

**From:** Jamie Seaman  
**Sent:** Wednesday, December 20, 2017 1:37 PM  
**Subject:** Land at Back Lane, North Elmham

Dear Mr Webb,

Further to correspondence with Mr Labouchere and Ms. Borgnis we have been advised to write formally with details of our initial proposal for the land off Back Lane, North Elmham.

The field extends to approx. 4 acres and was submitted to Breckland in their call for sites in 2015 and was initially their preferred site for allocation of up to 45 dwellings. The site was not allocated due to archaeological concerns which were perplexing and we are advised that they can be easily addressed with the provision of the appropriate surveys.

As Breckland are still short on their five year housing land supply we are considering an outline application for approx. 25-30 dwellings which you will appreciate is low density and we would anticipate high quality houses.

Access to the site is from Back Lane and we have had surveys and designs put together that show this is suitable for the scale and type of development we are proposing. This is subject to us achieving an adequate vision splay looking directly west.

The highways splay drawing attached shows the area in pink which is currently planted with some semi mature trees alongside the verge. We anticipate not more than around 8-10 trees would need to be removed to provide the appropriate splay. In exchange we have incorporated into our design further green wooded space either side of the access to the site. We would be very pleased to engage with the parish council if they would prefer alternative measures or designs for the benefit of the local community.

I hope the above is sufficient for the Parish Council to make a reasoned and informed decision on the matter at their next meeting in January and should you require any further information please do not hesitate to contact me.

Yours sincerely

Jamie Seaman

**Jamie Seaman, MRICS FAAV**  
**Land Agent, Senior Associate**

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**For and on behalf of Brown & Co - Property & Business Consultants LLP**

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