

South Norfolk Village Clusters Housing Allocations Plan Examination

Matter Statement C: Allocations & Settlement Limits

Cluster 3: Aslacton

**Responses on behalf of Silverley Properties
Ltd**

Turley

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Rebecca Flood
rebecca.flood@turley.co.uk

Client
Silverley Properties

Our reference
SILC3015

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1. Introduction

- 1.1 This Statement has been prepared by Turley on behalf of Silverley Properties Limited on behalf of the landowners, Lauretta Day and Giacomo Caputo, pursuant to Matter C: Allocations & Settlement Limits of the South Norfolk District Council (SNDC) South Norfolk Village Clusters Housing Allocations Plan Examination 2025. Silverley Properties Ltd are a land promoter who specialise in village and rural residential developments. Silverley Properties Ltd also focus on delivering a mix of homes that support local needs such as those looking to embark on the property ladder or those wishing to downsize but stay within their local community.
- 1.2 Silverley Properties Ltd is actively promoting Land off Church Road, Aslacton for residential development. Representations in response to the South Norfolk District Council Regulation 19 Consultation (2023) and Regulation 18 Consultation (2021) have been made (Site Allocation Ref: SN0459).
- 1.3 These representations relate to their land interest, proposed allocated site VC ASL1: Land off Church Road for up to 35 dwellings which is wholly supported by Silverley Properties Ltd.
- 1.4 The Site is currently the subject of an outline planning application for which Silverley Properties Ltd are the applicant. The application, reference 2025/1150 is seeking permission for:

Outline planning application with all matters reserved except access for the erection of up to 36 dwellings, amenity space, landscaping and all associated infrastructure.

- 1.5 The following Statement provides a response to the questions set out in Matter C: Allocations and Settlement Limits, Cluster 3: Aslacton.

Matter C: Allocations and Settlement Limits

2. Matter C: Allocations and Settlement Limits

Standard Questions for each allocation

(a) Has the site been allocated previously or is it a new allocation?

2.1 The Site has not been allocated previously and is therefore a new allocation.

(b) Does the site have planning permission and/or are there current applications under consideration?

2.2 An outline planning application was submitted to SNDC on 9 April 2025 for the erection of up to 36 dwellings, including amenity space, landscaping and all associated infrastructure (reference 2025/1150). The application is currently under consideration and is anticipated to be taken to Planning Committee before the end of the year. The submission included work undertaken relating to highways, drainage, ecology, landscape, trees, BNG and nutrient neutrality along with any associated mitigation measures to ensure the delivery of the site.

2.3 The proposed scheme meets with the policy requirements set out in the VCHAP and the GNLP including provision of affordable housing, highway improvements, 64% gain in BNG, nutrient neutrality, landscaping including the provision of an orchard, as well as community facilities in the form of a substantial area of public open space as well as a car parking area for the wider village.

(c) What is the land currently used for, what is the ownership position and is the site currently being promoted by a developer? Are there any site occupiers/leaseholders who would be affected, if so how?

2.4 The Site is currently in agricultural use.

2.5 Silverley Properties Ltd are the promoter for the Site and have an option agreement with the landowners.

2.6 There are no occupiers/leaseholders that would be affected.

(d) Is the site sustainably located in relation to village services and facilities? Where is the nearest (a) primary school (b) convenience shop (c) village hall (d) recreation ground (e) other key facilities? How accessible are these for walkers and cyclists, in the case of walkers for example by continuous footways?

2.7 Aslacton is situated approximately 15 miles to the southwest of Norwich and 9 miles to the northeast of Diss. Long Stratton is approximately 4 miles from Aslacton and is identified as a Main Town in the Greater Norwich Local Plan.

2.8 The village has a primary school (115m) and a church (350m) all of which are walkable from the Site, while nearby Great Moulton has a village hall and Tibernham has a pub, both of which can be reached by bicycle.

2.9 The closest bus stops are positioned on either side of Muir Lane, on the eastern boundary of the Site. These bus stops are served by the konnectbus '1 bus' service runs between Norwich and Diss and provides three services per weekday. Although clearly not a commuter service, 1 bus provides an important shopper/leisure service for those residents without access to a private car.

