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DICKLEBURGH AND RUSHALL NEIGHBOURHOOD PLAN 2023

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DICKLEBURGH AND RUSHALL NEIGHBOURHOOD PLAN  
REGULATION 14 PRE-SUBMISSION

# Dickleburgh and Rushall Neighbourhood Plan

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## Introduction

This Neighbourhood Plan is supported by a number of documents that need to be read alongside the Neighbourhood Plan to understand the intentions and requirements of the plan fully.

## Dickleburgh and Rushall NP

### Section 1

#### 1.1 The Parish (a short portrait).

The Parish is defined by open fields turned over to crops, scattered linear housing, wooded areas, and a scattering of occasional light industrial/business units, particularly around the east of the Parish, and the two villages of Dickleburgh and Rushall.

#### 1.2 Dickleburgh and its setting

Dickleburgh is situated on a slight plateau between the valleys of the Waveney and the Tas on the A140 from Norwich to Ipswich, some 5 kilometres north of the crossing of the Waveney at Scole. Rushall lies 2 kilometres east of Dickleburgh on the main road from Dickleburgh to Harleston.

There were significant areas of common land around the village of Dickleburgh and Semere. Almost all of the common land was taken during the enclosures of the 19<sup>th</sup> Century. Today the Parish has two small commons, Langmere Green and St. Clements, the latter being a gift to the Parish by the late Daphne Buxton.

The village of Dickleburgh (Dicclesburc, which may mean “stronghold of Dicel or Dicla”) appears, along with the now non-existent village of Semere (Semera, which may mean “lake land or marsh pool”)<sup>1</sup>, in the Domesday book. In 1086 Semere was divided between 2 land owners, The Abbey of St. Edmunds, with an annual value of £2.5/- (two pounds and 5 shillings) and Robert Malet, with an estimated annual value of 11/-7d (11 shillings and 7 pence). The village contained 18.4 households,\* 2 acres of meadow, woodland and 4 pigs<sup>2</sup>. Today the village of Semere no longer exists.

The Abbey of St. Edmunds owned Dickleburgh with an annual value of £2.2/-12d (two pounds, 2 shillings and 12 pence\*\*). The village of Dickleburgh contained 22 households, 7 acres of meadow, woodland and 16 pigs, 1 church and 2 priests.<sup>3</sup>

There is evidence of possible habitation around Dickleburgh dating from the Mesolithic age (6,000 – 3,000 BCE) to the present day<sup>4</sup>. Archaeological and permanent structural evidence suggests there were certainly permanent settlements in the Parish from Saxon times (Rushall Church round tower is thought to be Saxon).<sup>5</sup>

The village of Dickleburgh is defined by the Moor, both in terms of the built environment and the social, cultural, and historic environment. Although there has been significant housing development to the east and south, the historic part of the village, and the church, in particular, are still connected to the Moor and surrounding open countryside by footpaths, and with open views to the west.

To the south, there is a strong linear approach to the village along Ipswich Road, and it is also important to note the historic detachment and separation from the village of the C18 Dickleburgh House, now known as the Manor House, Manor Barns and the C17 Manor Farmhouse.

There are highly valued views along Burston Road, The Ipswich Road and Harvey Lane with hedgerows and trees maintaining a rural character.

To the north, there is the historic landscape of the Dickleburgh Moor, a historic glacial reservoir, now a flat marshy plateau of nature conservation and significant archaeological interest. There is some dispersed settlement along Norwich Road to the west of the Moor, but this remains separated from the village and is referred to as ‘Dickleburgh Moor.’

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<sup>1</sup> <http://www.heritage.norfolk.gov.uk/record-details?TNF213>

\*opendomesday.org records the number as being 18.4

<sup>2</sup> [www.opendomesday.org](http://www.opendomesday.org)

\*\* It is understood that there were 12 pence to the shilling, 20 shillings to the pound and 21 shillings to the guinea. [www.retrowow.co.uk](http://www.retrowow.co.uk). However, opendomesday.org records £2.2/-12d.

<sup>3</sup> [www.opendomesday.org](http://www.opendomesday.org)

<sup>4</sup> Dickleburgh Moor – history, geology and hydrology by Ben Grief 2022

<sup>5</sup> <http://www.norfolkchurches.co.uk/rushall/rushall.htm>

### 1.2.1 Dickleburgh Conservation Area

There has been some development on the east side of the village, some of which has been within the existing conservation area boundary. Development has generally been sympathetic to the character of the village in terms of the size and scale of housing and the use of locally distinctive materials. The conservation area is more focused on the historic part of the village to the west.

### 1.3 Rushall and its setting

The village of Rushall (Riuessal, which appears to mean “nook of land”<sup>6</sup>), like Dickleburgh and Semere, appears in the Domesday Book. In 1086 Rushall was owned by the King<sup>7</sup> and known as King’s land. At the time of the Domesday Book, Rushall was the most significant settlement in the Parish of today. The village consisted of 26 households, including 10 freedmen and 3 smallholders, making it within the top 40% of populated villages. The village had an annual value of £3<sup>8</sup> (three pounds), a considerable sum given the combined value of England was £72,000<sup>9</sup>. The village contained 3 cattle, 17 pigs, 18 sheep, 2 goats and a beehive.<sup>10</sup> Today the main features of Rushall are; a small village mound, which contains the telephone box (the latest listed building in the Parish), the public house and the church. The significant linear approach occurs on Langmere Road that leads to the hamlet of Langmere. The other linear development occurs on Burnt House Lane on the way to Harleston. There is very little new housing post-1980. Most new dwellings are conversions of existing barns and houses, many of them being listed buildings. The village is surrounded by farmland. There are several small businesses within the village.

### 1.4 Street Patterns and Historic Grain of the Parish

The historic grain generally follows a linear development pattern along the main north-south thoroughfare with a handful of historic properties along Rectory Road, Burston Road, Harvey Lane, Ipswich Road and beyond as the village scape ends and quiet lanes lead to the hamlets and isolated buildings of Langmere, maintaining the rurality of the setting. The village of Dickleburgh and less so Rushall, contains some interspersed modern development and housing that has, in the main, through sensitive design, reflected the heritage of the environs within which they stand (examples being The Hatchery, Rushall, and Ganders Rushall, where original features have been maintained).

Along The Street, there is a strong contrast between the more spacious churchyard setting of the church and village green at the centre of the village and tight, back of the pavement, development to the north and south. Where there are gaps in the south section of The Street, these provide access to rear gardens and outbuildings, most of which have now been converted to residential use. There are important views looking west across the churchyard, particularly from the village green and Rectory Road junction, towards the rural landscape beyond. Consequently, there are views from the open countryside back towards the church tower.

The grain of development slightly ‘loosens up’ further from the centre to the north along Norwich Road and south along Ipswich Road with a more varied building line and looser arrangement of buildings. There is also a more spacious grain on Harvey Lane, which allows landscaping to dominate, making this lane feel more like a rural lane in character. The same can be said of Burston Road; however, both roads have seen recent planning approval, which has tightened the grain on Burston Road and particularly on Harvey Lane, which has created a stark exit from the village via Harvey Lane, which is not in line with the principle of rurality.

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<sup>6</sup> <http://www.heritage.norfolk.gov.uk/>

<sup>7</sup> <https://opendomesday.org/place/TM1982/rushall/>

<sup>8</sup> [http://domesday.pase.ac.uk/Domesday?op=5&nameinfo\\_id=3408](http://domesday.pase.ac.uk/Domesday?op=5&nameinfo_id=3408)

<sup>9</sup> <http://www.domesdaybook.net/domesday-book/data-terminology/money-values/values>

<sup>10</sup> [www.opendomesday.org](http://www.opendomesday.org)

### 1.5 The Moor

The village of Dickleburgh exists because of the Moor. The Moor has defined the shape of the village and, for most of its history, the industry and commerce of the village. In recent times the impact of the Moor has diminished, as it has been systematically drained. Today, part of the Moor is, once more, an active Moor providing rich biodiversity and a welcome location for all. Other parts of the ancient Moor continue to be farmed, particularly the East and South of the Moor. **Retaining open vistas on and off the Moor and access to the Moor is a principal concern of the population of the Parish. The views and vistas on and off the Moor and the environment around the Moor are considered of paramount importance to protect and add further weight to the principle of ruralism.** To that end, there must be no added pressure on the Moor's vulnerable ecosystem. There should be no further housing or other built structures unless they are part of the support structure of the Moor, supporting the ecosystem and biosphere of the Moor.



Map of Dickleburgh and Dickleburgh Moor circa 1794 (courtesy of Norfolk Heritage Library)

## **Section 2 The Creation of the Neighbourhood Plan**

### **2.1 Introduction to the Neighbourhood Plan**

In 2011 the Localism Act introduced Neighbourhood Planning to the hierarchy of spatial planning in England, giving communities the right to shape future development at a local level. The Parish Neighbourhood Plan complements existing local, regional, national and strategic planning policy, providing valuable detail that has come directly from residents of the Parish.

The Dickleburgh and Rushall Parish Neighbourhood Plan is community-led. It has been created in order to guide the future development of the Parish. It is the first of its kind for the Parish and part of the Government's current approach to planning.

The Neighbourhood Plan was conceived as a response and safeguarding measure to the Greater Norwich Local Plan (GNLP) process. For the Parish of Dickleburgh and Rushall, it has been localism at work.

### **2.2 How the plan was prepared**

The Neighbourhood Plan has been commissioned by the Dickleburgh and Rushall Parish Council following residents' concerns about safeguarding the rurality of the villages and hamlets within the Parish. The Neighbourhood Plan Steering Group have prepared the Plan, supported and encouraged at key times by officers from South Norfolk District Council and Broadlands District Council.

In order to inform and involve residents, the Parish Neighbourhood Plan Steering Group believed that effective communication and community engagement was essential from the beginning of the Neighbourhood Plan (NP) process. The NP process has therefore been open to all at all times. All meetings have been public, and ideas and concerns of residents have been sought at all times.

The Dickleburgh and Rushall NP runs through to 2042 to reflect the lifespan of the local plan (GNLP).

The policies contained within the Dickleburgh and Rushall plan will:

- reflect and reinforce the importance of the rural identity of the villages of Dickleburgh and Rushall as small tranquil villages;
- limit new development to within the settlement boundary;
- provide guidance on the size and scale of any new development;
- ensure the provision of off-road parking.

### **2.3 The Neighbourhood Plan Team**

The Neighbourhood Plan team consists of residents who, between them, have a wide range of skills, experiences, occupations, and interests, including:

Publican, Principal Architect, Advertising Executive, Delivery Driver, Bank Fund Management, School Secretary and Bursar, Health Service Trustee, Lawyer, Publishing, Long Distance Transport Haulage, Musician, Local Education Authority Team Manager, Author, Chairman Parish Council, Leaders of the Village Society, Marketing Executive, Deputy Registrar, Parish Clerk, Biodiversity Experts, Horticulturalist, Local Authority Manager, Education Authority Policy Officer, Captain Ladies Tennis Team, Higher Education Team Leader on Biodiversity, Psychotherapist, Teacher, Parish Council Finance Officer, Vice Principal of a Further Education College, Associate Head Teacher, Garden Designer, Printer, Retail Shop Manager, Captain Ladies Golf Club, Police Officer, Civil Servants, Advertising Executive, Company Director, Chiropterologist.

#### **2.3.1 The group members**

Matthew Hill, Eleanor Pugh, Alan Patching, Julia Deighton, Allan Eavis, Karen Barker, Andrew Goodman, Abigail Watson, Brenda Eavis, Ivan Sandford, Pauline Goodman, Darren Watling, Judy Walker, Keith Moore, Ann Baker, Colin Kirk, Mary Hicks, Jackie Patching, Richard Hulett and Ben Grief

#### **2.3.2 Organisation of the Neighbourhood Plan Team**

The Neighbourhood Plan team comprised three sub-teams that would meet separately from the whole team to analyse the outcomes of surveys and subsequent information-gathering events and occasions, to formulate ideas and documents for the wider group to consider, inform and develop.



The three teams consisted of:  
Housing and the Built Environment,  
Transport and Connectivity,  
Environment (Biodiversity) Heritage and Community.

All other themes such as economy, services were either addressed through those groups or as separate projects identified by individuals within the team who would then start a discussion within the larger group.

All decisions were taken at full committee meetings.

Further detail can be found in support documentation Appendix i Team Meetings

#### 2.4 Seeking a Neighbourhood Plan. The voice of the people.

In 2017 as a consequence of the emerging Greater Norwich Local Plan (GNLP), which was itself a response to government directives to build more homes across the breadth of the country, a significant number of sites were put forward by landowners and developers for housing development within the Parish. So large was the number and so concentrated on one village that it was thought that, were they to gain planning permission, then the village of Dickleburgh would be lost to the developments, and with that, the loss of its heritage and context. The decision was taken to start creating the Dickleburgh and Rushall NP (D&R NP). The prospect of creating a Neighbourhood Plan team was advertised, a number of people put themselves forward to join the team. The initial strategy to gather evidence of the views of the communities within the Parish was two-pronged.

