
APPENDIX E HERITAGE POLICY 6 LOCAL GAPS



DICKLEBURGH AND RUSHALL NEIGHBOURHOOD PLAN
REGULATION 14 PRE-SUBMISSION

Local Gaps

Heritage Policy 6 Local Gaps

In order to support and preserve views, vistas and sight lines, maintenance of a sense of place, wellbeing and unique identities, local gaps must be maintained and where possible enhanced. They can be enhanced through sensitive planting, encouraging avian habitation and increasing the natural biodiversity. The local gaps not only serve the human population and offer tranquillity and space they also serve to protect and encourage the natural life of the parish. Local gaps are different from Settlement gaps they tend to be smaller; they can fall within a settlement and have significance within the settlement. There are 8 Local gaps within the Parish. See map below although those on Norwich Road are collectively described as D,

Permission to build within or on the margins of the local gap (a margin is 5 meters), will not be granted, unless

- a) it can be demonstrated that no alternative plot of land can be found within the Parish.
- b) the building, structure or planting, will not affect the integrity of the view or vista of the key parish asset afforded by the local gap
- c) it will not result in coalescence of buildings
- d) that the local gap will not be compromised individually or cumulative with other existing or proposed development and the integrity of the gap will be maintained.

Local Gaps



In terms of this aspect of the policy, the principle of the local gap is to secure separate demarcations; between smaller assets of the parish including individual / small groups of buildings, valued landscape features and open spaces

a) Beside The Gables in the Village of Dickleburgh

The Gap between the Gables and House number 43 on Rectory Road Dickleburgh is the first and only significant sight of the moor from the centre of the village. This local gap is considered of paramount importance and must be maintained, protected and enhanced. This area of land exists as defined areas 566, 567, 184, 185 identified as owned by Robert Smith (coloured map 1843 Norfolk Archive library). It has provided views on to and over the Moor since the first founding of the village and as the village has expanded it has remained a locally treasured aspect of the village adding to and determining a sense of place and linkage between the village and the Moor. In addition, it provides an important lung to the heart of the village bringing the countryside into the village, which adds to the well-being of all the residents. Over the years ownership of parts of this local gap have changed. Owners of parcels of the land have bequeathed ownership of the land to South Norfolk District Council to ensure its continued use as an open space. Identifying this as a local gap strengthens that desire and recognises the importance of this area to the residents of the parish.



b) The 10 meter gap west side of New House Farm on the edge of the village of Dickleburgh

The small strip of land between New House Farm and the new development (to the west of New House Farm) must be protected and remain free from any obstruction in order to maintain the view of the Moor. This narrow gap provides the visitor to the

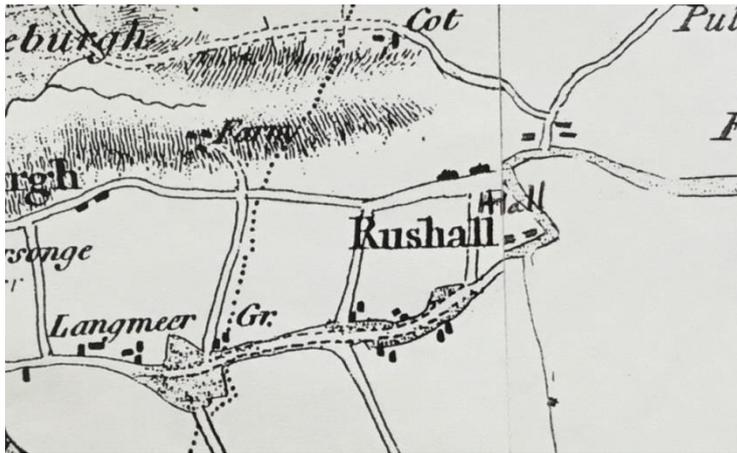
village of Dickleburgh from the direction of Harleston and Rushall, the first glimpse of the Moor. It is a vital element of a north to south avian and mammal corridor through and around the village. This gap has been allowed to be eroded by continued development in the once much larger gap. Any further erosion will destroy the view and connection to the historic Moor and destroy the sense of place created by the linkage to The Moor.

Photo of the development



c) The gap between Rushall Church and Rushall along the Langmere Road.

It is understood that historically the village of Rushall was located along Langmere Road with the route to the church being via a footpath and track from Langmere Road to the Church. Today Rushall's housing stock has expanded to include Harleston Road, Pulham Road and Burnt House Lane. The Rushall settlement along Langmere Road has not significantly expanded since the early 19th Century. There have been relatively few new builds, the main developments have been barn conversions that have retained much of the external architecture. The ribbon aspect of Rushall along Langmere Road has enough distinction in terms of building design and distance from the heart of Rushall to be considered separate and require the protection of a local gap in order to preserve the historic significance of the journey of the parishioners to the church and the open field system around the hamlet. The link between the two aspects of the village has been the footpath and track-way that runs from the Hatchery on the Langmere Road to Rushall Church on Langmere Road. The Settlement Gap runs from the Hatchery, Langmere, north to the church in Rushall.



Fadens map surveyed in 1784

d) The east side of Norwich Road (4 gaps).

There are currently four house buildings on the east side of the Norwich Road relatively evenly spread out. Traveling into Dickleburgh from the north along the Norwich Road the first single building is Moor Cottages. This single building is actually four small cottages, Chestnut Tree Cottage being one of them. Some 129 yards further into the village the next single building is Moor Cottage Again, two tiny cottages merged in the 20th Century into one. Following Moor Cottage, you travel 110 yards to Moorlands a large single house (originally a very small bungalow). From Moorlands you travel 180 yards to Moorfields a single building comprising 2 small cottages. These gaps between cottages allow both visitors and residents extensive views across The Moor, west to east. These views allow the observer a view of Norfolk's past with footpaths and bridleways being the principle means of transport. The local gaps on the Norwich Road preserve the wildness open aspect of the ancient moor. They are considered of paramount importance and must be maintained protected and enhanced.

Any development on the east side of the Norwich Road would dramatically alter the topology, place at risk the fragile ecosystem and affect avian and mammal habitats.

A 5 night survey of the gap between Moor Cottage and Moorfields (4th-8th August 2022) revealed activity from the following species:

Bats	Number of passes
Barbastelle	193
Brandts	2
Serotine	4
Daubentons	13
Whiskered	3
Natterers	165
Leisler	7
Noctule	44
Nathusius	6
Common Pipistrelle	2694
Soprano Pipistrelle	363
Brown Long Eared	115

In addition to the bats, the following species were recorded:

Speckled Bush Cricket
Long Winged Bush Cricket
Dark Bush Cricket
Grey Bush Cricket
Great Green Bush Cricket
Roesel's Bush Cricket
Bird Cherry Moth
Wood Mouse
Common Shrew
Eurasian Pigmy Shrew
Hazel Dormouse