2.10 Public footpath FP6 runs adjacent to the Site and has been incorporated into and effectively forms the western boundary.

2.11 The proposed ASL1 highway improvements include for the provision of a new 2m footway, from the existing lay-by near the School, all the way along the north side of Church Road and round into Muir Lane. It is proposed that the existing bus stops would be upgraded to comply with DDA requirements, as necessary.

(e) Would the landscape and other physical impacts of the housing allocation be acceptable? Would it be acceptable in relation to the character and appearance of the area? How does it relate to the existing built-up area of the settlement? Are there any other significant constraints?

2.12 The Site itself is not subject to any specific designations for landscape importance. A Landscape Assessment has been undertaken for the current planning application which concludes that the Illustrative Layout Plan demonstrates that the proposed location of the housing follows the patterns of the existing linear characteristics of the village and is considered to be in keeping with its edge of village character, while also providing opportunities through the large areas of green open space for existing and future residents to have access to nature as well as views of the wider countryside.

2.13 The Illustrative Layout Plan submitted with the current planning application is appended to this Statement (Appendix 1). This shows the retention of existing hedgerows and trees across the Site.

2.14 The Site is not subject to any statutory environmental designations. The closest designated heritage asset is Church Farmhouse, a Grade II Listed Building located approximately 90m to the south east of the Site. St. Michael's Church is a Grade I Listed Building located approximately 350 m to the west and is not visible from the Site.

2.15 The Site is shown on the 'Flood Map for Planning' as within Flood Zone 1 and is therefore at a low risk of flooding.

2.16 The Site does however, fall within the River Yare catchment area which forms part of the wider Broads SAC, located within the Nutrient Neutrality SSSI catchment. As part of the current planning application, a Nutrient Neutrality Budget Report and Calculator has been provided.

2.17 The results from the River Wensum SAC & Broads SAC Nutrient Budget Calculator is that when accounting for the post-2030 upgrades, there would be a net reduction in both phosphorous and nitrogen outputs. Therefore, it is considered that no mitigation is required in this respect.

2.18 In relation to the current planning application, we can advise that no issues have been raised by consultees that cannot be dealt with through detailed design, additional information and planning conditions to a consent.

(f) Is the access and site acceptable in highway terms?

2.19 The current planning application includes a Transport Statement which includes details of access. Access into the Site would be off Church Road which runs along the southern boundary of the Site, which the report concludes would be safe and satisfactory.

2.20 Further, as part of the planning application it is proposed to widen Church Road to a minimum of 6m in width along the site frontage, including a new 2 metre wide pedestrian footway along the site frontage, linking the existing footway on the north side of Church Road with the bus stop on Muir Lane.

2.21 There have been Pre-App discussions with the Highway Authority both prior to and during the course of the current planning application and the Highway Authority are now satisfied with the proposals and the access is agreed.

(g) Is the estimate of site capacity justified?

2.22 The current planning application proposes up to 36 dwellings on a site of 3.15ha with the accompanying Illustrative Layout Plan demonstrating that this number can be comfortably accommodated whilst also providing over 1ha of open space and a car parking area for the local primary school.

2.23 The additional site area, over and above that which is set out in the allocation, sits within the ownership of the landowner and is a result of Silverley Properties Ltd wishing to deliver an over provision of BNG alongside a suitable drainage solution for the site and additional publicly accessible open space for existing and future residents.

2.24 Silverley Properties Ltd would therefore suggest that the allocation policy could be amended to '**approximately 35**' dwellings to accord with the proposals currently presented.

(h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?

2.25 Policy VC ASL1 includes a number of requirements to be delivered as part of any proposals for the Site. The current planning application through its accompanying Illustrative Layout Plan has demonstrated how each of these requirements can be satisfactorily provided.

2.26 Silverley Properties Ltd are therefore content that the site-specific requirements are justified and accord with national policy.

(i) Would development of the site be viable, including the delivery of policy compliant affordable housing?

2.27 There are no viability issues with the Site and development can come forward in line with policy compliant affordable housing, which under the currently pending planning application comprises 12 dwellings at 33%.

(j) Overall, is the site deliverable within the plan period? When is development likely to commence? Has the landowner/developer confirmed this?