On the one hand, a questionnaire was constructed and posted by hand to all addresses within the Parish. All houses were subsequently revisited (in some cases a number of times) to collect the completed forms. The second strategy was to engage the residents of the Parish in the GNLP debate. A public meeting was held on the 24<sup>th</sup> of February 2017 to launch the D&R NP. Its purpose was to outline the Neighbourhood Plan processes, the GNLP call for sites outcome and the possible implications for the Parish. Further public meetings were organised. These included; Sites Map, Have Your Say (HYS) and Have Your Say 2 (HYS2). In addition, information on the progress of the Neighbourhood Plan was posted on the Parish website and Facebook page and a permanent display in the Village Centre.

##### 2.4.1 The Survey and initial public meeting.

The Neighbourhood Plan was launched on 24<sup>th</sup> February 2017 with a public meeting. The initial thoughts of the community were provided at that meeting. The meeting was attended by around 40 members of the Parish. The thoughts, ideas and concerns generated by the public meeting made it quite clear the community was sufficiently concerned that further evidence was sought through a questionnaire.

##### 2.4.2 The Questionnaire

The Questionnaire was constructed during the Spring and Summer of 2017. It was issued during the Autumn and Winter of 2017/2018 and collected over the following months November 2017 – May 2018). In total, these completed questionnaires generated in excess of 2,000 separate responses.

Further opportunities were provided for individuals to contribute. This included two public sessions (Have Your Say 27<sup>th</sup> April 2019 and Have Your Say 2, 18<sup>th</sup> and 20<sup>th</sup> of January 2020); the Neighbourhood Plan was discussed at every subsequent Annual Parish meeting with displays. It also appeared as an agenda item at all Parish Council Meetings.

Further detail can be found in support documentation Appendices ii, iii, iv and v

#### 2.5 Principal Evidence from the public

The trend in recent years has been for new developments to be built at high densities. This is not in keeping with the South Norfolk Spatial Assessment of retaining a rural character that is both peaceful and tranquil<sup>11</sup> and is not in keeping with the notion of rurality. There is concern within the community to retain the village and rural feel. Parish residents wish to see new developments positively contribute

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<sup>11</sup> [https://www.southnorfolk.gov.uk/sites/default/files/LUC\\_2001\\_RPA\\_A5\\_Waveney\\_Rural\\_River.pdf](https://www.southnorfolk.gov.uk/sites/default/files/LUC_2001_RPA_A5_Waveney_Rural_River.pdf)

through sympathetic and visually attractive design. The Neighbourhood Plan supports the National Planning Policy Framework's (NPPF) objective to achieve excellence in design, especially design that will help establish a 'strong sense of place' and 'create attractive and comfortable places to live, work and visit' (NPPF para 58). While the main focus of this policy section is residential development, the policy section is also intended to apply to commercial development should any proposals come forward. The public questions and meetings provided a very strong steer. The communities of Dickleburgh and Rushall are extremely concerned about the quality of life within the Parish, both for current residents and potential new residents. The overarching concerns of the people of the Parish can be found within the terms of beautification and rurality. The list below must be viewed through the prisms of rurality and beautification.

#### 2.5.1 Housing

- Housing must be in sympathy with, and reflective of, the current housing stock and the environmental setting and must be future-proofed.
- There is a strong desire to see housing that supports people at different stages in their life including affordable homes, homes for young families, homes for the elderly that support independent living such as bungalows.
- Gardens and the size of gardens are seen as of paramount importance not just to provide a green lung for the house itself but also to provide adequate space for children to play and explore and to ensure levels of privacy (sight and sound).
- The distance between houses is an important factor to the people of the Parish.
- There is a desire that new homes should be well presented.
- Parking should be off the road and not in front of houses; parking spaces should be provided beside the house or behind the house.
- There should be enough parking space per house to negate the need for cars to be parked nose to tail.
- New houses must be environmentally friendly and environmentally compliant.
- Houses and structures should incorporate features such as electricity generation, water harvesting (grey water usage) and other features that will help optimise biodiversity, protect the environment and conserve natural resources.

#### 2.5.2 Connectivity

- WiFi. The residents are keen to see improved connectivity in the Parish, particularly Wi-Fi which at the time of publication is still not universal throughout the Parish with different areas having different strengths.
- Rural isolation and isolation through rural poverty is a concern within the Parish. Cars form an essential part of the connectivity. Residents are highly dependent upon the car in order to access work, basic necessities such as food shopping and amenities such as health and well-being.

#### 2.5.3 Transport and traffic

A significant concern across the Parish is the number of heavy goods lorries driving through the villages at all times of day and night. In Dickleburgh, this movement of traffic is focused upon The Street and Rectory Road. In Rushall, it is focused on The Street and the Harleston Road.

- Residents would like to see heavy goods lorries using alternative routes to get to their destinations.
- Traffic calming featured significantly, both as a separate issue and also in relation to; pedestrian, cyclist, horse and horse rider safety. Concern was expressed about people ignoring speed limits and pollution generated as a consequence of the high volumes of traffic on some streets.
- There is concern over the lack of car parking spaces available in the villages.

#### 2.5.4 Heritage

- Residents are proud of the heritage and history of the Parish and the villages and hamlets within the Parish. There is a strong desire to add to the knowledge and understanding of the villages within the landscape.

- The Moor at Dickleburgh received a significant number of positive comments expressing a strong desire to maintain all views on and off the Moor and to protect the surrounding environs of the Moor.
- Other sites across the Parish were identified as needing protection. They included St. Clements and Langmere Commons, Olivers Wood, the allotment sites in and around Dickleburgh, the open spaces along Rectory Road and toward the Moor, and the playing field on Harvey Lane.

#### 2.5.5 Conservation and Biodiversity

Protecting flora and fauna is a principal concern that affects everyone. It adds to well-being and an understanding of place. There were many examples of areas that needed to be protected in order to maintain flora and fauna, especially in and around the villages. A number of rare plants were identified as existing in the hedgerows of the Parish and on the verges. Mammal routes for food and flight corridors of birds and mammals were identified as requiring special protection.

#### 2.5.6 Well-being

There was a strong expression of the desire to preserve open spaces, to protect open spaces and add to the public open spaces in the heart of the village of Dickleburgh, enabling easy public access to the open countryside. Engagement opportunities were identified, such as holiday learning and after-school clubs for school-age children, and youth clubs, adult learning opportunities for people to re-skill, learn new skills or develop new interests.

#### 2.6 Severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2)

The Covid-19 pandemic has had a marked influence on the lives of residents in Dickleburgh and Rushall Parish, changing their perception of three aspects of the Parish plan. First, they recognise a need for secure and safe housing with appropriate amenities and enabling local neighbourhood-based support systems (neighbourliness) while safeguarding individual interests. Secondly, they value the ease and safety of road and footpath access, particularly remarking on the pleasure of reduced traffic on roads. And thirdly, there is a far higher appreciation, with marked emphasis placed on the 'green environment'<sup>12</sup>. The Parish has seen abundant use of country walks, people tending their gardens for pleasure and encouraging wildlife, observation and preservation of the Parish's flora and fauna and sharing this on local social media sites. This has led to a call for the introduction of Quiet Lanes across the Parish.

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<sup>12</sup> Green Exercise Linking Nature Health and Well Being. Joe Barton et al. Routledge 2016. p. 102

## Section 3 The Vision and the Objectives

### 3.1. The Vision up to and beyond 2042

The vision sets out what the people of Dickleburgh and Rushall wish their Parish to be like in the years to 2042 and beyond. It shapes the objectives, policies and projects set out in the Neighbourhood Plan. There was particular interest in retaining the rural character and protecting its heritage and biodiversity.

**The nature and character of our rural villages will be preserved and retained, in order to meet the various needs of residents, contribute to a high quality of life and provide opportunity and choice. This will be achieved in ways that make effective use of natural resources, enhance the environment and natural diversity, promote social inclusion, and supports the local economy.**

### 3.2. Objectives of the Neighbourhood Plan

In response to the consultation, a series of objectives were written, which set out what the Neighbourhood Plan aimed to accomplish. The objectives provided a starting point for the development of policies.

The Neighbourhood Plan reflects the Parish communities understanding of the need to accommodate housing growth. However, there is great concern about the potential growth of Dickleburgh and Rushall Parish if it is unmarshalled. New developments in the Parish could erode the very qualities that make the Parish a community if it is not carefully managed in terms of scale, design, and impact. Dickleburgh and Rushall growth must be more than about meeting housing numbers; new developments should contribute to the character of the Parish, enrich the natural environment, provide local benefits, and have at their core an embrace and maintenance of rurality and beautification and the richness of the environment.

#### 3.2.1. Housing objectives

These objectives have been formulated from the Questionnaire and opinion-seeking events and consultation exercises with various expert agencies such as Anglia Water, Government departments, the National Tree Council, NWT and many others.

The two principal objectives in relation to housing development are:

**Objective 1:** To provide sufficient and appropriate high-quality housing in small-scale developments to meet local needs within a balanced housing market.

**Objective 2:** To provide mixed-use development that complements the character and heritage of the rural villages of Dickleburgh and Rushall.

The Residents of the Parish wish to avoid:

- Urban sprawl, inappropriate development, or over development.
- Change to the status of village of Dickleburgh.
- Loss of character.

(This can be summed up by the terms maintaining rurality and improving beautification).

The residents of the Parish wish to encourage:

- Protection of Rural England and the rural landscape of the Parish.
- Maintaining and improving the character, appearance and distinctiveness of the villages and settlements within the Parish.
- Any site selected in and around Dickleburgh & Rushall should be carefully planned and designed to adhere to the requirements of maintaining rurality and improving beautification.

Infrastructure for new housing:

- Most of the sites outside of the village centre are on individual sewage treatment plants. Houses should harvest grey water for flushing toilets, watering a garden and other aspects of life that do

not require purified water. Housing developments will be expected to be connected to the mains water and sewage system.

For further detail and specific requirements for any agreed development, see Appendix P

### 3.2.2. **Transport objectives**

The Neighbourhood Plan requires the following objectives to be achieved through planning or as projects undertaken by the Parish Council.

**Objective 1:** Address the issue of significant numbers of lorries and HGVs travelling through areas of the parish judged to be hazardous and perilous to both pedestrians and the environment.

**Objective 2:** Improve the safety of pedestrians and residents of the Parish.

**Objective 3:** Reduce traffic congestion in the Parish.

**Objective 4:** To future proof the housing infrastructure to support environmentally friendly transport.

### 3.2.3. **Environmental and Biodiversity objectives**

In addition to the survey outcomes, additional data has been obtained from; Norfolk County Council, locally conducted surveys of biodiversity, meetings with local agencies and organisations including Norfolk Wildlife Trust (NWT), South Norfolk District Council (SNC), Highways.

**Objective 1:** To put in place measures and policies that; ensure the protection and enhancement of all our natural habitats, including hedgerows, coppices, ditches and key natural environmental assets, in order to encourage an increase in biodiversity across the Parish and provide environments conducive to maintaining healthy populations of birds, bats and other fauna. An element of this will require developers planting native green hedging rather than solid wood fencing and providing additional habitats and wildlife corridors for hedgehogs and other small mammals, enabling free-roaming into and through the development and hamlet or village.

**Objective 2** To Protect and promote an increase of green footpaths, bridleways and cycleways to further enable public access to open countryside, green sites for community use and woodlands, including any new Parish Woodlands. And protect and enhance vistas and views of significance within the Parish.

**Objective 3:** To ensure the maintenance of distinct settlements and define clear settlement gaps to ensure the continuance of these distinct and separate settlements. For the sake of this document, a separate settlement can be distinguished by the separation of dwellings from larger settlements/hamlets by a field or defined boundary.

**Objective 4:** To challenge environmental risk and promote carbon offsetting by supporting creative thinking and solutions that safeguard and enhance the natural environment. To promote, within the design/build of new developments, features such as; permeable driveways/hard standing, provision of green energy, green walls, green roofing, water harvesting and full utilisation of grey water solutions.

**Objective 5:** Establish clean environment policies to address issues of pollution and promote well-being, and improved public health. This will include a ‘beautification’ policy as part of the approach to promote well-being by improving the overall visual enhancement and character of the Parish.

**NB** Where policies in place result in new planting, any trees, shrubs, hedging and the like should be native species and typical of those which are already present in the local area and should come with a

commitment to be maintained and preserved for a minimum fixed period of at least 3 years<sup>13</sup> or until established.<sup>14</sup>

### **3.3 Policies and Projects**

Policies and projects have been identified and developed with the community, which are designed to ensure Dickleburgh and Rushall Parish develops in a sustainable way.

