

South Norfolk Village Clusters Housing Allocations Plan Examination

Matter C: Allocations & Settlement Limits,
Cluster 42: Tivetshall St Mary and Tivetshall St
Margaret

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 Julie Thorndyke, Patricia Wyatt and Sarah Chapple pursuant to Matter C: Allocations & Settlement Limits, Cluster 42: Tivetshall St Mary and Tivetshall St Margaret.
- 1.2 These representations relate to TIV1: Pear Tree Farm, west of The Street. Silverley Properties Ltd have the benefit of a promotion 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 TIV1: Pear Tree Farm, west of The Street, Tivetshall St Mary for approximately 20 homes is wholly supported by Silverley Properties Ltd. For clarity, Silverley Properties Ltd have sought pre-application advice from the Council on the development of the Site (reference ENQMEM/2025/0288) and are now working towards the submission of a planning application towards the end of 2025/early 2026.
- 1.4 This representation therefore provides a response to the questions set out under Matter C: Allocations & Settlement Limits, specifically in relation to Cluster 42: Tivetshall St Mary and Tivetshall St Margaret 42a, 42b and 42c.

2. Response to Questions

Matter C: Allocations & Settlement Limits

Standard Questions for each allocation – Cluster 42: Tivetshall St Mary and Tivetshall St Margaret (20) 42a Allocation TIV1: Pear Tree Farm, west of The Street (20)

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 Pre-application discussions have been held with the planning authority with a meeting on 11th June 2025 and written advice received on 8th September 2025, which was positive overall. Ongoing engagement is taking place with Officers over email as the scheme develops towards planning application submission. Pre-application discussions have also taken place with the Local Highway Authority and Anglian Water. In addition, documentation has been prepared to inform the proposals and support a planning application including work around highways, drainage, ecology, trees and ground conditions. An outline planning application with all matters reserved except for access will be made towards the end of 2025/early 2026.

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 Site comprises vacant land formerly associated with Pear Tree Farm. It is understood that Pear Tree Farm was established in the 1980s but became vacant by 2010. The Site has previously contained farm buildings, but these have since been demolished.

2.4 Silverley Properties Ltd have a promotion 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 The 'Tivetshalls' are considered to be sustainable for their size with the allocation allowing for a suitable scale of development commensurate with the settlement. The 'Tivetshalls' benefit from a primary school (330m from the Site), Post Office (380m from the Site), village hall (450m from the Site), playing field with play equipment (450m from the Site), church (580m from the Site) and pub (1,600m from the Site). Residents could therefore readily walk or cycle to these facilities given their proximity, although there

are no footways within the village. There is also a limited bus service within the village that provides access to Diss and Norwich, with onward direct rail links to London.

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?

- 2.7 The illustrative plan (**Appendix 1**) demonstrates that development 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. Officers provided some suggestions around the design as part of the enquiry which have been addressed as part of the development of the scheme towards planning application stage.
- 2.8 With respect to layout, whilst it is acknowledged that the 'Tivetshalls' are typically linear, the subtext of Policy VC TIV1 acknowledges that development on the Site will not come forward in this way owing to the Site size, form and capacity, but sets out that the Site will be largely screened and visually contained. There is a permissive path (Church Lane) to the west, but again the Site will be largely screened by existing planting from this route.
- 2.9 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 no Tree Preservation Orders within or adjacent to the Site nor any ecological or environmental designations. Whilst there are a number of listed buildings to the north east and south east of the Site along The Street, and to the south west along Gissing Road, none are situated on or adjacent to the Site.
- 2.10 The Tivetshalls Neighbourhood Plan identifies 'non-designated heritage assets' with the closest to the Site being St Mary's Churchyard and Church Lane (1a and 1b), old style signpost (6d) and Old Forge. The document sets out 'local green spaces' which includes Church Lane to the west of the Site. The document also notes the 'corner of Mill Road and Stoney Road' as having 'surface water drainage issues'. For clarity, the document identifies 'views of community importance' but the Site is not situated within any of these. As such none of these considerations are considered to amount to significant constraints.
- 2.11 It is highlighted that as part of the pre-application advice received from the Council, no issues were raised that cannot be dealt with through the development of the scheme towards application, detailed design, additional information and planning conditions to a consent.

