.

**Townscape:**

Currently along Surlingham Road and Easthill Lane the development is sporadic, no more than 3 or 4 cluster dwelling types. These properties are large in size and set back from the highway with plenty of vegetation along the verge to enhance the landscape and act as a visual screening.

**Biodiversity & Geodiversity:**

An Ecology survey can be undertaken to determine the extent of habitat mitigation required over the site. With a low density development any impact can be mitigated within the remaining site. An option to utilize the adjacent paddock for Ecology mitigation is available.

**Historic Environment:**

The treeline along the site's east boundary is within Bramerton conservation area. Adjacent to the east boundary is a large gravel car park serving Bramerton Village hall and recreation ground. A further second gravel track leads to Bramerton Lodge, consisting of 24 dwellings. These gravel tracks are within the conservation area and form a natural division within the conservation area and the east boundary of the site.

**Transport and Roads:****Within the main report *SN5017 and the public objections***

Current Easthill Lane highway -

The West end highway of Easthill lane is approx 3.2m wide with 2.3m wide grass verges on both sides of the highway. This section of highway serves one vehicle entrance to Bramerton Lodge which accommodates 24 dwellings and the regularly used Village Hall.

The East carriageway section of Easthill lane is approx 3.1m wide with 3.4m wide grass verges. This is wide enough to accommodate (NCC) highway improvements where required.

The proposed site's street scene on Easthill Lane consists of a wide grass verge and an established hedgerow setback 3m, defining the site frontage.

Minimal alterations would be required due to the preferred access via the existing gateway entrance. Widening works would be required to accommodate the suggested 4.5m wide verge crossing for all vehicle movements onto the site. At this point maximum vision splays can be achieved within the Easthill lane's 30mph speed limit zone.

See Appendix below:

**Appendix 1: NCC Highways agency email correspondence.**

**Appendix 2 : Bramerton Local parish letter of support.**