#### **3.3.1 Policies**

The Neighbourhood Plan policies follow the Government's guidance, and they exist to: -

- Set out requirements in advance for new development in an area.
- Inform and guide decisions on planning applications.
- Ensure that the multitude of individual decisions add up to something coherent, positive and enhancing for the area and Parish as a whole.

#### **3.3.2 Projects**

During consultation events, the local community and NP Team identified a number of projects and community actions that fall outside the remit of the planning system or are for consideration in the future. There should be the scope and opportunity to progress some or all of the projects in tandem with the progress of some larger developments, thereby ensuring better value for money, less disruption for the local population and less environmental impact. The projects that cannot be initiated in tandem with a larger development will be taken forward outside the NP process.

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<sup>13</sup> <https://www.woodlandtrust.org.uk/plant-trees/advice/care/>

<sup>14</sup> <https://treecouncil.org.uk/science-and-research/hedgerows/#1627292550614-6afeb579-f642>

## Section 4 Heritage Policies

### Purposes of the Heritage Section and policies

To gain an understanding of the significance of the Parish as a whole and aspects of the Parish, any development will need to be conducted within a framework of understanding the past. To that end, all buildings and developments will be required to reference the environment within which it is set, which may well include referencing the past through archaeological interpretation of the land surrounding the proposed development, the heritage of the site and location, and the vistas and views it pertains to. **Any development will be required to reflect the best of the Parish in terms of architecture, ecology, natural habitats and biodiversity.** All archaeological finds should be shared with the relevant authorities, and a report should be published on the Parish website.

#### 4.1 Our Heritage

The village of Dickleburgh exists because of the Moor. The Moor has, historically, defined the shape of the village and the surrounding environs. The impact of the Moor, throughout most of its history, has driven the industry and commerce of the village. In recent times, the importance of the Moor has diminished, as it has been systematically drained. At the same time, the significance of the village of Dickleburgh continued to wane. Today, although much reduced, the Moor is once more an active Moor providing a rich biodiversity and welcoming location for all. **Retaining open vistas and access to the Moor is a principal concern of the population of the Parish and one that is considered of paramount importance to protect.** To that end, there must be no added pressure on the Moor's vulnerable eco system. There should be no further housing or other built structures unless they are part of the support structure of the Moor, supporting the ecosystem and biosphere of the Moor.

#### 4.2 Heritage Policy 1 (HP1) Listed Buildings, Heritage Buildings and Buildings of note

Context: There are over 100 listed buildings in the Parish. A heritage building is a building erected before 1900. There are a significant number of heritage buildings in the Parish. Buildings of note are buildings that add to the knowledge and understanding of the land and the environment within which it is set. It may be, for example, a post-industrial conversion, an avant-garde building that enables contextualisation. Some of these buildings are in the Dickleburgh designated Conservation Area, but many are not.<sup>15</sup> It is the intention of this Neighbourhood Plan to protect the integrity of the listed buildings, heritage buildings and buildings of note by ensuring their position in the landscape is recognised, and any new building in the proximity of a noted building should not impinge upon the landscape and detract from the listed building heritage building or building of note.

##### 4.2.1 Policy

Any new building in the proximity of a listed building, heritage building or building of note should not impinge upon the landscape setting of that building or detract from the listed building, heritage building or building of note itself.

It is the desire and intention of the **Parish and residents to protect areas of architectural or historic interest and enhance them. Any building, landscaping, or access must be achieved through sensitive design that embraces the Listed, heritage and buildings of note within their setting and their relevance.** Failure to meet this will mean that the proposal will not be supported.

##### Rationale / Justification

The resident's desire for HP1 is expressed through Questionnaire Q4, Q5, Q8, Q9, Q17, Q18, Q20. Evidence from Consultation exercise April 2019 Section 'Thinking about environment when building new houses'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Heritage Assets', 'Protecting and Recording the Heritage of the Parish 1', 'Protecting and Recording the Parish 2', 'Protecting Parish 3', 'Protecting Parish 4'.

Further detail, including the list of listed buildings, can be found in support documentation Appendix A Heritage Policy 1

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<sup>15</sup> Dickleburgh Conservation Area Character Appraisal 2017

### 4.3 Heritage Policy 2 Archaeology

Context: Both Dickleburgh and Rushall are rich in archaeology. Some of the archaeology is of national significance as it provides evidence of human activity and settlement evidence dating possibly from 2,000 to 3,000+ BC. Pre-Roman and Roman finds have tended to be discovered to the East of Dickleburgh running North to South, although archaeological finds are scattered across the entire Parish. **The identification and logging of archaeological finds are of paramount importance, and any development that involves the building of new properties must involve archaeological surveys to add to our understanding of human activity in the area.** It is worth noting that a pre-Roman find has emerged in the Hamlet of Langmere. We must assume, therefore, that there are potential Roman and Pre-Roman finds in a much wider area than just the East and North of the Village of Dickleburgh. In addition, some finds are so sensitive that they have been noted by NCC and recorded, but the location has not been identified to preserve them.<sup>16</sup> In addition to Roman and pre-Roman archaeology, there are many finds from the medieval period to the present day. These finds are more widely dispersed across the Parish and show industrial, commercial, economic and evidence of domestic life. Like the pre-Roman finds, some of the medieval find spots are not identified to protect the sites.



Map showing the location of Roman and Pre-Roman finds (marked in red) within the Parish.



Map showing the location of Post Roman Medieval and later finds (marked in dark blue) within the Parish.

#### 4.3.1 Policy

To ensure the preservation and add to the understanding and contextualisation of the settlements of Dickleburgh, Rushall and Langmere, care must be taken and demonstrated to ensure no archaeological evidence is destroyed prior to, during or after any development that involves a new build within the Parish. All findings must be registered with the appropriate authorities. Findings must be published and shared with the Parish Council, South Norfolk Council and Norfolk County Council in order to inform and enhance any local understanding and context. Given the distribution of finds across the Parish and the historical significance of Dickleburgh and the Moor, the whole of the village of Dickleburgh and its surrounding areas is considered to be a heritage asset as outlined by NPPF<sup>17</sup>. **All planning applications must reference and be in accord with this policy.**

#### Rationale / Justification

<sup>16</sup> <http://www.heritage.norfolk.gov.uk>

<sup>17</sup> NPPF 2021: Setting of a heritage asset: p.71



The resident's desire for HP2 is expressed through Questionnaire Q4, Q5, Q8. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Heritage Assets', 'Protecting and Recording the Heritage of the Parish 1', 'Protecting and Recording the Parish 2', 'Protecting Parish 3', 'Protecting Parish 4'.

#### **4.4 Heritage Policy 3 Heritage sites**

Context: There are a number of Heritage sites around the Parish that hold a significant interest to residents of the Parish. All heritage sites must be protected.

Heritage sites include:

A The field on Rectory Road

B The Moor

C The field behind the Church Dickleburgh<sup>18</sup>

D The allotments on Burston Road

E The allotments and ditch behind the Church and Brandreth Close<sup>19</sup>

F The entrance to High Common, the junction of Ipswich Road and Common Road

##### **4.4.1 Policy**

Heritage sites have a distinct place in the village topography and the topography of the Parish. Heritage sites are identified because they encompass a sense of place and add to the wellbeing of the community. Heritage sites within the Parish are protected from harm through erosion of the site itself or its setting within the environment of the Parish. This would include any development abutting a heritage site that, through its construction or creation, distracts from the heritage site. Development around a heritage site must therefore be an absolute last resort, having accounted for all aspects of biodiversity and mitigated against loss of habitat or species in the proposal.

##### **Rationale / Justification**

The resident's desire for HP3 is expressed through Questionnaire Q3, Q4, Q5, Q8, Q17, Q18. Evidence from Consultation exercise April 2019 Section 'Help us set the Vision' and 'Thinking About Environment When Building New Homes'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Valued Community Assets'. NPPF (2021)<sup>20</sup>

Further detail, including maps and descriptions, can be found in support documentation Appendix B Heritage Policy 3 Heritage sites.

#### **4.5 Heritage Policy 4 Views and Vistas**

Context: The visual, scenic and undeveloped character of the Parish will be protected from development that may adversely affect its nature conservation value, its landscape character, its function as an important piece of green infrastructure and its contribution to the wider network of green spaces in the Parish.

##### **4.5.1 Policy**

The Neighbourhood Plan seeks to protect views and vistas across the Parish that are valued by residents or hold community importance. The views' key features include distant buildings, landscape / open scape and the juxtaposition of village edges and the open agricultural countryside. Development that reduces access to the view/vista or development within these views will not be allowed unless exceptional circumstances can be proved. Where a building is allowed, it must be demonstrated that it will enhance

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<sup>18</sup> Dickleburgh Conservation Area Character Appraisal and Management Guidelines. South Norfolk Council 2017. Appendix 4

<sup>19</sup> Dickleburgh Conservation Area Character Appraisal and Management Guidelines. South Norfolk Council 2017. Appendix 4

<sup>20</sup> NPPF p. 28 para 100, 101,

the view and environment and not distract or detract from it. Buildings that are intrusive, prominent, to the detriment of the view or public access to the view, in part or as a whole, will not be permitted. There are a number of significant views and vistas that are considered particularly important and must be protected and, where possible enhanced. All developments must demonstrate that they will not adversely affect a public view or vista as identified within the Neighbourhood Plan. Development proposals that would adversely affect an important public view or vista will not be supported.

#### Rationale / Justification

The resident's desire for HP4 is expressed through Questionnaire Q4, Q5, Q8, Q17, Q18. Evidence from Consultation exercise April 2019 Section 'Help us Set the Vision' Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Transport Poster 2' 'Housing Across the Parish 2'. NPPF para.174

Further detail, including maps, can be found in support documentation Appendix C Heritage Policy 4 Views and Vistas.

### **4.6 The Establishment of Settlement and Local Gaps**

Context: Settlement gaps and local gaps are not the same. For the sake of this document, a settlement gap is a gap between two settlements that preserve the integrity of the settlement and maintains the nucleated villages and hamlets in the Parish. A local gap can exist within the nucleated village or Hamlet to preserve a key feature. As such, a local gap can exist within a settlement gap. It has a different purpose and separate policy requirements.

There is a clear demand, as expressed through the consultation process within the Parish that the Neighbourhood Plan deliver Settlement Gaps and Local Gaps to ensure the protection of key Parish assets, to preserve and maintain the identity and character of the separate settlements.

Settlement and Local Gaps will preserve and protect avian and mammal corridors through and around settlements. They will maintain the dark skies objective and define the edges of dominant human habitation.

The Settlement and Local Gaps provide essential views of the important natural features within the Parish and assist in maintaining the beauty and integrity of the natural environment, setting the human settlements within the historic and economic context of the landscape. Views of open countryside and fresh air have been demonstrated to have a positive impact upon well-being, and mental health and the maintenance and protection of Settlement and Local Gaps in the Parish will go some way in assisting the well-being of the residents in the Parish.

*“Research consistently shows us that using or having a connection with nature is good for us in many different ways. The living world can focus and restore our attention. It can help give us the space to ease our pain and allow us to heal. Unlike concrete, nature can re-invigorate children’s concentration and strength, and could even make us more caring and generous towards each other.”<sup>21</sup>*

### **4.7 Heritage Policy 5 Settlement Gaps**

#### 4.7.1 Policy

To maintain the nucleated aspect of settlements within the Parish and prevent distinct villages and hamlets from merging or coalescing, or incorporating isolated buildings or clusters of buildings into larger conurbations and losing their unique identity, settlement gaps must be maintained. There are 2 settlement gaps within the Parish.

They are:

A The gap between Dickleburgh and Dickleburgh Moor (see Map below)

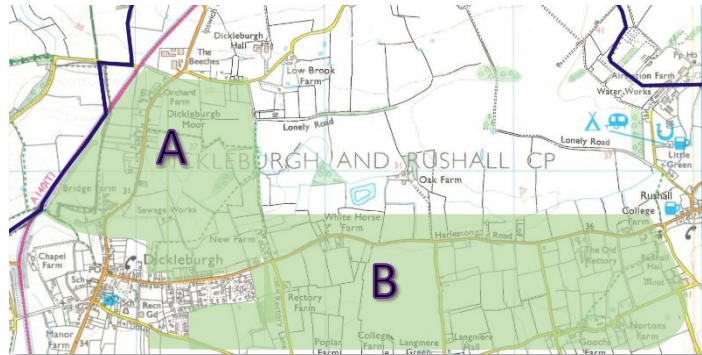
B The gap between Rushall and Dickleburgh (see Map below)

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<sup>21</sup> <https://www.cpre.org.uk/magazine/opinion/item/5040-wellbeing-and-the-countryside>

Permission to build within or on the margins of the settlement gap will not be granted unless

- a) it can be demonstrated that no alternative plot of land can be found within the Parish.
- b) that the settlement gap will not be compromised individually or cumulative with other existing or proposed development. That the integrity of the gap will be maintained and there will be a net increase in the biodiversity of the settlement gap and that views and vistas will remain.