2.28 Yes, the Site is considered to be deliverable within the plan period.

2.29 It is anticipated that planning permission will be forthcoming in early 2026, following which the site will be sold and a reserved matters submission made in 2026. The developer is anticipated to be on site during 2026 with houses being marketed and built out through to completion by mid 2028.

2.30 The land promoter has been advised by local agents that they are very confident that there will be strong demand for this development from developers and house buyers.

Standard Questions for Settlement Limits

(a) Are the settlement limits proposed suitable and justified given their policy function?

2.31 The settlement limits for Aslacton should be extended to include the allocation site VC ASL1. Currently the limits on the Policy Map do not include the allocation and instead run along the opposite side of Church Road.

2.32 Silverley Properties Ltd suggest that the settlement limit should be extended to Muir Lane to encompass this Site so that future homes are within the limit of the village.

(b) Where changes to settlement limits are proposed, are these: (i) Justified by on the ground? or (ii) Where potentially allowing further development, that development would be in a suitable location relative to services and facilities, would not harm the character and appearance of the area and would not have any other adverse planning effect?

2.33 As has been set out in 3a d) in relation to the services and facilities available within and adjacent to Aslacton and e) how the scheme responds to the character and constraints.

2.34 As has been set out in previous representations for the site, development would be deliverable and developable in accordance with the requirements of the NPPF. The site is available now and would provide a medium sized development that could be built out relatively quickly and early on in the Plan period.

2.35 The following benefits would result from the development of the site:

- Provides housing in a location which relates well to the existing village of Aslacton;
- Provides a mix of both market and affordable housing to meet local needs;
- Introduces car parking for both the primary school and church use;

- Provides public open space for both new and existing residents;
- Supports the viability of the local Primary School;
- Provides economic benefits:
 - short term whilst the site would be under construction
 - long term with support for local services and facilities increasing the customer base in the settlement area; and
- Offers opportunities for comprehensive landscaping and biodiversity enhancement and provision.

(c) Should any other settlement limits be included in the plan to reflect other hamlets or existing areas of development in the cluster?

