

South Norfolk Village Clusters Housing Allocations Plan Examination

Matter C: Allocations & Settlement Limits,
Cluster 7: Bressingham

Response on behalf of Silverley Properties Ltd
(on behalf of the landowners)

November 2025

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Client
Silverley Properties Ltd
Our reference
SILC3026

November 2025

1. Introduction

- 1.1 This Hearing Statement has been prepared by Turley on behalf of Silverley Properties Ltd, on behalf of the landowners Sandra Lynne Roberts & Melanie Jane Davies pursuant to Matter C: Allocations & Settlement Limits, Cluster 7: Bressingham.
- 1.2 These representations relate to BRE1: Land east of School Road, Bressingham. Silverley Properties Ltd have the benefit of an option agreement on the Site and are therefore promoting the Site on behalf of the landowners. Although to date, Silverley Properties Ltd have not submitted representations in relation to the Site, agreement has been reached with the Programme Officer that a Hearing Statement can be provided and subsequent attendance at the related hearing session.
- 1.3 The allocation of BRE1: Land east of School Road, Bressingham for up to 40 dwellings is wholly supported by Silverley Properties Ltd. For clarity, Silverley Properties Ltd are the applicants for a currently pending planning application under reference 2025/1061 for the following development:

'Outline planning application, with all matters reserved (except means of access), for up to 39 dwellings, including land for the provision of a school car park, open space, landscaping, drainage, and associated infrastructure works.'

- 1.4 This representation therefore provides a response to the questions set out under Matter C: Allocations & Settlement Limits, specifically in relation to Cluster 7: Bressingham 7a and 7b.

2. Response to Questions

Matter C: Allocations & Settlement Limits

Standard Questions for each allocation – Cluster 7: Bressingham (40) 7a Allocation

BRE1: Land east of School Road (40)

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

2.1 This is a new allocation.

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

2.2 A planning application is currently pending for the Site under reference 2025/1061. The application was validated in April 2025 with amendments and additional information provided during the course of the application. At the time of writing it is understood that the Council are now satisfied with the proposals subject to a couple of consultee comments which are awaited. A committee decision is expected imminently.

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?

2.3 The last use of the Site was agricultural.

2.4 Silverley Properties Ltd have an option agreement on the Site and are therefore working with the landowners to promote the Site for development.

2.5 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?

2.6 Bressingham is a sustainable village for its size and for the scale of development proposed under the allocation. The village benefits from a primary school (located directly across the road from the Site), village shop (350m from the Site), village hall (350m from the Site) and playing fields (430m from the Site). These are all readily walkable from the Site via footways.

2.7 To the south there is also a church (700m from the Site), pub (660m from the Site) and garden centre (1,100m from the Site). Whilst these are at a walkable distance from the Site, a footway does not extend all the way from the Site to the A1066, although there are footways along part of the A1066. Residents could however readily cycle from the Site to these locations.

2.8 There is also a bus stop for the No.17 bus service to/from Diss, on High Road just east of Folly Lane, close to the Site. The No.17 runs three services each weekday, so this would not provide a school or commuter service but does provide a valuable shopping or leisure service for those village residents who do not have access to a car.

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?

2.9 The illustrative plan submitted with the pending planning application (**Appendix 1**) maintain some linear character along the road frontage which would appear relatively open given the frontage planting and landscape space. There are no large-scale open views relevant to the Site, as it is well enclosed from the wider rural area to the east and south. It is considered that a scheme can come forward on a suitable scale, density, height, massing, form and appearance that would be acceptable in terms of impact on the character of the area.

2.10 The Site does not exhibit any significant constraints. It is outside of any Nutrient Neutrality area, is within Flood Zone 1, there are no Public Rights of Way within or adjacent to the Site, there are not Tree Preservation Orders within or adjacent to the Site nor any ecological or environmental designations.

2.11 The southern Site boundary sits adjacent to the Grade II listed Pine Tree Cottage. A Heritage Statement was submitted with the pending planning application, which concludes that the proposed development will preserve the significance of Pine Tree Cottage, specifically in relation to the contribution made by setting to its significance. Measures have been incorporated into the design to respect the setting of the building, including the positioning of open space adjacent to this.

2.12 It is highlighted that as part of the consideration of the currently pending planning application, 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?

2.13 The currently pending planning application has been submitted with details of access provided and is supported with a Transport Statement. Access into the Site would be taken on the western boundary with School Road, which the report concludes would be safe and satisfactory. The location of the access has been positioned away from the school gate and not directly opposite Pascoe Place. Details of the access are provided on 3074-011 C Proposed Access (**Appendix 2**), with visibility splays and footways either side of the access shown. The plan also includes a pedestrian crossing points as well as proposed northbound and southbound bus stops.