#### Rationale / Justification

The resident's desire for HP5 is expressed through Questionnaire Q4, Q5, Q8, Q17, Q18. Evidence from Consultation exercise April 2019 Section 'Help us Set the Vision', Thinking about environment when building new houses' and 'Settlement Gaps'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Biodiversity objective 4 (Settlement Gaps)'.

Further detail, including maps, can be found in support documentation Appendix D.

#### 4.8 Heritage Policy 6 Local Gaps

##### Policy

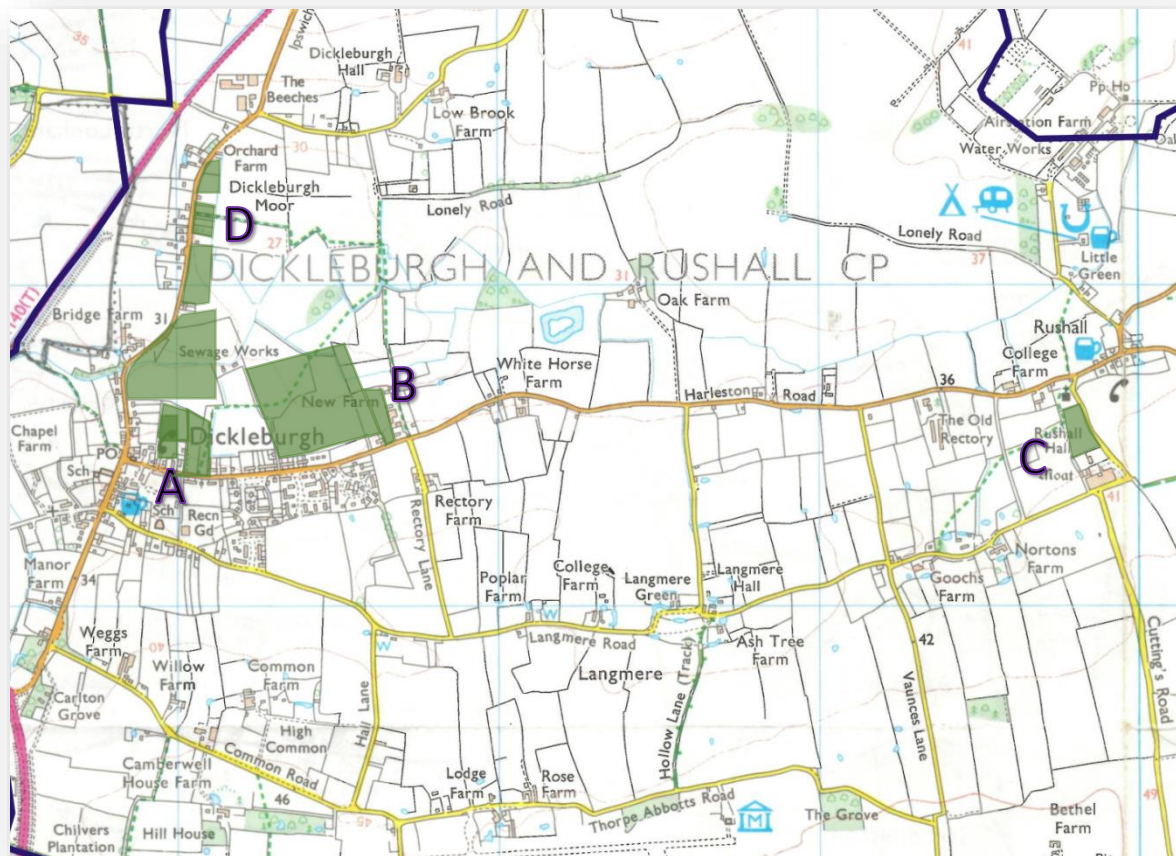
In order to support and preserve views, vistas and sight lines, maintaining a sense of place, wellbeing and unique identities, local gaps must be maintained and, where possible enhanced. They can be enhanced through sensitive planting, encouraging avian habitation and increasing the natural biodiversity. 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 7 Local gaps within the Parish. See map on support documentation, 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 the 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.

#### Rationale / Justification

The resident's desire for HP6 is expressed through Questionnaire Q4, Q5, Q7, Q8, Q9, Q17, Q18. Evidence from Consultation exercise April 2019 Section 'Help us Set the Vision', Thinking about environment when building new houses' and 'Settlement Gaps'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Biodiversity Objective 4 (Settlement Gaps)'.



**A) Beside The Gables in the Village of Dickleburgh**

The Gap beside the Gables 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.

**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 and therefore contextualises the built distribution of the village. The Gap includes all areas to the North of Rectory Road.

**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 19<sup>th</sup> Century.

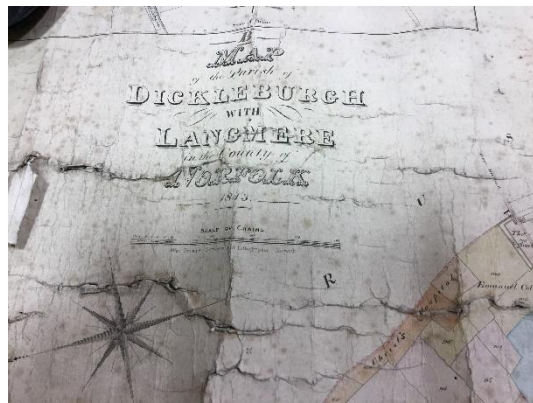
#### **D) The east side of Norwich Road (4 gaps).**

There are currently four house buildings on the east side of Norwich Road relatively evenly spread out. These views allow the observer a view of Norfolk's past, with footpaths and bridleways being the principal means of transport. The local gaps on the Norwich Road preserve the wild 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.

Further detail, including maps and photographs, can be found in Appendix E Heritage Policy 6 Local Gaps

#### **4.9 Heritage policy 7 Heritage Ditches and Hedgerows**

Context: Research of ancient maps in the County archives show that the bulk of field shapes and the single-track lines, hedgerows and verges has remained largely unchanged for hundreds of years, and it appears that many of these configurations are likely to date back to the Iron Age enclosures. The NP identifies that in order to fall under this policy protection, the hedge and or ditch must be identifiable on the 1843 map of the Parish (found at Norfolk Archive Library) and must still exist.



Dickleburgh with Langmere 1843 Title Block courtesy of Norfolk Archive Library

##### **4.9.1 Policy Heritage Ditches and Hedgerows**

All heritage ditches and hedgerows are protected under this Neighbourhood Plan. All efforts must be made to avoid compromising the health of a heritage ditch or hedgerow. Where a development takes place that compromises the integrity of the ditch or hedgerow, mitigation and compensation must be put into place prior to that compromise.

Compensation will consist of the creation of a new ditch or hedgerow with the same opportunities to wildlife the original hedgerow or ditch afforded. Any replacement of a heritage ditch or hedgerow must significantly and demonstrably outweigh the loss. Failure to ensure this will result in the application being denied.

##### **Rationale / Justification**

The resident's desire for HP7 is expressed through Questionnaire Q4, Q8, Q9, Q18. Evidence from Consultation exercise April 2019 Section 'Help us Set the Vision', Thinking about environment when

building new houses’ and ‘Settlement Gaps’. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section ‘Protecting Parish 3’.

Further detail, including maps, can be found in support documentation Appendix F

#### **4.10 Heritage Policy 8 Heritage Verges**

Context: Heritage verges are verges that are identifiable on the 1843 map of the Parish (see above). Like ditches and hedgerows, they provide a historic context to the land and the environs, therefore adding to an understanding of place and encouraging emotional and psychological health and wellbeing. Heritage verges are not required to be classified as having a status other than that of Heritage. There should, however, be an active policy of driving the standard up so that all heritage verges achieve the status of gold or nature reserve (For further detail, see biodiversity section).

##### **4.10.1 Policy**

All heritage verges are protected under this Neighbourhood Plan. All efforts must be made to avoid compromising the health of a heritage verge. Where a development takes place that compromises the integrity of the verge, mitigation and compensation must be put into place prior to that compromise.

Compensation will consist of the creation of a new verge with the same opportunities to wild life the original verge afforded. Any replacement of a heritage verge must significantly and demonstrably outweigh the loss. In this instance, it will be through raising the status of the new verge to a higher level than it currently has. A gold standard heritage verge would therefore be replaced by a verge with the status of a nature reserve. Failure to ensure this will result in the application being denied.

##### **Rationale / Justification**

The resident’s desire for HP8 is expressed through Questionnaire Q4, Q5, Q8, Q9, Q18. Evidence from Consultation exercise April 2019 Section ‘Help us set the vision’, ‘Wildlife & Flora’, ‘Existing Green Spaces and Habitats’.

Further detail, including maps, can be found in support documentation Appendix F Heritage policy 7 and 8.

## Section 5 Housing Policies

### 5.1 Purposes of the housing section and policies

In order to gain an understanding of the significance of the Parish as a whole and aspects of the Parish, any development will need to be conducted within a framework of understanding the past and making a positive impact on the lives of the people already living within the Parish. To that end, all buildings and developments will be required to reference the environment, both natural and human, within which it is set and the aspirations of the community. That may well include referencing the past through archaeological interpretation of the land surrounding the proposed development, the heritage of the site and location, and the vistas and views it pertains to. **Any development will be required to reflect the best of the Parish in terms of architecture, ecology, natural habitats, and biodiversity.** All archaeological finds should be shared with the relevant authorities and a report published on the Parish website.

### 5.2 Beautification and Rurality

Any development must reflect and take account of the Beautification and Rurality requirements. Specific guidance is provided for agreed developments. See additional support documentation.

Further detail can be found in support documentation Appendix G Housing Policy 1 Rurality and Beautification.

#### 5.2.1 Rurality

The evidence from all surveys and information gathering exercises undertaken to inform this Neighbourhood Plan demonstrates that the population of this Parish is deeply concerned with the preservation of rurality in all its forms. That could include buildings that reference the best of what is already in the villages and hamlets of the Parish, a sense of space and place where ecology and biodiversity are encouraged and celebrated, and individuals are able to live in harmony with the wider environment. Rurality has to involve environs with easy access to green footpaths and public open spaces, quiet roads and lanes, peacefulness and calmness. Rurality evokes environments that promote wellbeing, community and tranquillity. A significant element of that sense of rurality pervading the Parish landscape includes clear views and vistas from homes, public and private spaces. Views and vistas should be the easiest to maintain and may have the deepest resonance with people as they evoke a sense of both space and time, drawing in the historic as well as the present and future. Views and vistas are also the most fragile element. Once gone, they are nigh impossible to retrieve, recreate, or restore. **All developments within the Parish must fulfil the criteria of rurality.**

5.2.2 In relation to landscape types, the Parish of Dickleburgh and Rushall exists within the Waveney Tributary Farmland area and within the wider category of tributary farmland. This classification identifies that: there are occasional long views and an intricate network of narrow, winding rural lanes bounded by banks or ditches. Settlements in this geographic area are evenly distributed and consist of small nucleated villages<sup>22</sup>. This classification through geography and design does present concerns for the Parish and requires safeguards in order to maintain the classification.

5.2.3 The Parish has a number of long views and vistas, some of which are under threat and require protection. The Parish does have an intricate network of narrow lanes, although many are relatively straight, which may be seen as inviting cars, lorries and farm vehicles to travel faster than many would wish. The issue of speeding on quiet lanes has been raised many times by residents through the consultation process and requires careful planning and action to address it. Careful strategic planning is required to ensure the village of Dickleburgh remains a small, nucleated village. Developments that threaten the maintenance of a nucleated village must be rejected.

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<sup>22</sup>South Norfolk Landscape Assessment

#### **5.2.4 Rurality, garden sizes and property spacing.**

Any building must take account of and reflect the rurality of the environment. Garden size is determined by the pre-existing size of gardens around it and the rurality principle that the further a development is from the centre of the village, the larger the garden space is required and the greater the space between properties. In addition, the further from the centre, the greater the mix of biodiversity should be and the more scattered and isolated the houses. This will require an up-to-date audit of existing habitats and species and a clear demonstration that the development will both enhance the existing numbers and add to them.

#### **5.2.5 Beautification**

Beautification is an important issue to be addressed through the D&R Neighbourhood Plan. All developments and change that increase the existing footprint of the building or constitute a new build must contribute to the beautification of the specific location and to the Parish as a whole. There is no doubt that beauty is in the eye of the beholder. The natural world can appear to the casual observer to be unstructured, haphazard, and an undesirable location and yet these sites are often the richest in biodiversity. It is difficult, therefore, to specify what is or is not beautifying the location or Parish. In order to achieve the status of beautifying, a development will need to fulfil a number of tests.

- The visual impact of new developments, when viewed from approaching main roads in the surrounding countryside, should be such that they do not appear out of character with the surrounding environment and be of good design.
- A new development must be harmonised with the open countryside and village scape by the use of sensitive landscape screening and mature tree planting.
- A development must increase the biodiversity of the area. This can be achieved through well-integrated green spaces, laying new, and preserving existing ditch and pond systems, in addition, allowing untouched areas to remain, enabling the natural environment to reach into any development.

