

Matter C, 42a

Site Allocation: VC TIV1, Pear Tree Farm, west of The Street, Tivetshall St Mary

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

VC TIV1 is a new allocation for the VCHAP.

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

There are currently no applications on the site.

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 TIV1 is a greenfield site.

Ownership position: The site has three owners.

Promotion by developer: Silverley Properties Ltd is promoting the land on behalf of the owners. They will obtain planning permission for the site, then sell the land to the most appropriate developer.

Impact on site occupiers/ leaseholders: The land 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.

Cluster 42: Tivetshall St Mary & Tivetshall St Margaret

FACILITY	LOCATION	SETTLEMENT
Primary school	School Road	Tivetshall St Margaret
Local shop	Bank Street/Village Green	Pulham Market
Village hall	Green Lane	Tivetshall St Margaret
Recreation ground	Green Lane	Tivetshall St Margaret
Other (bus stop)	Ipswich Road / A140	Tivetshall St Mary
Other (public house / restaurant)	Ipswich Road / A140	Tivetshall St Mary
Other (post office)	The Beeches, Rectory Road	Tivetshall St Mary

There are no designated pedestrian pathways on either The Street or Mill Road. There are pedestrian pathways on School Road leading up to the Primary School where the road meets Green Lane. Additionally, Rectory Road does not have pedestrian pavements.

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 existing built form of Tivetshall St Margaret is characterised primarily by linear development along The Street, School Road and Green Lane. VC TIV1 does represent a departure from this, however the site is relatively well contained within the landscape by existing development to the north and east and boundary hedgerows to the south and west. The site will also result in a more contained form of development, rather than extending further into the countryside along the main roads as currently occurs. The southern boundary hedgerow must be retained and enhanced and this has been incorporated into the policy.

Assessments of the landscape and townscape impact 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. Vehicular access to VC TIV1 will come from The Street. Consideration will need to be given to the provision of suitable visibility splays. Whilst there are not continual footways along The Street linking to the footways near the local school, village hall and recreation ground there is a 30mph speed limit along The Street and large verges for pedestrians to step off the carriageway if necessary.

g) Is the estimate of site capacity justified?

Yes. VC TIV1 is allocated for 20 dwellings on a site of 1 hectare, resulting in a density of 20 dwellings per hectare. This density is considered to be suitable and in keeping with the existing development.

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 Norfolk County Council). 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 2024 Delivery Statement states that the site is available, suitable and deliverable and that technical work was already being carried out. The 2025 Supplementary Delivery Statement confirms that an outline application is expected before the end of 2025. Construction is currently anticipated for Winter 2026/Spring 2027.

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 application / planning permission date: An outline permission will be submitted before the end of 2025, with permission anticipated in early 2026.

Submission of reserved matters application expected: Autumn 2026.

Commencement of works on site expected: Winter 2026 / Spring 2027.

Completion expected: Late 2028.

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC TIV1

SITE ADDRESS (as per the site allocation policy):

Pear Tree Farm, west of The Street, Tivetshall

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

Ella Murfet (Turley) on behalf of Silverley Properties Ltd (Land Promoters) and Julie Thorndyke, Patricia Wyatt and Sarah Chapple (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) 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 is being prepared to inform the proposals and support a planning application including work around highways, drainage, ecology, trees and ground conditions.

4) An outline planning application will be made before the end of 2025. It is anticipated that planning permission will be forthcoming 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.

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.

(Please continue on a separate sheet if necessary).

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 TIV1

SITE ADDRESS (as per the site allocation policy):

Pear Tree Farm, west of The Street, Tivetshall

PROPOSED DEVELOPMENT:

Approximately 20 dwellings on 1.1 ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Jasmine Philpott (Durrants) on behalf of Julie Thorndyke, Patricia Wyatt and Sarah Chapple (Landowners).

Ella Murfet (Turley) on behalf of Silverley Properties Ltd (Land Promoters)

DATE OF COMPLETION OF DELIVERY STATEMENT:

24th 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. Considerable technical work has been undertaken, including high level viability work. The site is outside of any Nutrient Neutrality catchment, and the adjacent land is owned by the Landowner, so is available for BNG offset if needed.

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 Julie Thorndyke, Sarah Chapple, and Patricia Fryatt. The landowners and agent have agreed terms and appointed Silverley Properties Ltd as Land Promoter, who are legally responsible for conducting the pre-application engagement and obtaining planning consent, then selling 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)

Technical due diligence undertaken to date includes:

- **•Preliminary ecological appraisal**
- **•Intrusive ground investigation**
- **•Highways access design**
- **•Utilities report**
- **•Topographical survey**

In accordance with validation requirements, additional documentation is being prepared to inform upcoming pre-application discussions in Q4 2024 (with Planning and Highways) and support a planning application.

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)

An outline planning application will be made in March 2025, prior to adoption of the emerging Plan but following its submission in January 2025. A reserved matters application would be submitted in Summer 2025. Start on site between Autumn 2025 and Spring 2026. Site completion by end of 2027.

Matter C, 42b and 42c

Settlement Limit: Tivetshall St Mary and Tivetshall St Margaret

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

Yes, the settlement limit for Tivetshall St Mary and Tivetshall St Margaret is suitable and justified. The existing settlement limit has been drawn around the built-up area of The Street, School Road and Thwaites Oak Close to prevent further extension of development into the surrounding countryside whilst allowing for limited infill development within it where achievable.

A minor addition to the settlement limit has been included within the VCHAP, incorporating an area of land west of The Street and immediately south of the existing settlement limit. This area of land was promoted and assessed as part of the Plan process and considered appropriate for inclusion.

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?

The addition to the Tivetshall St Mary and Tivetshall St Margaret settlement limit is considered to be suitable under part (ii). It is located reasonably close to the school and village hall. It is immediately adjacent to existing development to the north and the existing settlement limit to the east and would contribute to the existing form of the village as development fronting The Street.

Allocations and Settlement Limit Extensions Site Assessments ([B.1A](#))

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. Outlying areas, located further from facilities, remain outside the defined settlement limits.

