

Matter C, 7a

Site Allocation: VC BRE1, Land east of School Road, Bressingham

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

VC BRE1 is a new allocation for the VCHAP.

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

The Council is currently considering an outline application for 39 dwellings with all matters reserved (except means of access) for VC BRE1. The application was submitted to the Council in March 2025 and is anticipated to be considered by the Development Management Committee in December 2025.

Planning application reference number: [2025/1061](#)

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?

Current land use: VC BRE1 is a greenfield site.

Ownership position: The freehold of the site is in dual ownership. The landowners have worked collaboratively throughout the site selection process.

Promotion by developer: The site is being promoted by Silverley Properties Ltd who have a Promotion Agreement with the landowners to secure planning consent. The site will then be sold by Silverley Properties Ltd. The site promoter confirms that a developer for this site has been identified.

Impact on site occupiers/ leaseholders: The site is currently vacant.

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?

Yes, the site is sustainably located in relation to village services and facilities. The table below summarises the connectivity of the site to the identified services and facilities.

| FACILITY | LOCATION | SETTLEMENT |
|----------------|-------------|-------------|
| Primary school | School Road | Bressingham |
| Local shop | High Road | Bressingham |
| Village hall | High Road | Bressingham |

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| FACILITY | LOCATION | SETTLEMENT |
|----------------------|------------------|-------------|
| Recreation ground | High Road | Bressingham |
| Other (public house) | A1066 | Bressingham |
| Other (employment) | A1066 | Bressingham |
| Other (bus stop) | High Road, A1066 | Bressingham |

There are existing footpaths throughout Bressingham, including along the north and south of School Road and immediately to the north of the site along High Road. Areas without footpaths include a central section of School Road and the core of the village along High Road.

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?

The site lies adjacent to the existing settlement boundary, and existing residential development to the north. The site is contained by existing vegetation along the boundaries to the east and south and is not significantly visible within the wider landscape. Development on the site would have a strong relationship with existing residential development to the west of School Road. A Grade II listed building (Pine Tree Cottage) lies adjacent to the southern boundary of the site and the site-specific policy identifies appropriate mitigation measures to protect the significance of the listed building and its setting.

Assessments of the landscape and townscape impact, as well as the potential heritage impact of development VC BRE1 are included within the following evidence base documents:

Site assessment ([B.1A](#))

Landscape Visual Appraisal ([B.5.1](#))

Historic Impact Assessment ([B.4.1](#))

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

Yes. On- and off-site highways works have been included within the site-specific policy following discussions with the Highways Authority. These include frontage development on the site, localised carriageway widening and the provision of a new section of footway to connect the site to High Road.

g) Is the estimate of site capacity justified?

Yes. The site is allocated for up to 40 dwellings on 2.06ha of land. The site allocation reflects the site-specific policy requirement for an area of open space within the site, adjacent to Pine Tree Cottage, and the potential requirement for an on-site overflow car

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park for the Bressingham Primary School. The current planning application proposes a development of up to 39 dwellings on the site.

Appendix 1 of the Topic Paper sets out the site density ([B.11.1](#)).

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

Yes. The site-specific policy requirements are supported by the evidence base for the Plan and have been informed by discussions with key technical consultees (such as the Highways Authority and the Council's own Senior Heritage and Design Officer). The policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective.

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

The Council has produced a Viability Appraisal as part of the evidence base for the Plan, ([B.6.1](#)), and considers that the site is viable, and will deliver a policy compliant quantum of affordable housing.

The site promoter confirmed in October 2024 that there are no viability issues associated with the delivery of the site and re-confirmed this position in their updated response in October 2025.

The 2024 and 2025 Delivery Statement documents are appended to this statement.

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

Yes, the site is deliverable within the Plan period. The site promoter updated the anticipated timescales for delivery of the site in their October 2025 Delivery Statement.

Anticipated planning permission date: Late 2025/ early 2026

Submission of reserved matters application expected: 2026

Commencement of works on site expected: Summer 2026

Completion expected: Mid-2028

Delivery Statement: Supplementary/Amended Information
(October 2025)

SITE REFERENCE:

VC BRE1

SITE ADDRESS (as per the site allocation policy):

Land east of School Road, Bressingham

SUPPLEMENTARY/ AMENDED INFORMATION COMPLETED BY (and on behalf of):

Ella Murfet, Turley on behalf of Silverley Properties Ltd (Land Promoters) and Sandra Lynne Roberts & Melanie Jane Davies (Landowners)

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

9th October 2025

Please provide an update in the text box below to any of the original responses provided in response to Questions 1-4 of the 'Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan' for your site. You will need to refer to the original submission when completing this form and **clearly state which response is to be updated**. This information will be brought to the attention of the Inspector as part of the Examination process.