2.14 There have been discussions with the Highway Authority during the course of the currently pending planning application and the Highway Authority are satisfied with the access proposals.

g) Is the estimate of site capacity justified?

- 2.15 The currently pending planning application has been submitted for up to 39 dwellings on the basis that as part of the design development, this number of dwellings proved to be the most comfortable in design terms and taking into the provision of other features such as open space and the school car park within the Site.
- 2.16 Nonetheless Silverley Properties Ltd are content for the number of up to 40 dwellings stated in the allocation policy to remain as this allows for flexibility.

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

- 2.17 Policy VC BRE1 sets out a number of requirements and as part of the currently pending planning application, these have been addressed. The Council have not raised any concern to date with the scheme according with this policy. There are however some points to note.
- 2.18 The first requirement states the following:

'frontage development onto School Road, with localised carriageway widening of School Road and the provision of a pedestrian footway along the site frontage to connect with the existing pedestrian footpath at High Road,'
- 2.19 As part of the pending planning application, carriageway widening is proposed. However, provision of a pedestrian footway along the Site frontage is not included as there is insufficient highway verge to construct a reasonable standard of new footway to connect through from the Site to High Road, without requiring third party land and the loss of a substantial hedgerow. The Highway Authority are satisfied with this point; therefore it is suggested that this wording should be removed from the policy.
- 2.20 The pending planning application also allows for the school car park, which Silverley Properties Ltd have responded positively to and have been keen to include as a benefit for the village. For clarity therefore, the flexibility that the wording allows i.e. *'to determine the requirement for and deliverability...'* is particularly supported to allow for flexibility. It would be unreasonable for the development to be dependent on the provision of the car parking or to be tied to a certain quantum of provision. The car park will be addressed in the S106 agreement on the planning application.

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

- 2.21 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 13 dwellings at 33% (rounded up from 12.87).

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

2.22 Yes, the Site is deliverable within the plan period. It is anticipated that planning permission will be forthcoming end of 2025/early 2026 subject to S106 agreement, 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.

2.23 The land promoter has been advised by local agents that they are very confident that there will be strong demand for this development from house builder/developers and house buyers. The ideal local/regional house builder is lined up, and they are extremely keen to buy the Site and are ready to proceed on receipt of planning.

Standard Questions for Settlement Limits – Cluster 7: Bressingham (40) 7b Settlement Limits

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

2.24 The settlement limits for Bressingham should be extended to include allocation VC BRE1. At the moment the limits shown on the Policy Map for Bressingham do not include the allocation. Furthermore, they do not include School Road, which would leave an awkward gap between the Site and the allocation which contains only road infrastructure, so this should logically be within the 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?

2.25 Comments have been provided under 7a d) above in relation to the services and facilities available within Bressingham and character/constraints in e).

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

2.26 No comment.

Appendix 1: 2025/1061 Illustrative Masterplan



Dwellings type	N. of market dwellings	N. of affordable dwellings	Total
1b	0	4	4
2b	3	4	7
3b	15	5	20
4b	8	0	8
	26	13	39

- # Each plot will be equipped with a secure bike storage facility located within the rear garden (position tbc)

rev.	date	description	drn	chk

NO

Do not scale from this drawing, use figured dimensions or

All dimensions to be checked on site

All drawings to be read in conjunction with other contract documentation

Any discrepancies to b

work commences.

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client: Silverley Development