2.36 No comment.

Appendix 1: 2025/1150 – Illustrative Layout Plan



NOTES

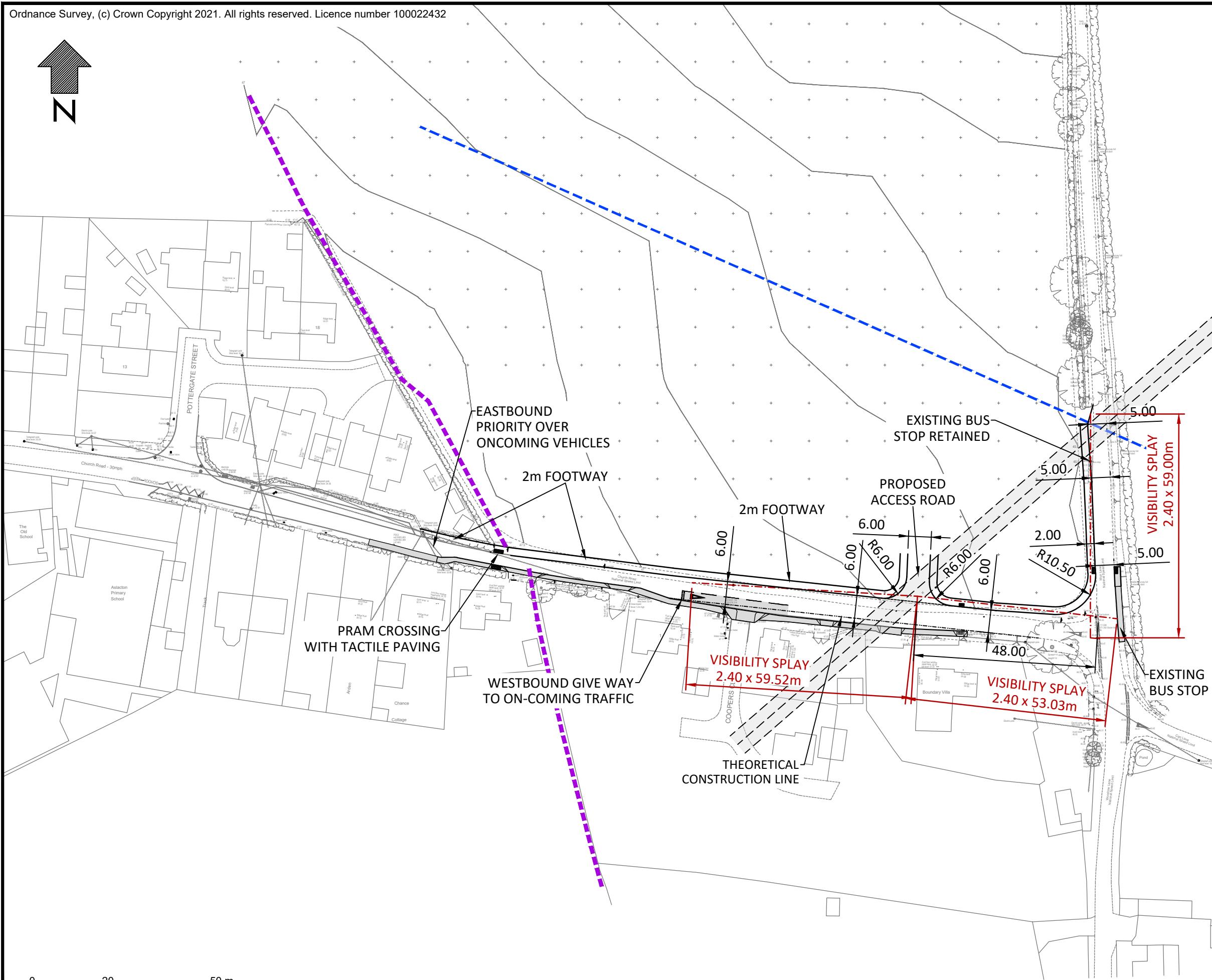
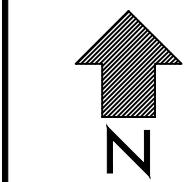
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All dimensions to be checked on site.
All drawings to be read in conjunction with other contract documentation.
Any discrepancies to be reported to the Contract Administrator before any work commences.
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client: Silverley Properties
project: Land North of Church Road, Aslacton

dwg title: INDICATIVE SITE PLAN

discipline	drawn EL	chk'd --	date: 18/03/25	scale @ A2 1:1000
ARCHITECTURE				

Appendix 2: 2025/1150 – Access Plan



LEGEND

EXISTING FOOTPATH ASLACTION FOOTPATH No.6 TO THE NORTH CHURCH ROAD AND FOOTPATH No.7 TO THE SOUTH

ROUTE OF POSSIBLE DECOMMISSIONED WATER PIPE

FOUL WATER RISING MAIN WITH EASEMENT

NOTE:

- THE HIGHWAY WORKS SHADED GREY (CHURCH ROAD SOUTH SIDE AND EAST BUS STOP) ARE TAKEN FROM COOPERS CLOSE S278 DRAWING 134/2018/200 REV P9

F	25/07/25	MINOR AMENDMENTS FOLLOWING HIGHWAY AUTHORITY COMMENTS	AS	PG	PG
E	01/04/25	MINOR AMENDMENT TO KERBLINE	AS	PG	PG
D	12/03/25	ISSUED FOR APPROVAL	AS	PG	PG
C	09/01/25	AMENDMENTS FOLLOWING S278 COMMENTS	AS	PG	PG
B	10/10/24	MINOR AMENDMENTS	AS	PG	PG
A	07/05/24	MINOR AMENDMENT TO WATER	AS	PG	PG
-	22/04/24	ORIGINAL ISSUE	AS	PG	PG
Rev	Date	Description	Drn	Chk	App

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info@cad-precision.com

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PSP consulting

M: +44 7887 701715
E: Patrick.Gurner@pspconsulting.co.uk

Client WORKING ON BEHALF OF

SILVERLEY PROPERTIES

Project LAND NORTH OF CHURCH ROAD
ASLACTON, NORFOLK

Drawing Title PROPOSED ACCESS OPTION 2

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Turley Office
Cambridge

01223 810 990

Turley