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

- 2.12 Access to the Site is proposed from The Street to the east, with a pedestrian and cycle link to the north to Mill Road to support accessibility and travel by these sustainable modes. Pre-application advice has been sought from Norfolk County Highway Authority on the access arrangements. They confirmed that in principle that they support the proposals and provided some minor comments which have since been addressed as part of the development of the plans towards application stage and the Access Drawing is

now agreed with the Highway Authority (**Appendix 2**). The application will be accompanied by the Access Drawing for approval along with a Transport Statement.

g) Is the estimate of site capacity justified?

- 2.13 The pre-application enquiry was submitted for up to 23 dwellings on the basis that as part of the design development, this number of dwellings made the most efficient use of the Site.
- 2.14 Nonetheless Silverley Properties Ltd are content for the number of 'approximately 20 homes' 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?

- 2.15 Policy VC TIV sets out a number of requirements and as part of the pre-application enquiry and development of the planning application, these are sought to be addressed. The Council have not raised any significant concerns to date with the scheme according with this policy and Silverley Properties Ltd do not have any issues with the requirements of the policy, provided the aforementioned flexibility in housing numbers is maintained.
- 2.16 Silverley Properties Ltd do however have comments on the extent of the allocated Site area. An extract of the Policy Map is included below which shows an area of land excluded from the allocation to the south east corner.