project: Land East of School Road, Bressingham

dwg title: Illustrative Site Pl

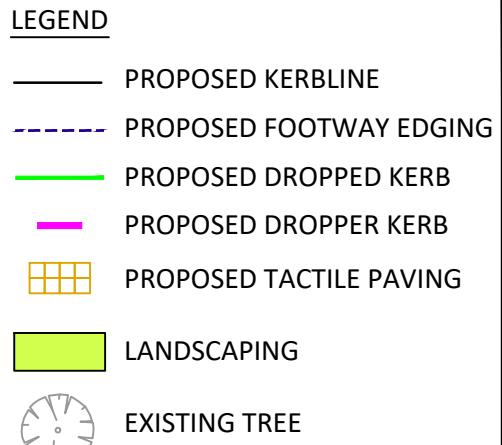
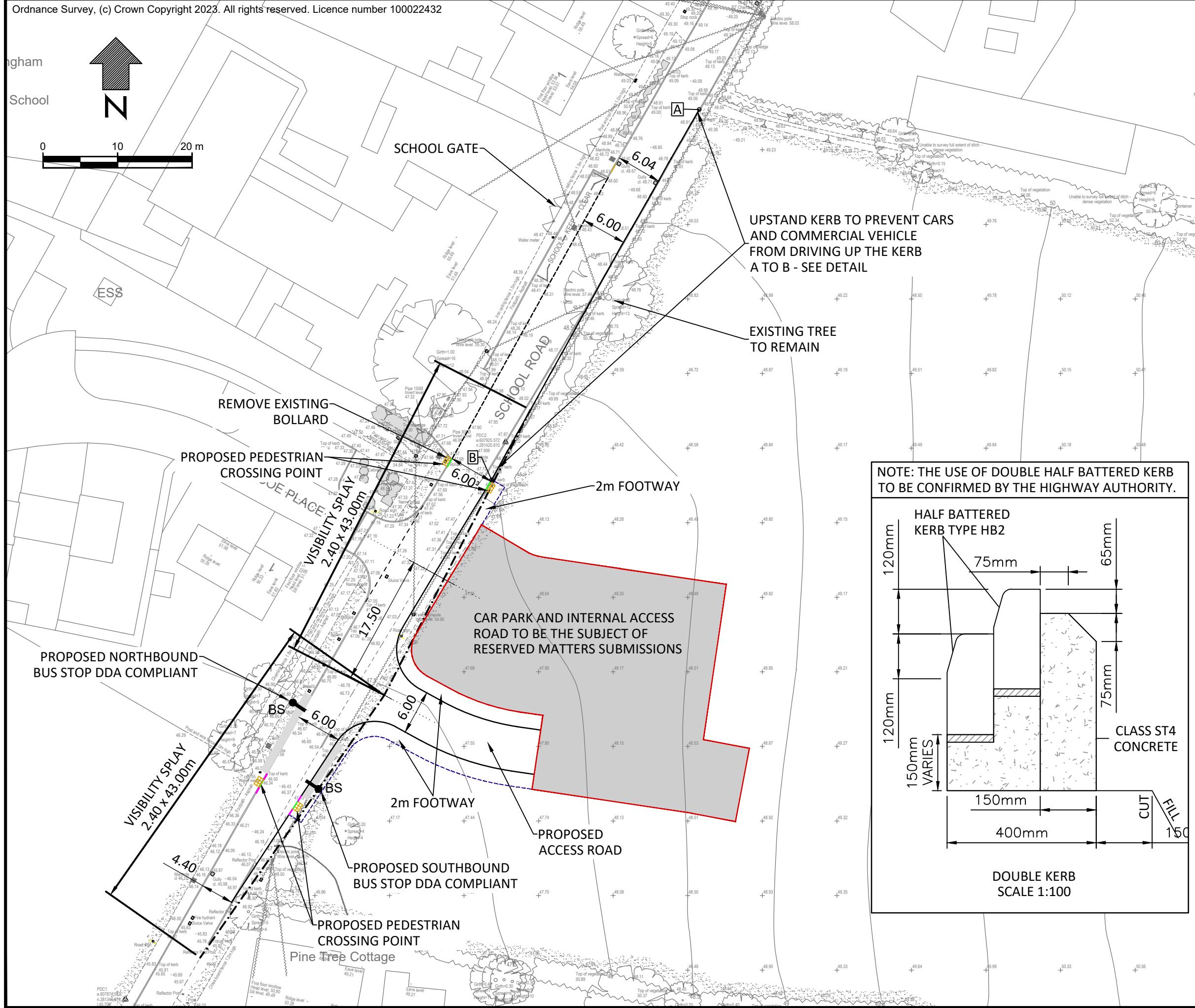
discipline

ARCHITECTURE

project no. dwg no.

	drawn EL	chk'd --	date: 23/09/2025	scale @ A3 1:1000
A-1500	rev.	P17	status.	Preliminary

Appendix 2: 2025/1061 Agreed Access Drawing



C	26/06/25	DOUBLE HBK NOTE ADDED	AS PG PG
B	12/11/24	CAR PARK REMOVED	AS PG PG
A	10/10/24	CAR PARK ACCESS AMENDED TO DROPPED KERB ACCESS	AS PG PG
-	23/09/24	ORIGINAL ISSUE	AS PG PG
Rev	Date	Description	Drn Chk App

This drawing has been specifically prepared to meet the requirements of the named client and may contain design and innovative features which differ from conventional design standards.



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Client WORKING ON BEHALF OF

SILVERLEY PROPERTIES

Project SCHOOL ROAD, BRESSINGHAM

Drawing Title PROPOSED ACCESS

Drawing Status FOR APPROVAL

Drawn AS Designed PG Date SEPT 2024 Scale 1:500 Size A3

Drawing No. 3074-011 Rev C

Turley