South Norfolk Village Clusters Housing Allocations - Plan 2021

**Bressingham**

**Future Planning** - Planning for the future should be about what is needed. Do we have enough resources such as doctors, dentists, opticians, care homes, school places etc. Forecasting what growth will be and planning accordingly.

Building as many houses as possible on sites which are chosen from those offered by landowners benefits the landowners for financial gain but not the existing residents of the village whose well-being will be affected by the development.

All access roads into Bressingham village to the School or shop have narrow points. Whilst it may be possible to widen some in places, this would be detrimental to wildlife, hedgerows, habitat and landscape. From the pandemic we have been reminded of the importance of wellbeing, having green space and quiet.

Planning for the future by building a completely new development with adequate land to incorporate facilities such as a health centre which can offer the services which residents need would benefit the village in a number of ways. Bringing jobs to the area for the land to be developed, bringing new residents and generating rate income to SNDC.

**Settlement Limit** - this does not include all of Bressingham. Bressingham is quite spread out, there are farms on the outskirts which are part of the village but some distance away from the centre points. There is already a fair degree of separation by physical distance and not just the roads. A very disjointed village in some respects.

There are 3 parts within the settlement limit but the area on the A1066 has been assessed but put in the rejected category due to the degree of separation and detrimental to the appearance of the area. The A1066 already has many of the main visitor points, the Steam Museum, Garden Centre, Historic Church and the Pub and the Vets practice. All of these areas are easily accessed from the main A1066 and a glance to the regularly full car park of the garden centre, museum and vets demonstrates that the ease of access is a contributory factor.

**Preferred Sites** - SN3036 and SN3038 previously rejected would be suitable to develop a new cluster and to include in this development a health centre. The appearance of the land is somewhat neglected at present and would benefit from some tlc. The development would have the benefit of access to the A1066, a speed limit could be put in place. At present there are no highways constraints to the facilities at the garden centre/vets/museum.

Pavements could be included to walk to the nearby facilities or to walk to the village. Access to other services is by car into Diss or into Bressingham Village, or use of local bus services which are already in place.

**Objections to Sites** - SN3019SL, SN4038 and SN4037 - these sites would cause constraints on highways, the access roads are narrow. Would be detrimental to wildlife, hedgerows, habitat and landscape. Currently these areas of land are home to bats, deer, owls and many other little creatures.

Having lived in the village for ten years, we have been concerned in the last four year or so about flooding. The ditch which runs parallel along the length of our property had always been dry. But it is more noticeable now that the ditch is filling up and the drains on School Road are not able to cope with the levels of water. This runs off the fields, into and over the ditch down to the A1066. The ditches by the garden centre and the museum regularly flood and this in turn floods the A1066. Neighbours have suffered damage as a result of flooding.

Additional properties will impact on the ability of the drains as they do not cope now. Goodness only knows if 40 houses are built what the impact will be. This could lead to an increase in insurance claims and problems in selling property in the future.

The main access roads such as School Road, Hall Road or High Road all have narrow access points and particularly during term time School Road is a nightmare during the school runs. The increase in traffic would be detrimental to the health and well-being of residents, it would increase pollution, noise and risk of accidents and lives.

The verges along School Road have been eroding away since we have lived here. The verge outside of our property has been damaged constantly by vehicles leaving craters, the area by our ditch is particularly vulnerable where the road is almost falling into the ditch. Increase in traffic levels would only exacerbate the problem.

Rachel Thomas

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