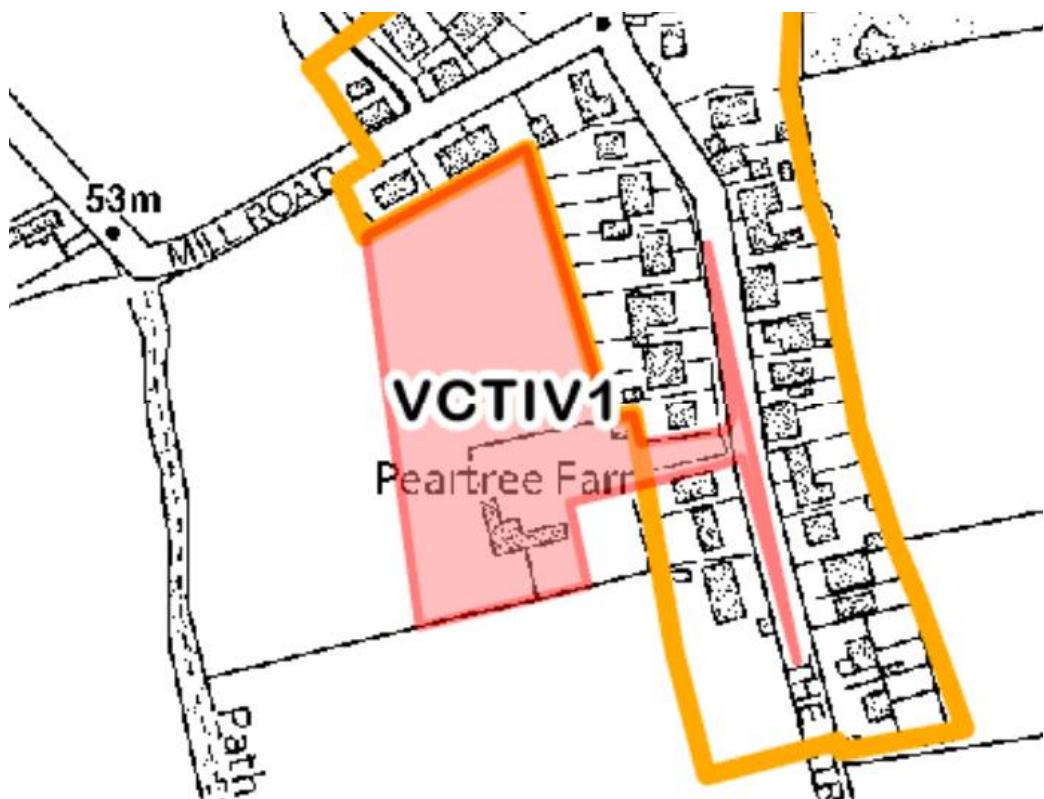


Figure 1 Policy Map Extract

- 2.17 It is unclear why this area was excluded from the allocation as this forms a logical area for inclusion. The plan included within **Appendix 1** includes this area of land as part of the development and the Council did not raise any concerns with this during pre-application discussions, agreeing that this addition would be logical.
- 2.18 In addition, as part of the pre-application enquiry a small area of further land has been included to the north of the Site to allow for a landscaped pedestrian and cycle access connecting the Site to Mill Road to the north. Again, this is considered to be a logical addition to support the permeability of the Site, particularly for access to the facilities to the north including the primary school and village hall. The Council and Highway Authority have not raised any concerns with this connection and accept its merits.
- 2.19 Silverley Properties Ltd therefore request that under modification, the red line should be extended to include these small additional areas of land, as shown on the below red line plan submitted with the pre-application enquiry.

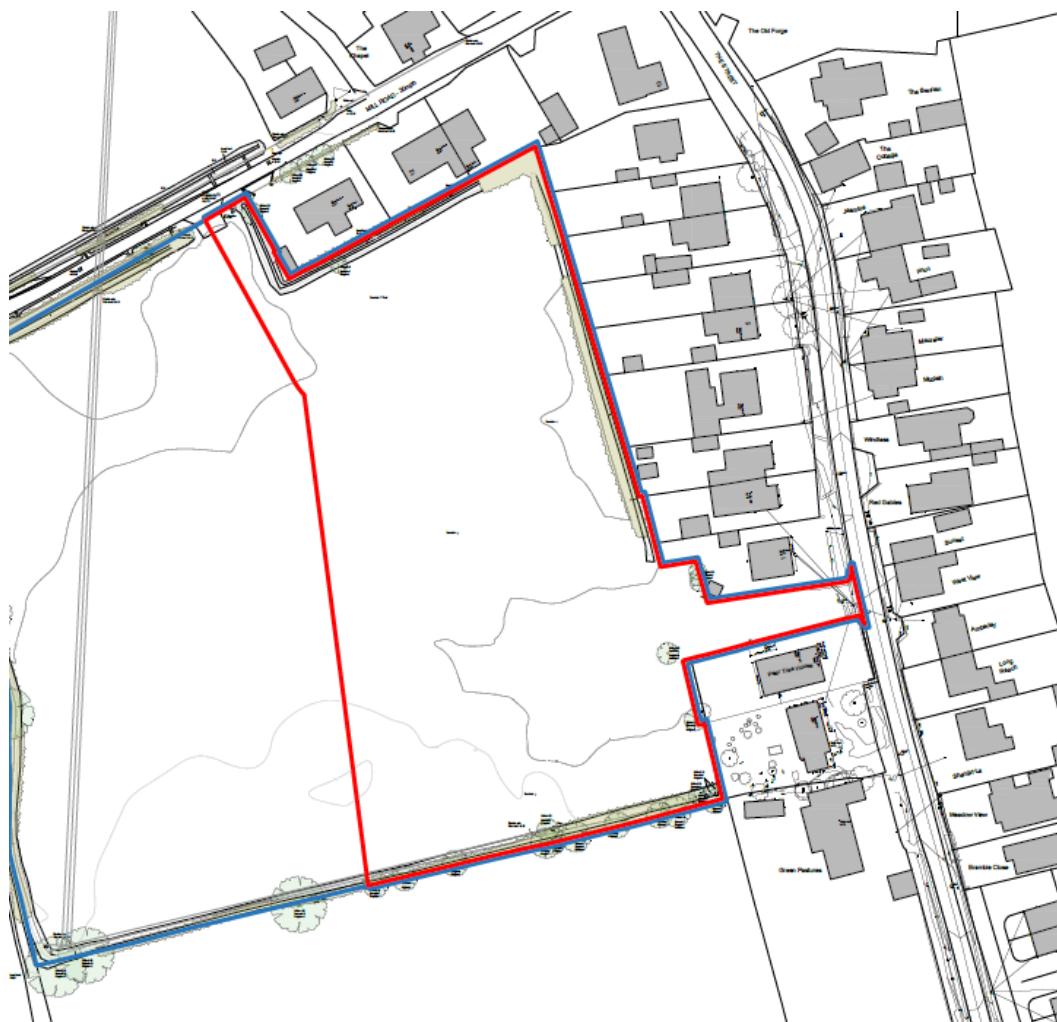


Figure 2 Pre-Application Enquiry Location Plan Extract

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

2.20 There are no viability issues with the Site and development can come forward in line with policy compliant affordable housing. For example, the pre-application scheme comprised 8 dwellings at 33% (rounded up from 7.59).