Any building must add to the attractiveness of the immediate landscape. It must sit well within the environment and must measurably add to the biodiversity of its immediate setting.

#### **5.2.6 Housing Policy 1: Rurality and Beautification**

All new housing, commercial or industrial developments must fully reflect the requirements and principles of Rurality and Beautification to be accepted. Failure to address and meet the standard as outlined in the Design Guideline and the Neighbourhood Plan would result in the planning application being denied.

The resident's desire for Ho. P1 is expressed through Questionnaire Q3, Q4, Q5, Q8, Q9, Q17, Q18, Evidence from Consultation exercise April 2019 Section 'Key Thoughts on Housing', 'Housing for the Next Generation', 'Thinking about Environment When Building New Homes'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Policy 3 Valued Community Assets', 'Transport Poster 2', 'Transport Parking for New Developments', 'Housing New Builds 1', 'Housing across the Parish 2 (policy 4)', 'Green Spaces', 'Biodiversity Objective 4 (Settlement Gaps)', 'Biodiversity objective 3 (natural habitat and hedgerows)'.

Further information can be found in Appendix G, Housing Rurality and Beautification. Examples of garden sizes can be found in the support documentation for sites.

#### **5.3 Issues of Scale and Rurality**

The Village Cluster housing allocation plan requires the Parish of Dickleburgh and Rushall to deliver 25 homes. The planning authority of South Norfolk have given outline planning permission to a development



on the land to the South of Norwich Road and to the east of Brandreth Close for 22 homes. This pre-existing permission falls outside of the housing allocation required by the Village Cluster response to the GNLP requirement. Over the course of the lifetime of this Neighbourhood Plan, there will therefore be a planned delivery of 47 homes. Within the context of a small rural village, scale is important. What would be perceived as a small, tiny or negligible development in a town will appear as a large-scale development within a village. A village with a population of 1000<sup>23</sup> could see a 3-house development increase the population of the village by around 2%. The population of the village of Dickleburgh is currently around 1061<sup>24</sup>. The proposal to deliver an additional 47 houses will potentially deliver an increased population of around 20 – 32%, depending on the accepted occupation per home of the new homes. The impact of the development will significantly challenge the dynamic of the village and the attitudes and values of the residents as expressed throughout the consultation process. It is, therefore, crucial that housing is developed sensitively and in accordance with the views of the Parish.

#### 5.4 **Developments that include the removal of trees or hedgerows.**

All large-scale development proposals (3+ houses) shall include high-quality landscaping design studies, that as a minimum, retain existing trees and hedgerows. Any development of over 15 sq. meters must look to retain any pre-existing trees and/or hedges. If a strong case is made for the removal of any trees or hedgerows, the loss will need to be mitigated by ensuring that replacement is at least equivalent to the ecological value of the hedgerow or trees removed. Development that will result in the loss or degradation of any woodland block or any of the remaining ancient hedgerows, including those shown on the tithe maps, will be refused unless the overall benefits significantly and demonstrably outweigh the loss.

#### 5.5 **Housing and the built environment. A quality-built and sustainable natural environment.**

The trend in recent years has been for new developments to be built at high densities. This is not in keeping with the South Norfolk Spatial Assessment of retaining a rural character that is both peaceful and tranquil<sup>25</sup> and is not in keeping with the notion of rurality. There is a strong desire within the community to retain the village and rural feel. Parish residents wish to see new developments positively contribute through sympathetic and visually attractive design. The Neighbourhood Plan supports the National Planning Policy Framework's (NPPF) objective to achieve excellence in design, especially design that will help establish a 'strong sense of place' and 'create attractive and comfortable places to live, work and visit' (NPPF para 58). While the main focus of this policy section is residential development, the policy section is also intended to apply to commercial development should any proposals come forward. Delivering a wide choice of high-quality homes is essential to support a sustainable, mixed and inclusive community. There is a demand for a range of property sizes and types to meet the current needs of the community, along with suitable accommodation to meet changing needs of some older residents.

The Neighbourhood Plan supports an appropriate level of affordable housing for rent<sup>26</sup>. All future development must comply with the national and district guidelines for the percentage of affordable housing as defined at the time of the implementation of a development. The Neighbourhood Plan would like to see up to a third of the Affordable Rent tenure allocated with a priority for people with a connection with the Parish.<sup>27</sup> The Neighbourhood Plan supports South Norfolk District Council's adopted standard cascade format.

#### 5.6 **Housing Policy 2: Local housing needs**

All new housing developments of 10+ homes should include properties that will address the specific needs of the population of the Parish, which include:

- Housing for older people, people with a disability, or frailty. Housing should be suitable for independent living in accordance with Lifetime Home Standards.

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<sup>23</sup> [https://www.citypopulation.de/en/uk/eastofengland/norfolk/E34001559\\_\\_dickleburgh/](https://www.citypopulation.de/en/uk/eastofengland/norfolk/E34001559__dickleburgh/)

<sup>24</sup> [https://www.citypopulation.de/en/uk/eastofengland/norfolk/E34001559\\_\\_dickleburgh/](https://www.citypopulation.de/en/uk/eastofengland/norfolk/E34001559__dickleburgh/)

<sup>25</sup> [https://www.southnorfolk.gov.uk/sites/default/files/LUC\\_2001\\_RPA\\_A5\\_Waveney\\_Rural\\_River.pdf](https://www.southnorfolk.gov.uk/sites/default/files/LUC_2001_RPA_A5_Waveney_Rural_River.pdf)

<sup>26</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>27</sup> [https://www.south-norfolk.gov.uk/sites/default/files/downloads/06\\_cabinet\\_minutes\\_22\\_july\\_2019\\_1.pdf](https://www.south-norfolk.gov.uk/sites/default/files/downloads/06_cabinet_minutes_22_july_2019_1.pdf)

- Smaller homes, including bungalows, for parishioners to downsize so that they may retain the opportunity to live in the Parish.
- Starter homes for first-time buyers.
- Affordable housing as part of a mixed development.

#### Rationale / Justification

The resident's desire for Ho. P2 is expressed in Questionnaire Q3, Q20. Evidence from Consultation exercise April 2019 Section 'Key Thoughts on Housing' and 'Housing for Next Generation'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Housing Policy 1', 'Key thoughts on Housing'.

#### 5.7 Housing Policy 3: Valued community assets

Housing / industrial/commercial developments which impinge upon the following community asset of All Saints Church and St Mary's Church, The Dickleburgh Village Community Centre, Reading Room, will only be supported, provided they meet all requirements of rurality, beautification and well-being (as set out in the design and character guidance), and enhance the community use of the community asset.

Further information can be found in Appendix H Housing Design and Character Guidance.

#### Rationale / Justification

The resident's desire for Ho. P3 is expressed through Questionnaire Q3, Q8, Q17, Q18, Q20, Q21. Evidence from Consultation exercise April 2019 Section 'Thoughts on Land not used for Housing', 'Existing Green Spaces and Habitats'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Heritage Assets', 'Housing across the Parish 2 (policy 4).'

#### 5.8 Housing Policy 4: Rural and Village Scape, Image, Heights and Massing

The Neighbourhood Plan seeks to maintain the rurality and enhance the rural image of the villages and hamlets within the Parish.

##### 5.8.1 Policy

Proposals that involve conversions, or the building of new homes, commercial, or industrial buildings must demonstrate that they will meet the requirement to achieve this distinction of rurality and the achievement of high quality and inclusive design. Any proposal must indicate how it will enhance the quality of the environment whilst retaining the prevailing character. The development must protect and enhance the environment and existing locally distinctive character. Applications that fail to take the opportunities for improving the character and quality of the area, including rurality and the way the area functions, will be refused.<sup>28</sup>

#### Rationale / Justification

The resident's desire for Ho. P4 is expressed through Questionnaire Q3, Q4, Q5, Q8, Q17, Q18, Q21. Evidence from Consultation exercise April 2019 Section 'Help us Set the Vision', 'Thinking about Environment when Building New Homes', 'Settlement Gaps'.

#### 5.9 Housing Policy 5: Parking for the building of new houses or conversions

Car parking should be provided for each new dwelling based on the standards set out in the Design Guide (see Support documentation). Parking, nose to tail, invariably adds to greenhouse gas emissions as well as affecting the health and wellbeing of residents.<sup>29</sup> Thus plans and proposals that include or require parking nose to tail will be rejected.

<sup>28</sup> South Norfolk Policy DM 3.8 Design Principles applying to all development

<sup>29</sup> Barbara A. Maher,\* Imad A. M. Ahmed, Brian Davison, Vassil Karloukovski, and Robert Clarke: Impact of Roadside Tree Lines on Indoor Concentrations of Traffic-Derived Particulate Matter. Environmental; Science and Technology. pubs.acs.org/est

The level of provision should be such that indiscriminate parking and the obstruction of footways and carriageways is avoided, and safe access for services is maintained.

The provision for nose to tail parking on the site of the property does not meet the requirements of rurality. The increased air pollutants caused through the additional movement of nose to tail parked cars that are on the site of the property does not support wellbeing.

#### Rationale / Justification

The resident's desire for Ho. P5 is expressed through Questionnaire Q1, Q3, Q4, Q15, Q21. Evidence from Consultation exercise April 2019 Section 'Housing for Next Generation'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Housing Across the Parish 2 (Policy 4)'. Additional justification is from South Norfolk Policy DM 3.8 Design Principles

### 5.10 **Housing Policy 6: New Homes and the local environment**

The building of all new homes must take account of any areas on, adjacent or in close proximity to the site that has been identified as being of environmental and biodiversity interest as referred to in the Neighbourhood Plan. They should integrate aspects of that environment into the planned development.

#### Rationale / Justification

The resident's desire for Ho. P6 is expressed through Questionnaire Q3, Q4, Q5, Q7, Q8, Q17. Evidence from Consultation exercise April 2019 Section 'Thoughts on Land not used for Housing', 'Trees and Hedgerows'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Protecting and Recording the Parish 2', 'Policy 3 Valued Community Assets', 'Transport Poster 2', 'Housing New Builds 1',

### 5.11 **Housing Policy 7: Water Management 1 Water Harvesting**

All new housing should utilise underground grey water harvesting features which should feature as part of the internal plumbing of the home and feed toilet flushes and other water points that do not require fresh treated water. The grey water harvesting features should be put in place at the time of the build to minimise cost and maximise efficiency.

#### 5.11.1 **Housing Policy 7a Water Management 2**

All new housing developments will incorporate water harvesting for each property. This will include the use of permeable surfaces on all aspects of the built features around the house to prevent and, where necessary, alleviate localised flooding. Further development must not cause or contribute to the problem of flooding, drainage issues, or pollution. Any surface water drainage ponds associated with any planning development should appear natural and be able to be colonised by the local Flora and flora whilst maintaining their designed purpose. Permeable materials should be used on free-standing areas such as drives, parking bays, walkways, vehicle laybys, and any public spaces.

#### Rationale / Justification

The resident's desire for Ho. P7 and 7a is expressed in Questionnaire Q3, Q4, Q5, Q15. Evidence from Consultation exercise April 2019 Section 'Thinking about Environment when building new Houses'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Thinking About the Environment When Building Houses'. Additional justification is from, Dickleburgh and Rushall flooding in 2020 / 2021. Regular flooding on Ipswich Road and Norwich Road.

### 5.12 **Housing Policy 8: Building on previously open land / green spaces**

Where a house or building structure is built upon previously open land or green space, then sustainable

drainage schemes should be used to provide wildlife areas and open links with existing countryside or other local green spaces. The features that encourage sustainable wildlife may include ponds, swales, trees, and grasslands. Where paving is required, permeable paving should be utilized as an integral part of the green infrastructure.

#### Rationale / Justification

The resident's desire for Ho. P8 is expressed in Questionnaire Q3, Q4, Q5, Q8, Q9, Q17, Q18, Q20. Evidence from Consultation exercise April 2019 Section 'Thinking about Environment when building new Houses'. 'Wildlife & Flora', 'Thoughts on Land not used for Housing'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Green Spaces', 'Biodiversity Objectives 1&2 (Access to Green Spaces and Green Assets)' 'Biodiversity Objective 3 (Natural Habitat and Hedgerows)', 'Carbon Offsetting', 'Green Spaces'.

#### 5.13 Housing Policy 9: Cordon Sanitaire

The Dickleburgh and Rushall NP fully supports the requirement for all developments to be outside of any cordon sanitaire in the Parish.

No new house building should occur within 400 meters of Sewage Works within the Parish of Dickleburgh and Rushall.

For a map identifying the cordon sanitaire in Dickleburgh, see Appendix J

#### Rationale / Justification

The residents desire for Ho. P9 is expressed in Questionnaire Q4, Q9, Q15.

