

Note for the attention of Andrew Ashcroft, Dickleburgh Neighbourhood Plan Examiner

Prepared by South Norfolk Council and the Agent for Site DR20 (Rural Solutions Limited)

At the hearing session held on 16th October 2025 the planning history of the site West of Norwich Road was discussed. Specifically, whether the outline permission 2018/0980 had lapsed for 7 affordable homes, 7 custom-build homes and 8 accessible dwellings for older people.

South Norfolk Council and the landowner's agent agree that the outline consent has indeed lapsed. Although a s.73 variation extended the outline's timeframe, condition 1 stated that all remaining applications for reserved matters must be made before 23 August 2021.

An extract from planning application 2020/0517 is below:

DECISION NOTICE

Town and Country Planning Act 1990

Reference : 2020/0517
Application Type : Removal/Variation of Condition (S73)
Applicant : Mr D Daniels
Location : Land West Of Norwich Road Dickleburgh Norfolk
Proposal : Variation of condition 2 of 2018/0980 - to amend phasing of development
Date of Decision : 10 June 2020

Permission **has been granted** for the carrying out of development referred to above without compliance with condition(s) imposed on the planning permission referred to above but in accordance with the application form and plans submitted subject to compliance with the following conditions:

1. Application for the approval of the reserved matters for at least one phase of the development must be made before 23 August 2020 with all remaining applications for reserved matters before 23 August 2021. The development hereby permitted should be begun before the expiration of TWO YEARS from the date of approval of the last of the reserved matters to be approved.

Reason for the condition

A time limit is required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

An application for permission in principle for 9 homes on a portion of the same site is under consideration by South Norfolk Council ref. 2025/3340.