

**From:** [David Rogers](#)  
**To:** [Nick Durrant](#)  
**Cc:** [Chris Hobson](#); [John Roberts](#); [Trevor Musk](#)  
**Subject:** FW: High Green, Brooke NR15 1JD  
**Date:** 03 November 2017 11:16:11  
**Attachments:** [image001.gif](#)  
[image002.gif](#)  
[image003.gif](#)  
[image004.gif](#)  
[image005.gif](#)  
[10-01 PROPOSED SITE PLAN.PDF](#)

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Nick, Please see informal response from Highways regarding Anthony Spurgeons Doctors field at High Green.

Main concerns are:

- No established footpath along High Green.
- The location of the proposed site in order to access local services.
- The possibilities of creating a pedestrian link to Astley Cooper Close.

Regards, David

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**From:** Worsfold, Graham

**Sent:** 03 November 2017 10:47

**To:** Jacklin, Adrian; David Rogers **Subject:** RE: High Green, Brooke NR15 1JD

Dear David

Further to the e-mails below I've had a chance to look at drawing 402884-10-01.

Any development of the scale proposed should provide safe access for both vehicles and pedestrians. There is no footway along High Green in the vicinity of the site and the presence of third party boundaries close to the road edge appears to prevent the construction of a new footway to link the site with the existing provision adjacent No 1 Astley Cooper Place. In addition, whilst the layout plan suggests a potential footway link could be provided through to Astley Cooper Close (Adj Nos 8 & 9), given the red line site boundary and the existing highway boundary on Astley Cooper Close there appears no realistic expectation that this could be provided.

If constructed as proposed the development would inevitably give rise to additional pedestrian movements, all reliant on walking significant distances along an unlit carriageway in order to access local services, to the detriment of highway safety.

With regards to vehicular access we would expect sightlines of 2.4m x 59m.

In light of the above we have principle concerns as to whether this site can offer safe pedestrian and vehicular access. If this proposal were presented to us as a formal application then on the basis of the evidence submitted we would have no option but to recommend it be refused in the interest of highway safety. We will refrain from commenting on layout until such time when/if the access concerns can be satisfactorily addressed.

I am sorry your proposal is unacceptable, but I am sure you will appreciate the need to safeguard highway safety.

Regards

Graham

The contents of this letter are an informal officer opinion. No detailed consultation or assessment has taken place and therefore this should not be taken as a formal response to a planning application. It may not reflect the contents of any formal reply made by the Highway Authority in response to an official consultation from the Local Planning Authority on a planning application for a similar proposal; particularly if in the opinion of the Highway Authority highway safety, efficiency and accessibility standards cannot be achieved.

**Graham Worsfold**  
**Assistant Engineer Estate Development**  
Development & Operations  
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**From:** Jacklin, Adrian  
**Sent:** 23 October 2017 13:39  
**To:** [David.Rogers@durrants.com](mailto:David.Rogers@durrants.com)  
**Cc:** Worsfold, Graham  
**Subject:** FW: High Green, Brooke NR15 1JD

Dear David

Thank –you for email below. As you may have noted I was away from the office last week, so apologies for not returning your message.

The scale of the project that you propose will require an Estate Road access arrangement.

These scale of projects are dealt with by our Estates team.

I will therefore forward you enquiry on to my colleague Graham Worsfold for his thoughts.

With regards  
Adrian

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**From:** David Rogers  
**Sent:** 13 October 2017 16:50  
**To:** Jacklin, Adrian  
**Cc:** Chris Hobson ; [John Roberts](#) ; [Trevor Musk](#)  
**Subject:** High Green, Brooke NR15 1JD

Good afternoon Adrian,

I hope you do not mind the direct approach – we have met before with my colleague Hamish Lampp back in February regarding a residential development in Spooner Row and found your input to be very helpful.

Durrants acts for the owner of the above site in Brooke, Norwich. We are instructed to look into the development opportunities this site may have with a view to submitting an outline planning application to South Norfolk Council in the near future.

Indicative preliminary site layout plan attached. New type 3 access has been formed off High Green with required visibility splay depicted.

We would be grateful of any informal views of the Highways Authority on the matter of access, footpaths and overall design. We note that there is no visible footpath within close proximity along High Green, however we have shown a pedestrian link to the footpath at Astley Cooper Place. We also note the existing tree position within the proposed visibility splay which we are proposing to be raised / cut back.

Any direction/advice from you or colleagues would be warmly welcomed at this early stage of the process to hopefully gain a positive highway design.

I would also be happy to meet you in person to discuss the proposals if preferred. Thank you for your time.

Kind regards  
David

**David Rogers**, BSc (Hons) ACIAT

Architectural Technologist and Trainee Building Surveyor

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