#### 5.14 Housing Policy 10: Carbon offsetting for new builds

- 1 All new residential, employment or community infrastructure development will be expected to have undergone a carbon assessment (tCO<sub>2</sub>e)<sup>30</sup> and to publish the result at the time the application is made (prior to any decision by the planning authorities)
- 2 All new builds should clearly identify the carbon-offset strategy they intend to utilize to meet the carbon offset requirements.
- 3 All improvements to the infrastructure of the Parish that require creating new roadways, relaying of existing roads or parts of roads will be expected to have undergone a carbon assessment (tCO<sub>2</sub>e) for both the carbon pollution in the materials used and the laying of the road. This will include any elements within the road, such as new piping or cabling. All developers will be required to publish the result along with the mitigation plan prior to the start of the work.
- 4 The Parish Council expects all tCO<sub>2</sub>e assessments to be in line with the Government standard.
- 5 Any development of 3 or more houses (see 5.3) will be expected to make available land for public amenity that will be designated carbon offset land. The management of the land could be handed over to the Parish Council. If there is no land available, the developer should contribute to the Parish Council for the purchase of carbon offset land to the value of the tCO<sub>2</sub>e assessment.
- 6 The Parish Council would have the option to purchase land where possible and when available to be used for carbon offsetting and provide green public areas.
- 7 Where a development is unable to meet this requirement of demonstrating a net gain of carbon capture, then the developer will be required to provide off-site compensation.

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<sup>30</sup> <http://www.climate-change-wisdom.com/CO2e.html> CO<sub>2</sub>e is the shorthand for carbon dioxide equivalents. It is the standard unit in carbon accounting to quantify greenhouse gas emissions, emissions reductions and carbon credits. It is expressed in tonnes and written as **tCO<sub>2</sub>e**, although properly the '2' should be a subscript. Sometimes a hyphen is included, tCO<sub>2</sub>-e

#### Rationale / Justification

The resident's desire for Ho. P10 is expressed through Questionnaire Q3, Q4, Q7, Q9, Q20. Evidence from Consultation exercise April 2019 Section 'Thinking about Environment when Building New Houses', 'Trees and Hedgerows'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Housing Across the Parish 2 (Policy 4)', 'Transport 5', 'Carbon Offsetting', 'Thinking about the Environment when Building Houses', 'Biodiversity All Key Objectives'.

#### 5.15 **Housing Policy 11: Safeguarding existing property aspects, well-being and the Green Infrastructure**

Policy All new housing projects must ensure that the wellbeing of residents is at the core of the building project. All developments must ensure they provide biodiversity solutions and space to support wellbeing. The plans and build must demonstrably embrace the environment that they sit within and use green infrastructure solutions to enhance the building and its setting<sup>31</sup>. No new housing, commercial or industrial buildings should have a detrimental impact on existing residents outlook, amenity and enjoyment of the villages and hamlets. There must be a positive impact on change to the character and appearance of the villages, clearly showing that the development will enhance the character and add to the beautification and rurality of the village or hamlet.

#### Rationale / Justification

The resident's desire for Ho. P11 is expressed in Questionnaire Q3, Q4, Q5, Q6, Q7, Q8, Q9, Q12, Q13, Q14, Q15, Q17, Q19, Q20, Q21. Evidence from Consultation exercise April 2019 Section 'Help us set the Vision', 'Thinking about Environment when Building New Homes'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Transport 2', 'Transport 3', 'Transport 4', 'Transport – Environmental Impact', 'Transport parking for New Developments', 'Housing across the Parish (policy 4)', 'Poster Green Spaces', 'Biodiversity Objective 3 (Natural habitat and hedgerows)', 'Biodiversity Objective 4 (Settlement Gaps)', 'Green Spaces', 'Thinking about the Environment when Building New Houses' 'Biodiversity Objective 16 (Beautification)'.

#### 5.17 **Housing Policy 12: Electric charging points**

As the environment and climate changes, the need for cleaner energy will inevitably increase. Currently, Government proposals are that from 2030, only electric cars will be made in the UK. During this period, electric car use is expected to increase by 900%.<sup>32</sup> All new housing must provide the capacity and infrastructure for off-road electrical charging points per dwelling in order to future proof the house. Individual retrospective fitting of charging points could transgress the overriding beautification policy and carbon offsetting policy.

All housing developments of new homes will be required to create the capacity and infrastructure for off-road electrical charging points per dwelling.

Residential development with communal parking areas, and non-residential developments providing car parking spaces, should include ducting to facilitate the future installation of vehicle ChargePoint for every space.

#### Rationale / Justification

The resident's desire for Ho. P13 is expressed in Questionnaire Q4. Evidence from Consultation exercise April 2019 Section 'Thinking about Environment when Building New Homes'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Housing across the Parish (policy 4)', 'Transport 5'. Additional information from the Energy Saving Trust.

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<sup>31</sup> <https://www.tcpa.org.uk/green-infrastructure-definition#:~:text=Green%20infrastructure%20is%20a%20network,description%20for%20conventional%20open%20space.>

<sup>32</sup> Incorporating EV chargepoints into local planning policies for new developments A report by the Energy Saving Trust April 2020 p.14

### 5.18 **Housing Policy 13: Self-build**

The majority of windfall housing in the Parish has historically been small scale developments that may have included self-build. The NP recognises that this can be a way for those new to the housing market to gain their first home.

#### Policy

Any development of 10 or more properties should provide opportunities for self-build plots. These plots can be determined by the developer and must conform to all requirements of the NP.

#### Rationale / Justification

The resident's desire for Ho. P14 was expressed through Evidence from Consultation exercise April 2019 Section 'Key Thoughts on Housing'

## Section 6 Transport Policies

### 6.1 Parking

Parish residents are concerned about parking in and around new developments. As part of good design, car-parking provision needs careful consideration, and incorporated into the overall design of the local environment. Given the rural nature of Dickleburgh and Rushall, there is a high dependency on private cars, with many households having more than one car. Therefore, sufficient parking provision is required for all new developments.

### 6.2 Transport Policy 1: Local traffic generation

Any new development involving the creation of 3 or more homes, or an industrial development (see point 5.3) will be expected to quantify the level of traffic movements they are likely to generate and its cumulative effect on the traffic flow within the village and Parish. The developer will be expected to assess the impact of this traffic and include appropriate measures to mitigate any negative impact on road safety, pedestrians, cyclists, horse riders, safe road crossing points, parking and traffic flow within the village and Parish.

For more information, see Appendix K.

#### Rationale / Justification

The resident's desire for T. P1 is expressed in Questionnaire Q1, Q2, Q3, Q7, Q15 Q17, Q21. Additional Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Biodiversity Objective 3 (Natural habitat and Hedgerows)', 'Transport Poster 2', 'Green Spaces'.

### 6.3 Transport Policy 2: Protecting pedestrians, horse riders and cyclists

It is the intent of the Parish Neighbourhood Plan to protect and safeguard pedestrians, horse riders and cyclists by introducing new road calming measures on the three roads identified on the map (see support documentation, Appendix S, and Appendix R) that enter the village of Dickleburgh. They are Ipswich Road, Norwich Road and Rectory Road.

#### 6.3.1 Policy

Any planning development resulting in more houses on or off the Ipswich Road, Norwich Road or Rectory Road will be expected to contribute toward the establishment of the following safeguarding measures.

#### 6.3.2 Proposals:

1. Establish a chicane or other road calming measure on the Ipswich Road / The Street, coming into the village of Dickleburgh.
2. Create a crossing point on Rectory Road adjacent to the pathway leading to Dickleburgh Primary School, the Village Centre and the Recreational Green. This will enable school children to safely cross Rectory Road.
3. Install permanent speed awareness monitors on the Ipswich Road, Norwich Road, and Rectory Road.

#### Rationale / Justification

The resident's desire for T. P2 is expressed in Questionnaire Q1, Q2, Q3, Q7, Q15 Q17, Q21. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Transport 3', 'Transport 4'.

### 6.4 Transport Policy 3 Supporting and enhancing provision for walking, cycling and horse riding

All new developments of 3 or more homes (see point 5.3) employment or community infrastructure buildings will be expected to demonstrate there is within The Plan adequate provision of crossing points, safe footpaths and cycleways, in accordance with national planning guidance, and they are connected where appropriate to existing local provision and thereby adding to the existing network. They will be required to contribute to an enhanced and joined-up network of high-quality footpaths, green paths and rights of way to improve access to village amenities and the open countryside. Any new development

adjacent to existing footpaths or open spaces must take account of its setting by avoiding negative impacts on safety, visual appearance, surveillance and functionality. All pavements must be level with appropriate drop-curbs for residents and visitors with mobility difficulties.

#### Rationale / Justification

The resident's desire for T. P3 is expressed in Questionnaire Q4, Q5, Q6, Q7, Q8, Q9, Q15, Q17, Q18, Q20, Q21. Evidence from Consultation exercise April 2019 Section 'Help us set the vision', 'Thoughts on Land not used for Housing', 'Transport Policies', 'Pathways and Walks'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Green Spaces', 'Transport 1', 'Transport 3', 'Transport 4', 'Thinking about the Environment when Building Houses', 'Transport Environmental Impact'.

### **6.5 Transport projects & aims Projects that aim to meet the objectives and policies within the Neighbourhood Plan:**

1. To agree a new route for HGVs with Smurfit Kappa and Highways that reduce the impact upon the villages within the Parish.
2. The Parish will work with Smurfit Kappa and Highways to investigate the viability, and if viable, introduce a one-way system for empty HGVs returning to Smurfit Kappa (the Box Factory) to improve road safety.
3. Establish pollution reduction measures on the Ipswich Road / The Street coming into the village of Dickleburgh.
4. Working with Highways to investigate the possibility of reducing speeding within the Village of Dickleburgh This will include reducing traffic speeds on the Ipswich Road, Norwich Road and Harvey Lane.
5. Create a new safe crossing point on Rectory Road adjacent to the pathway leading to Dickleburgh Primary School, the Village Centre and the Recreational Green.
6. Install permanent speed awareness monitors.
7. The Parish to continue the successful Speed Watch campaign
8. The Parish aims to protect and safeguard pedestrians, cyclists and horse riders by introducing new road calming measures, as required, on the four roads entering Dickleburgh (including Harvey Lane).
9. To investigate the opportunity of increasing the number of designated parking spaces on Rectory Road.
10. Investigate the potential for safe pedestrian access to the countryside and a broader range of safety enhancements.
11. To continue the free borderhoppa service to the doctor's surgery, Pulham Market, and if there is a need, look at creative ways of extending it.
12. The Parish aims to promote a greater use of reliable regular public transport.
13. The Parish will identify, and, when feasible, install electrical charging points at key locations.
14. To engage with and encourage carbon capture initiatives on new developments.



15. To investigate and initiate means to reduce pollution on the roadways within the villages of the Parish.<sup>33</sup>

16. Off-road parking and safe drop-offs. The Parish Council is committed to ensuring safety measures are in place to protect pedestrians. There are key times during the school working day where there are significant vehicular movements. These occur at the beginning and end of the school day when children from locations other than Dickleburgh are dropped off or collected. The influx of traffic at these critical times is highly disruptive to residents on The Street, Harvey Lane, Rectory Road and Ipswich Road. The Parish Council will continue to monitor the traffic flows through the Parish and put forward measures to reduce congestion. This may take the form of improvements to off-road parking and the provision of safe drop-offs. Development plans that include aspects to support this need will be welcomed.

Additional information and explanation can be found in Appendix L and Appendix M.

#### Rationale / Justification

The resident's desire for Transport Projects is expressed in Questionnaire Q4, Q10, Q15, Q21. Additional Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Carbon Offsetting, 'Transport Parking for New Developments', 'Housing across the Parish'. Further evidence is within: Robert Clarke: Impact of Roadside Tree Lines on Indoor Concentrations of Traffic-Derived Particulate Matter.

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<sup>33</sup> Barbara A. Maher,\* Imad A. M. Ahmed, Brian Davison, Vassil Karloukovski, and Robert Clarke: Impact of Roadside Tree Lines on Indoor Concentrations of Traffic-Derived Particulate Matter. Environmental; Science and Technology. [pubs.acs.org/est](https://pubs.acs.org/est)

## Section 7 Environmental Policies

### 7.1 Biodiversity in the Parish

The Parish of Dickleburgh & Rushall is rural, a place of open fields and views, sitting among high-quality agricultural land.

It is home to several County Wildlife Sites. These are, predominantly, ancient woodlands. It is also home to Dickleburgh Moor, a wetland nature reserve of emerging importance and a site of historical significance.

The fields in the Parish have largely escaped the enlargement seen elsewhere in the county, and many of these have remained unchanged for hundreds of years, probably reflecting original Iron Age field divisions. Consequently, the area is blessed with extensive corridors of narrow lanes, ancient hedgerows, and verges. This network gives the Parish its character and provides an interconnected thoroughfare for animals and a home for rare plant species.

