

Dickleburgh and Rushall Neighbourhood Development Plan

Independent Examiner's Note

Notification of the need for a Hearing

Context

The examination of the Plan is proceeding well.

I have visited the neighbourhood area and have considered the Parish Council's responses to the questions in the clarification note. I have also considered the additional information submitted by Rural Solutions on the proposed housing site (0516 West of Norwich Road) in Policy DR20 of the Plan.

The need for a hearing

I am satisfied that most of the Plan can be examined by way of written representations.

However, in accordance with paragraph 9(3) of Schedule 4B to the Town and Country Planning Act 1990, I have concluded that to ensure an adequate examination of the Plan it is necessary to hold a hearing on the following elements of the Plan:

- the site selection process for the proposed housing allocation, the way in which reasonable alternatives were considered, and the appropriateness of the identified density for the proposed housing site 0516 West of Norwich Road in Policy DR20 (Part 1 of the hearing); and
- the extent to which the proposed designation of land at The Green around the Gables and between the Gables, number 42, and the water treatment plant as a proposed Local Green Space in Policy DR18 meets the criteria in paragraphs 105 and 106 of the National Planning Policy Framework (Part 2 of the hearing).

The participants

The Parish Council (as the qualifying body) and South Norfolk Council (as the local planning authority) will have a statutory role in both parts of the hearing.

The following other people and organisations are invited to attend Part 1 of the hearing:

- the owner of the site and/or the owner's agent;
- Mr and Mrs Patching; and
- Rebecca Walkley and Len Wiggins.

I note that the comments from the local people raise similar issues. In this context it would be helpful if the persons concerned liaised with each other and, where practicable, appointed one person to present a combined case. This will make best use of hearing time and avoid repetition.

Other comments

I am satisfied that the hearing can be accommodated in a single day.

The public and other interested parties will be able to attend the hearing. However, only the organisations invited to attend will be able to participate on the day.

The next stages

I have asked South Norfolk Council to find a suitable venue in the neighbourhood area and to identify a date which is convenient to all parties. Given the time of year, I have asked the Council to look at dates in September and October 2025.

Once a date has been agreed, I will prepare a further note on the hearing, including one on procedural matters for the participants.

Andrew Ashcroft

Independent Examiner

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21 July 2025