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

2.21 Yes, the Site is deliverable within the plan period. It is anticipated that an outline planning application will be made towards the end of 2025/early 2026, that planning permission will be forthcoming in early 2026, following which the site will be sold and a reserved matters submission made by Autumn 2026. The developer is anticipated to be on site in Winter 2026/Spring 2027 with houses being marketed and built out through to completion by late 2028.

2.22 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 – Cluster 42: Tivetshall St Mary and Tivetshall St Margaret (20) 42b Settlement Limit change west of The Street and 42c Settlement Limits elsewhere

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

2.23 The settlement limits for the 'Tivetshalls' should be extended to include allocation VC TIV1. At the moment the limits shown on the Policy Map do not include the allocation.

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?

2.24 Comments have been provided under 42a d) above in relation to the services and facilities available within the 'Tivetshalls' 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?

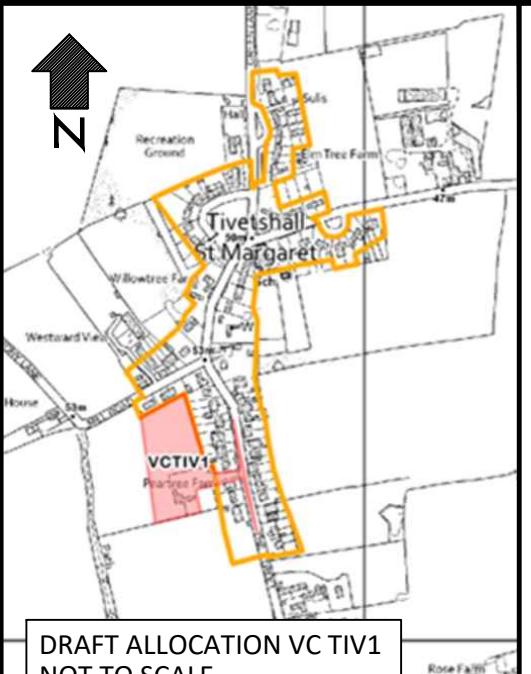
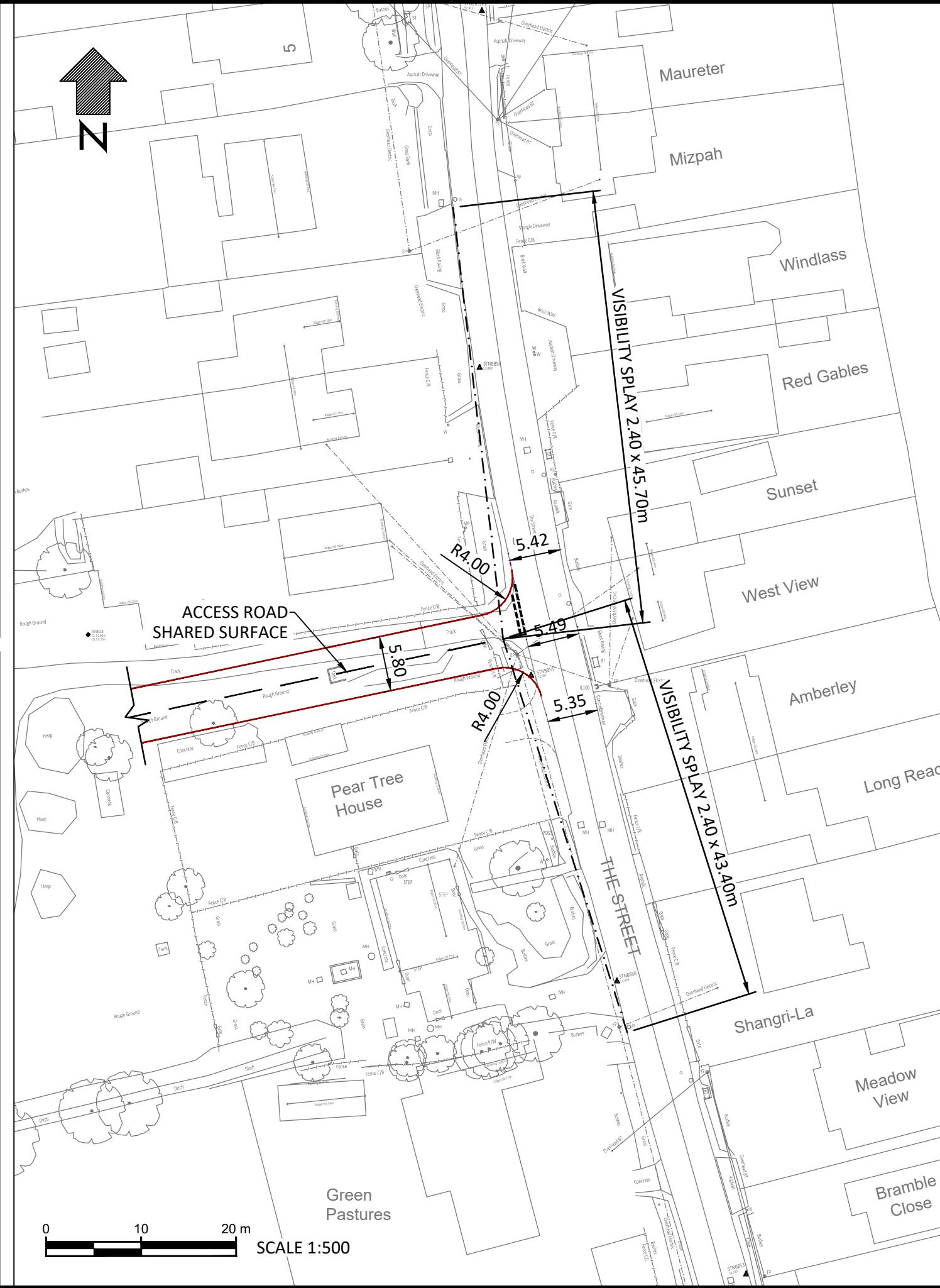
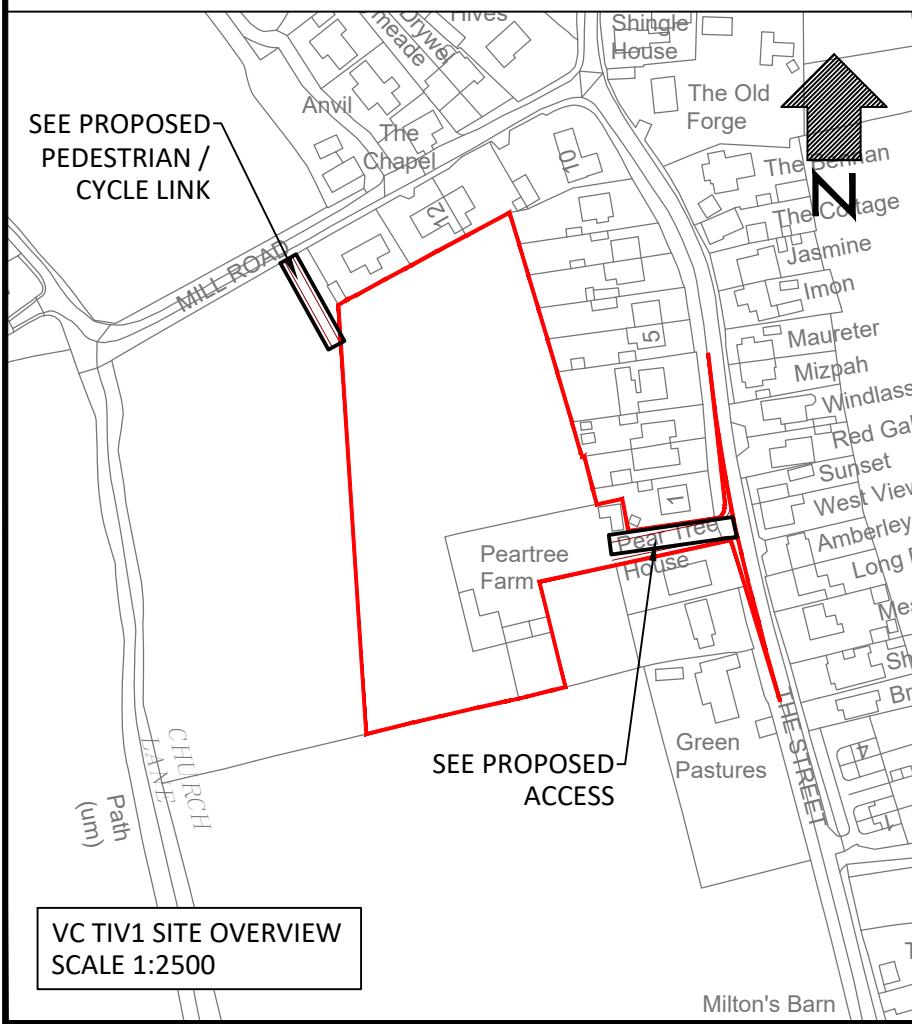
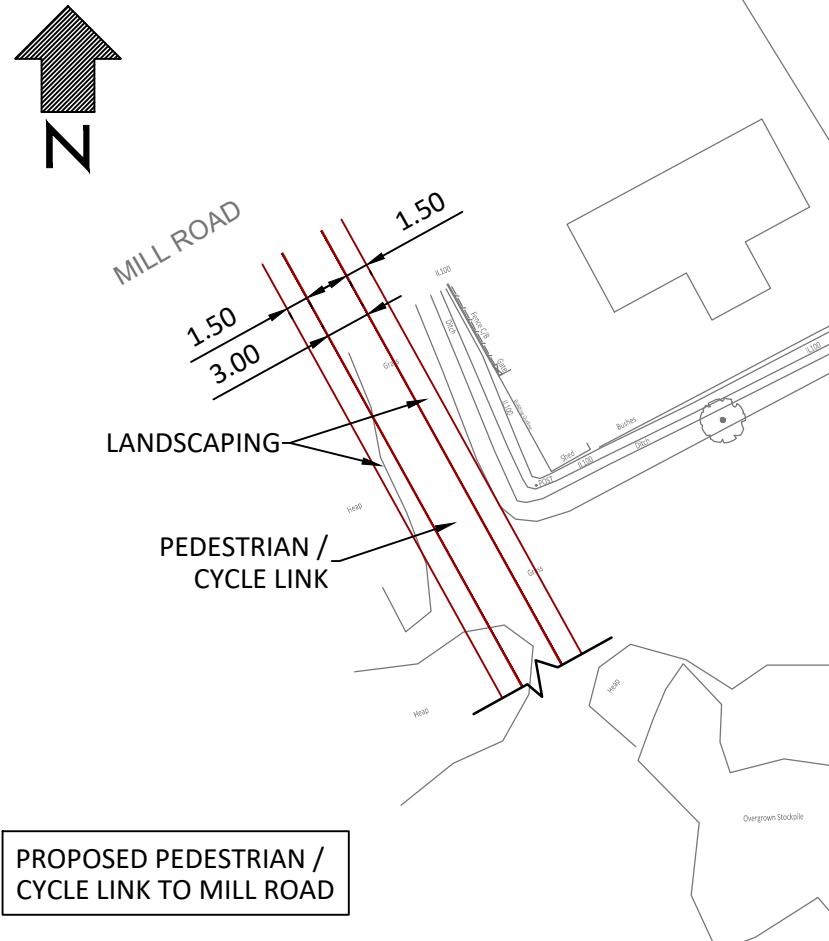
2.25 No comment.

Appendix 1: Illustrative Masterplan



Single storey dwellings circled in blue and 1.5 storey houses in purple.

Appendix 2: Access Drawing



B	24/07/25	VISIBILITY SPLAYS UPDATED FOLLOWING ATC SPEED CHECK	AS	PG PG
A	05/12/24	PROPOSED ACCESS UPDATED	AS	PG PG
-	08/10/24	ORIGINAL ISSUE	AS	PG PG
Rev	Date	Description	Drn	Chk App

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