

Bee Developments Norwich Limited

Mileham Parish Council
Mileham Village Hall
The Street
Mileham
Norfolk
PE32 2RD

By email: clerk@milehamparishcouncil.gov.uk

19.08.2025

Dear Mileham Parish Council

I just wanted to inform you that we have recently submitted a planning application to Breckland District Council for housing development at our land south of Litcham Road, Mileham.

As you may recall, we originally purchased the land at Mileham with outline planning permission for housing in 2022, however, our subsequent application for housing was refused and appeal dismissed. We have, therefore, prepared a further application to address the reasons for refusal. This includes a landscape appraisal, revisions to the design and layout and GIRAMS payment. The proposal seeks to address Mileham designation as an interrupted rural row village in the landscape and settlement character assessment (2022) with the provision of a gap in the street scene to provide open space/Biodiversity Net Gain and the scheme provides two affordable housing units as requested by the Parish Council (for our previous application).

Whilst the proposal is only in outline, careful consideration has been given to the site constraints and context when designing the indicative site plan to demonstrate that six dwellings can be satisfactorily accommodated with a mix of two bed (2no.) and four bed units (4no.). The location of the site, its relationship with adjacent development and the grain of development suggests the site should accommodate, detached and semi-detached one and a half storey scale dwellings and would form a natural extension to the village, having built form to the north and east of the site. The illustrative layout plan and street scene (attached) demonstrates how a mix of house types can be provided. The character and appearance of the proposed dwellings would respect the street scene and the edge of village location. Whilst external materials to be used would be a detailed consideration, in view of the location of the site and nature of development elsewhere in the village, it should be appropriate for a mix of red brick and cream rendered facades, red or smut pantiles and timber joinery. The boundary treatment on the south and west boundaries will also consist of a post and wire fence and native hedging to soften the impact of the proposal upon the countryside.

The proposal will provide a small scale housing development to meet local market and affordable housing need in Mileham and support existing services and facilities. It will also help contribute towards BDC's current lack of five year housing land supply. We would, therefore, welcome the Parish Council's support for the development.

If you would like to discuss the proposal further, please do not hesitate to contact me.

Yours faithfully

James Bunn
Director
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