This Green Infrastructure draws wildlife experts and enthusiasts into the Parish, and a small army of wildlife volunteers works constantly recording the incredible diversity of bird species, bats, orchids and other plant-life.

In public consultations, it was clear that the protection of this Green Infrastructure was of the utmost importance to residents. The active participation by such a high percentage of Parishioners under the age of thirty shows the desire for a long-term vision for biodiversity in the Parish.

### 7.2 Green Infrastructure

Green Infrastructure is the umbrella term used to describe all the different elements that form the natural and semi-natural spaces within and around our settlements and in the open countryside. Beyond the obvious connotations of woodlands and fields, the term can be used to embrace a wider range of spaces and includes rivers, streams and other water features; parks, gardens, green lanes, hedgerows, trees, public rights of way, churchyards, sports facilities and so on.

The Green Infrastructure in the Parish of Dickleburgh & Rushall is fundamental to a sense of place and quality of life.

It is often assumed that rural areas must be well blessed with green assets, given the relatively low density of population and the large swathes of open land that contribute to the character of the local landscape. However, much of this land is given over to agriculture and is not primarily managed for wildlife or public access.

Settlements have often developed incrementally over long periods, with a significant amount of development coming forward in the form of individual plots or small developments, limiting the opportunities to plan for the benefit of the community. We need to address that issue.

Given current levels of accessible green space, it is vital that we safeguard what we presently have.

We will support projects by the community or other local groups to create accessible green space throughout the Parish and are keen to look to secure some form of shared public space within Rushall which presently lacks such an amenity.

### 7.3 Environmental Project 1

It is the intention to acquire land for the benefit of residents and to use such land in a positive, constructive fashion. As part of the drive for ongoing improvement of facilities within the community, sites could be used for wildlife, education or enjoyment (where this does not disturb wildlife) by the creation of woodlands, orchards, open areas to enhance vistas and recognised and registered Local Nature Reserves.<sup>34</sup>

#### Rationale / Justification

The resident's desire for E. Project 1 is expressed in Questionnaire Q17, Q18, Q19, Q20, Q21. Evidence from Consultation exercise April 2019 Section 'Help us set the Vision', 'Wildlife & Flora', 'Existing Green Spaces and Habitats', 'Trees and Hedgerows'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Protecting and Recording the Parish 2', 'Protecting Parish 3', 'Protecting

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<sup>34</sup> <https://www.gov.uk/guidance/create-and-manage-local-nature-reserves>

Parish 4’, ‘Transport 4’, ‘Biodiversity Objective 1 & 2 (access to green spaces & protection of Green Assets)’, ‘Biodiversity Objective 3 (Natural Habitat and Hedgerows’, ‘Biodiversity Objective 4’.

#### **7.4 Protecting existing green spaces.**

We will seek to protect existing green space. We will look for opportunities to link existing sites creating a network of natural walkways and Quiet Lanes between these sites and any new developments and the centre of the village. This will create a communal feeling and should help to avoid any feeling of isolated and enclosed development.

The importance of the connectivity of green corridors used by wildlife for movement, feeding and navigation cannot be over-emphasised. Longer-term, we would also look to work with adjoining Parish Councils to ensure that these vital green corridors form connected networks beyond the Parish boundary. The linking of sites and the creation of access corridors, and the maintenance of green corridors can be supported by the Public Rights of Way network, which provides valuable connections between locations for both wildlife and people.

#### **7.5 Environmental Policy 1: Green Infrastructure**

All development proposals for New Houses must demonstrate how Green Infrastructure networks and assets are harnessed, identified and enhanced, in order to be supported. To facilitate this, they will be required to demonstrate a robust and comprehensive green infrastructure strategy and management plan that;

- a) demonstrates that it includes green infrastructure that protects and reinforces the Parish’s distinctive landscape and enhances green and open space provision in the Parish, addressing needs arising from the new development and providing good connections for people and wildlife.
- b) Retains, and where possible, enhances natural features on the site, for example, trees, woodlands, orchards, hedgerows, brooks, springs, ditches or ponds, protecting them from damage, destruction and a deterioration in quality and ensuring their continued survival.
- c) provides new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species and making provision for future maintenance of new landscape works associated with new developments; and
- d) ensures sequences of green spaces are maintained to provide corridors for wildlife, recreation spaces and important visual amenity for local residents. These green spaces contribute significantly to the identity of the Parish.

Development that is likely to have a direct harmful impact on the Parish’s biodiversity, priority habitats and species will be refused unless appropriate mitigation and/or compensation is provided. Mitigation and or compensation should be delivered on-site where possible. Where this cannot be delivered, off-site green infrastructure and habitat creation can be agreed upon as an alternative condition of development.

#### **Rationale / Justification**

The resident’s desire for E. P1 is expressed in Questionnaire Q3, Q4, Q7, Q8, Q9, Q18. Evidence from Consultation exercise April 2019 Section ‘Help us set the Vision’, ‘Housing for Next Generation’, ‘Thinking about Environment when Building New Homes’, ‘Wildlife & Flora, Existing Green Spaces and Habitats’, ‘Trees and Hedgerows’. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section ‘Biodiversity Objective 16 (Beautification)’, ‘Biodiversity All Key Objectives’, Biodiversity Objectives 1 & 2 (Access to Green Spaces & Protection of Key Green Assets)’, ‘Biodiversity Objective 4 (Settlement Gaps)’, Biodiversity Objective 3 (Natural Habitat and Hedgerows)’.

#### **7.6 Key Natural Environment Assets (Local Green Spaces)**

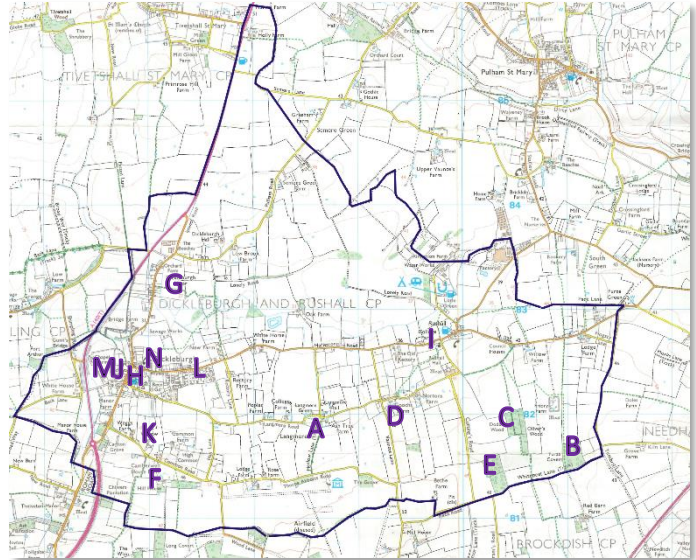
Within this Parish, key natural environmental assets are identified as: Areas of rich biodiversity, areas of environmental significance, areas of historical significance, areas of cultural significance, areas that define place, areas that contribute to the wellbeing of people, areas that enhance the local environment.

##### **7.6.1 Environmental Policy 2: Key Natural Environment Assets (Local Green Spaces)**

For a relatively small Parish, we are fortunate to have a high number of County Wildlife Sites in addition to the ‘jewel in the crown’, which is Dickleburgh Moor. Most of these assets are privately owned and, therefore not accessible by the public other than those which contain public rights of way, or the owner has agreed to some public access. However, the sight and sound of these assets can greatly enhance a feeling of well-being and place. These key assets, which include other green spaces which are used by residents, are valued by the community and should be protected and, where possible, added to.

The areas listed are protected from new development:

- A) Langmere Green
- B) Furze Covert
- C) Dodd’s Wood - Oliver’s Wood
- D) St. Clément’s Common
- E) White Post Lane Wood
- F) Hall Farm Pond
- G) Dickleburgh Moor
- H) Dickleburgh Village Green, opposite the church
- I) The Churchyard of St. Mary’s Church, Rushall
- J) The Churchyard of All Saints Church, Dickleburgh
- K) Dickleburgh Village Hall Playing Fields
- L) The Green on Rectory Road/Catchpole Walk
- M) The field and former allotment area (managed by the Townland Trust) behind Dickleburgh Church. Part of a parcel of land that was put in trust for the village in 1843.<sup>35</sup>
- N) The Green around the Gables and between the Gables, number 43, and the water treatment plant.



### 7.6.2 Policy

Any development proposals which may adversely impact any of the identified environmental assets (LGS) will not be permitted. All successful developments will clearly demonstrate that they contribute to, rather than detract from, the biodiversity value of the LGS.

### Rationale / Justification

The resident’s desire for E. P2 is expressed in Questionnaire Q3, Q8, Q17, Q18, Q21. Evidence from Consultation exercise April 2019 Section ‘Help us set the Vision’, ‘Existing Green Spaces and Habitats’, ‘Thoughts on Land not used for Housing’. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section ‘Biodiversity Objective 16 (Beautification)’, ‘Biodiversity All Key Objectives’, Biodiversity Objectives 1 & 2 (Access to Green Spaces & Protection of Key Green Assets), ‘Biodiversity Objective 4 (Settlement Gaps)’, Biodiversity Objective 3 (Natural Habitat and Hedgerows)’.

### 7.6.3 Protection of Quiet Lanes

The Parish is creating a network of Quiet Lanes. As these are created, they will be recognised as environmental assets. They will therefore be protected through the Environmental Asset policy.

Evidence from Consultation exercise April 2019 Section ‘Settlement Gaps’. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section ‘Transport Poster 2’, ‘Transport 3’, ‘Transport 4’, ‘Green Spaces’. Additional evidence from the Quiet Lanes consultation July 2020.

<sup>35</sup> Dickleburgh Conservation Area Character Appraisal and Management Guidelines. South Norfolk Council 2017. p.4

For maps and further details, please see supporting documentation: Appendix L Biodiversity Policy 2 and Appendix M Quiet Lanes proposal.

### 7.7 Environmental policy 3 Biodiversity net gain

We want to achieve bigger, better, more joined-up and resilient habitats which support wildlife and species and improve ecosystem functions whilst respecting the evolution of the cultural landscape. We aim to protect biodiversity, as demonstrated within this Plan, and deliver biodiversity net gain. We aim to:

- protect our important habitats, sites and animal and plant species
- achieve improved, joined up and resilient habitats

This will be achieved by:

- supporting proposals which conserve and enhance biodiversity and ecosystems processes and,
- applying the mitigation hierarchy (*Avoid* being the most favourable outcome; if this is not possible, then *Mitigate* and, as a last resort if all else fails, then *Compensate*) to all proposals

Since the 1930s, 97% of wildflower meadows have disappeared.<sup>36</sup> Almost one in ten British butterfly species has become extinct due to meadow destruction.<sup>37</sup> Eight per cent of species have been lost in the UK, with the overall butterfly population declining by half since the 1970s.

In the past two decades, research by Plantlife shows we have lost 20% of our roadside wildflower species.<sup>38</sup>

This decline is real, and residents expressed their concern about further pressures which might add to these losses. But these are visible casualties of pressures on habitats. What about the invisible?

On average, five acres of grassland contain about one ton of insects. The number of predatory invertebrates such as beetles may exceed 2000 per cm<sup>2</sup> of ground. 1 acre of hay meadow may contain 2.25 million spiders.<sup>39</sup> Insects are vital components in the production of food and maintaining human health. There is now clear evidence that insect numbers and varieties are declining. Currently, there are estimated to be around 1 million insects per acre of land.<sup>40</sup>

These visible and invisible biodiversity losses will only be exacerbated by building developments. The ideal situation is to have significant offsetting at the place of development, and the Plan has already set out a number of solutions that, quite rightly, go beyond token landscape planting.

Where on-site solutions are proven to be impossible or provide insufficient mitigation, we intend to be creative and look at off-site compensation that might involve:

- a. Works to connect existing wildlife corridors, or
- b. The creation of new public green spaces is one of the listed key objectives.

If this cannot happen because of a lack of suitable available sites (since the Parish Council's intent to acquire sites for such use may take time), then we move to negotiation with developers to carbon compensate by assisting the Parish to undertake works of repair and renovation. For example, we could seek their financial and/or physical assistance in:

- c. Hedge restoration (filling some of the gaps in existing hedgerows), or
- d. Re-planting complete hedgerows and /or filling in stretches where these have been removed due to farming practices between the 1940s and 1970s (obviously that also requires landowner/council and highways approval), or

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<sup>36</sup> Professor Dave Goulson: Reversing the Decline in Insects. The Wildlife trusts.