Updates to Questions 3 and 4

3) An outline planning application was submitted to SNDC on 31 March 2025 for the erection of up to 39 dwellings, including land for the provision of a school car park, open space, landscaping, drainage, and associated infrastructure works. 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 and BNG along with any associated mitigation measures to ensure the delivery of the site.

The proposed scheme meets with the policy requirements set out in the VCHAP and the GNLP such as those relating to affordable housing provision, open space, landscaping and BNG, and including those required under BRE1 with respect to highway improvements, space for a car park to serve the primary school, retention and enhancement of hedgerow and an area of open space to protect the setting of the listed Pine Tree Cottage.

4) It is anticipated that planning permission will be forthcoming end of 2025/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 in Summer 2026 with houses being marketed and built out through to completion by mid-2028.

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. The ideal local/regional developer is lined up, and they are extremely keen to buy the site and are ready to proceed on receipt of planning.

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or

The information submitted in 2024 remains valid and unchanged

_____ (signature) _____ (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC BRE1

SITE ADDRESS (as per the site allocation policy):

Land east of School Road

PROPOSED DEVELOPMENT:

Up to 40 dwellings on 2.06ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Ella Murfet (Turley) on behalf of Silverley Properties Ltd (Land Promoters) and Sandra Lynne Roberts & Melanie Jane Davies (Landowners)

DATE OF COMPLETION OF DELIVERY STATEMENT:

15th October 2024

1. Please confirm whether the site meets the three tests set out in the National Planning Policy Framework (NPPF) and can therefore be considered to be available, suitable and deliverable taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

(Approx. 100 words)

The site is available, suitable and deliverable. It is capable of meeting all of the relevant and emerging planning policy requirements and is outside of any Nutrient Neutrality catchment. There are no viability issues associated with the delivery of the site.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.

(Approx. 100 words)

The freehold of the land is owned by Sandra Lynne Roberts & Melanie Jane Davies. Silverley Properties Ltd have a Promotion Agreement with the landowners to obtain planning consent, then sell the land to the most appropriate developer on the basis that the site will then be developed. Selling agents are confident of a strong market for this site and the way it is being planned.

3. Please provide any details relating to progress made towards the submission of a planning application on the site if applicable (i.e., obtaining pre-application advice, technical surveys, engagement and/or agreements with statutory bodies, or the submission of a planning application).

(Approx. 100 words)

Pre-application discussions have been held with the planning authority with a meeting on 26th April 2024 and written advice received on 14th May 2024, which was positive overall. Ongoing engagement is taking place with Officers over email as the scheme develops. Pre-application engagement has also taken place with the Highway Authority and Lead Local Flood Authority, as well as Bressingham Primary School, Parish Council and local councillors.

In addition, documentation is being prepared to inform the proposals and support a planning application including work around highways, drainage, heritage, ecology, trees and ground conditions.

4. Please provide a brief commentary on the site's delivery, for example an anticipated date for the submission of a planning application, a predicted start-on-site date and the likely completion date of the development.

(Approx 100 words)

It is anticipated that an outline planning application will be made in Q4 2024, prior to the adoption of the emerging Plan. A reserved matters will be submitted in Summer 2025. Start on site between Autumn 2025 and Spring 2026. Site completion by end of 2027.

Matter C, 7b

Settlement Limit: Bressingham

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

Yes, the settlement limits for Bressingham are suitable and justified. The settlement limit is drawn around the two main built forms of Bressingham focused around Common Road and The Street. The settlement limits have also been drawn as to not affect the setting of 'The Grange' or the character of the village whilst also to allow some limited future infill development to occur in the most sustainable location in the cluster whilst preventing encroachment into the countryside.

There are no significant areas of existing development that are not included in the settlement limits.

b) Where changes to settlement limits are proposed, are these:

- (i) Justified by development 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?**

No changes to the settlement limits are proposed as part of the VCHAP.

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

No. There are no other hamlets or existing areas of development that are of a significant enough scale to justify a settlement limit.