With reference to Parish Council Consultation Reply Ref: 2019/1180, Land at Homestead and Church Farm Bungalow, The Street, Bramerton. Proposal of demolition of 2 existing dwellings and erection of 7 detached dwellings.

At a very well-attended extra-ordinary meeting Bramerton Parish Council unanimously resolved that we should object most strongly to this proposal and consider that the application should be refused for the following reasons:

1. We find the visual impact, style and choice of finishes out of keeping with other properties in this recently reviewed conservation area, and we regard the scale and number of units on a relatively small site is too many. This is a key gateway to the village for those travelling from the east and south, and this development will very significantly change the character of this part of Bramerton to the detriment of parishioners and visitors alike.

2. We agree with the comments made in the consultation response by South Norfolk Council’s Landscape Architect, submitted on 12th June 2019. Bramerton Parish Council strongly objects to this proposal because the development will have an adverse impact on existing trees on the site, the great majority of which are over 100 years old. We object to the felling of several of these mature trees, and we are also concerned that groundwork for foundations and the installation of services will breach the root protection areas (RPA) a number of the remaining trees. We regard this as wholly unacceptable since the Conservation area appraisal specifically highlights the importance of the prominent trees and hedges within the streetscape. As highlighted by the South Norfolk Landscape Architect we are especially concerned that the RPA of one category A oak tree would be adversely affected.

3. We are seriously concerned about the proposed arrangements for sewage and surface water drainage as we have experienced long-term problems with drainage on the highway within a few metres to the southwest of this site, and similarly we have a substantial file relating to drainage problems in neighbouring properties to the north and to the west. More recently, over the last three or four years, there have also been problems with localised flooding a few hundred yards further north, on nearby Church Farm Close. There is no evidence in the documentation provided to show that the applicants have given this due consideration.