<sup>37</sup> <https://www.telegraph.co.uk/environment/2021/01/11/almost-one-ten-butterfly-species-extinct-uk-due-lost-wildflower/>

<sup>38</sup> <https://www.countryfile.com/wildlife/wildlife-stories/guide-to-britains-road-verges-history-why-they-are-important-and-threats/>

<sup>39</sup> <https://www.sciencedirect.com/topics/earth-and-planetary-sciences/holocene-epoch>

<sup>40</sup> [http://www.bbc.co.uk/pressoffice/pressreleases/stories/2005/10\\_october/20/life\\_facts.shtml](http://www.bbc.co.uk/pressoffice/pressreleases/stories/2005/10_october/20/life_facts.shtml)

- e. Planting wildflower meadows. When considering planting a meadow, generally, the higher the plant diversity in meadows, the greater the chance of a higher diversity of animals, or
- f. Joining existing woodlands together by planting trees, shrubs to create woodland corridors, this could include integrating roses. This not only improves habitats for wildlife it will also help connect people with the natural environment.<sup>41</sup>
- g. Projects which expand or improve existing woodland, since this serves the existing wildlife better, rather than creating a standalone area of woodland.
- h. A series of works that might involve ditch clearing, pond clearing or verge repairs and the like.

Ongoing surveys of the village could identify locations for these works, and a list, in order of priority, could be prepared in readiness. If aims 1 and 2 cannot be fulfilled, then we cascade down our list and hopefully end up with a re-invigorated, greener, leafier Parish where ditches flow, and ponds don't flood and choke the life out of the water by congestion.

### 7.7.1 Policy

As a minimum, all development must demonstrably have retention of biodiversity and the additionality of biodiversity at its core. Any development that involves the building of a new home or converting an existing industrial building into a house will be required to demonstrate a net ecological and biodiversity gain of at least 10% across the area they are developing.<sup>42</sup> This will be achieved by measuring, understanding, and reporting the ecology of the environment in its natural state prior to the proposal. The developer will need to include in their proposals evidence of how the development will achieve a minimum of 10% gain.

Actions to support the net gain can be found in Appendix Q

#### Rationale / Justification

The resident's desire for E. P3 is expressed in Questionnaire Q3, Q4, Q5, Q8, Q9, Q18, Q19, Q20. Evidence from Consultation exercise April 2019 Section 'Help us set the Vision', 'Thoughts on Land not used for Housing', 'Housing for Next Generation', 'Thinking about Environment when Building New Houses', 'Wildlife & Flora', 'Existing Green Spaces and Habitats', 'Settlement Gaps', 'Trees and Hedgerows'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Biodiversity All Key Objectives', 'Carbon Offsetting', 'Green Spaces', 'Biodiversity Objective 3 Natural Habitat and Hedgerow).' 'Thinking about the Environment when Building Houses'.

### 7.8 Environmental Policy 4 Carbon Capture and Offsetting within the environmental context.

In order for a strategy to be able to claim it is a carbon capture and offsetting strategy, meeting the challenge of utilising biodiversity as a means of Carbon Offsetting it will need to encompass the following requirements:

- a proper programme of maintenance.
- the use of suitable species which are typical within the Parish.
- the use of planting trees and bushes which are as mature as is reasonably practical, especially if established trees/hedges have been removed on a development site.

Planting/offsetting must provide amenity or clear added value to existing green infrastructure. We would wish to avoid the situation where offsetting consists of token planting, provided in a remote location.

### 7.8.1 Policy

All development that includes the building of a new home, industrial or commercial unit, must include carbon capture aspects that are equal to the carbon outputs of construction and continuation of operation once inhabited. Where a development is unable to meet this requirement of demonstrating a net gain of

<sup>41</sup> <https://forestrycommission.blog.gov.uk/2020/08/26/wonderful-woodlands-and-why-you-should-create-them/>

<sup>42</sup> Biodiversity Net Gain Good practice principles for development© CIEEM, CIRIA, IEMA, 2016

carbon capture, then the developer will be required to provide off-site compensation, as close to the development as is possible and certainly within the Parish.

#### Rationale / Justification

The resident's desire for E. P4 is expressed in Questionnaire Q5, Q8. Evidence from Consultation exercise April 2019 Section 'Wildlife & Flora'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Carbon Offsetting'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Biodiversity All Key Objectives', 'Carbon Offsetting', 'Green Spaces', 'Biodiversity Objective 3 (Natural Habitat and Hedgerow)', 'Thinking about the Environment when Building Houses', 'Transport 2', 'Transport 3', 'Transport 4', 'Transport – Environmental Impact', 'Poster Green Spaces', 'Biodiversity Objective 4 (Settlement Gaps)', 'Thinking about the Environment when Building New Houses'.

## **7.9 Environmental Policy 5 Dark Skies**

### **7.9.1 Protecting the ecology of the area.**

Dark Skies are an essential part of the natural biosphere. It provides plant life with growth and rest time (dormancy). It provides small mammals, birds, and the insect world greater safety from predators. It provides feeding opportunities for those creatures that are night hunters. Equally, the absence of dark skies puts the existence of many nocturnal creatures, including mammals and insects, at risk of jeopardy. There is clear evidence within the Parish that over-lit areas deter the likes of bats, a key indicator species.<sup>43</sup> Good lighting practice can help restore healthy ecosystems.

The privilege of viewing the dark sky is one that should be available to all. We live in a society where currently dark skies can be a matter of economy; this policy should go some way to equalising this imbalance.

Whilst the NP recognises the value of Dark Skies for maintaining the biodiversity balance and enabling a deeper understanding of place, there can be no compromise of safety or security for the residents of the Parish.

For further information, refer to Appendix S Parish Light Management Plan

### **7.9.2 Policy**

The Parish of Dickleburgh will be designated a Dark Skies Community<sup>44</sup>. We will remove light pollution whilst retaining a safe environment for all residents. All new housing developments will be required to sign up to the Dark Skies principles. The Parish will work with landowners to create Dark Skies Sanctuaries<sup>45</sup>.

#### Rationale / Justification

The resident's desire for E. P5 is expressed in Questionnaire Q4, Q8, Q9, Q21. Evidence from Consultation exercise April 2019 Section 'Wildlife & Flora'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Biodiversity Objective 5 (Dark Skies)', 'Dark Skies (AG's poster with Detailed Zone Map)'.

For more information, see supporting documentation, Appendix R Environmental Policy 5 Dark Skies, and Appendix S Environmental Policy 5 Dark Skies Lighting Management Plan,

## **7.10 Hedgerows, Ditches, Trees and Verges**

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<sup>43</sup> Bat feeding map J. Patching

<sup>44</sup> [www.darksky.org/our-work/conservation/idsp/reserves/](http://www.darksky.org/our-work/conservation/idsp/reserves/) International Dark Sky Community Designation Guidelines June 2018

<sup>45</sup> [www.darksky.org/our-work/conservation/idsp/reserves/](http://www.darksky.org/our-work/conservation/idsp/reserves/) International Dark Sky Sanctuary Program Guidelines June 2018

The hedgerows and verges are one of the defining characteristics of the Parish. Following the lines of largely unchanged single-track roads and field boundaries, they provide important habitat and navigation routes for wildlife.

### **7.10.1 Hedgerows, Ditches, Trees and Verges**

**Verges** have served as; habitats, safety margins, biodiversity depositaries, the first point of carbon capture from road vehicles and home for some rare plant species. Like ditches and hedgerows, they provide a context to the land and the environs, therefore adding to an understanding of place and encouraging emotional and psychological health and wellbeing.

Verges in the parish are classified as Silver, Gold or Nature Reserve, the status of the verge will depend upon the range of biodiversity present within the verge over the course of a year (see appendix T Verge status). In addition, there are Heritage verges (see Heritage policy 7 and 8 for more information and support documentation)

#### **7.10.2 Achieving higher status verges.**

This can be managed through careful, thoughtful cutting policies being part of the mix of measures to increase biodiversity and health of verges, so they evoke even more a sense of place and memory.

*“One noticeable trend is that, with the move to earlier and earlier cutting in spring, we’re erasing summer from our verges. Only plants that flower early have a chance to set seed before the mowers arrive. As a result, some spring flowers are thriving and spreading, but summer flowering plants – many of which typify our beautiful meadows – are disappearing. This isn’t just bad news for flowers, it is bad news for the bees, beetles, butterflies and birds that rely on plants for food.”<sup>46</sup>*

All developers are strongly encouraged to look to increase the quantity and quality of verges in the Parish and include the establishment of new verges in relation to any development.

### **7.10.3 Hedgerows**

As well as being central to the visual character of the Parish, hedgerows, ditches and trees play an important role in helping to prevent soil erosion and water run-off, providing shelter, and protecting crops from the wind. Additionally, they offer a traffic-speed calming measure and help absorb noise and particulate pollution. They are absolutely crucial for wildlife.

*“Hedgerows provide food and shelter for many species. Because they often link small woods, they are essential corridors along which wildlife can travel... Hedges may support up to 80 per cent of our woodland birds, 50 per cent of our mammals and 30 per cent of our butterflies. The ditches and banks associated with hedgerows provide habitat for frogs, toads, newts and reptiles.”<sup>47</sup>*

Most rural hedgerows receive automatic protection because of the Hedgerow Regulations 1997. It is illegal to remove most countryside hedgerows without first seeking permission from the Local Planning Authority.

Surveys show that the vast majority of our Parish hedgerows meet the criteria for protection in terms of length, location and importance as set out in the Hedgerow Regulations.<sup>48</sup> For the purpose of the Neighbourhood Plan, it may be assumed that any hedgerow in the Parish already meets these criteria, and it is incumbent upon the developer to demonstrate that the hedgerow does not. Any hedgerow which meets this criterion is deemed to be a Heritage Hedgerow. In addition, any verge which sits alongside a Heritage Hedgerow shall be deemed to be a Heritage Verge and therefore protected under Heritage policy 7.

### **7.10.4 Trees**

Similarly, it is the intention that trees of significance be afforded Tree Preservation Orders, where these make a significant contribution to amenity and/or biodiversity or the cultural heritage of the area and/or where such a tree is believed to be threatened by removal. All ancient, veteran and notable trees should be protected and managed to sustain them in the long term. Where their loss cannot be avoided, suitable

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<sup>46</sup> Plantlife: The Good Verge Guide

<sup>47</sup> RSPB: The Value Of Hedgerows For Wildlife

<sup>48</sup> The Hedgerows Legislation 1997 -Schedule 1, Part II Criteria, paragraph 7(1)



replacement planting that will provide a similar landscape and wildlife benefit should be secured. Veteran trees, along with ancient woodland, are considered to be irreplaceable habitats. Proposals should be designed to preserve them, and a tree survey that establishes the health and longevity of any affected trees should be undertaken. A survey of preliminary bat roost assessment should also be carried out by a suitably qualified ecologist. Where removal of a tree(s) of recognised importance is proposed, a replacement of similar amenity value should be provided on-site.

Development that damages or results in the loss of mature and veteran trees that are afforded policy protection under the National Planning Policy Framework 2019 should not be permitted.

Notwithstanding provisions relating to road safety, we would like to see a programme which reduces cutting to once every two or three years and at the right time of year or season. We aim to ensure a similar arrangement for the verges in the Parish. Badly timed and sometimes brutal cutting of hedges have deprived birds, and other wildlife, vital food sources, and similarly ill-timed verge cutting has seen orchids disappear from our lanes in recent years.

All of these measures are deemed reasonable and sit in line with Norfolk County Council's own biodiversity plan for the county.<sup>49</sup>

Where/when a development of a site occurs, the developer will be required to edge the development with hedges and ditches as part of the mitigation process for the destruction of habitats, feeding grounds and animal routeways in, through and around the development.

#### **7.10.5 Environmental Policy 6 Hedgerows, Ditches, Trees and Verges Policy**

All hedgerows' ditches and verges should remain intact. Any reason for destruction or change must be fully explained and mitigation made. Where a development takes place that compromises the integrity of the hedge and/or ditch, mitigation and compensation must be put in place prior to that compromise.

Compensation will consist of the creation of a new ditch or hedgerow with the same opportunities to wildlife the original hedgerow or ditch afforded. Replacement hedge plants will be mature and reflect the species mix of the original hedgerow and include agreed maintenance measures (see Environmental and Biodiversity objectives NB<sup>50</sup>) to ensure their protection during the course of development and their continued survival in the long term.

All new roads must be built with ditches and verge unless it can be demonstrated that this would be impossible.

#### **Rationale / Justification**

The resident's desire for E. P6 is expressed in Questionnaire Q4, Q5, Q8, Q9, Q17, Q18, Q21. Evidence from Consultation exercise April 2019 Section 'Help us Set the Vision', 'Thinking about Environment when Building New Homes', 'Wildlife & Flora', 'Existing Green Spaces and Habitats'.

Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Transport 2', 'Transport 3', 'Transport 4', 'Biodiversity Objective 3 (Natural habitat and hedgerows)', 'Protecting and Recording the Parish 2', 'Biodiversity Objective 4 (Settlement Gaps)', 'Green Spaces', 'Housing across the Parish 2 (Policy 4)'.

For further information, see support documentation, Appendix T.

#### **7.11. Green Corridors and Protection of Species**

Context: A wildlife habitat corridor, or 'green' corridor, is an area of habitat connecting wildlife populations separated by human activities or structures.

The Neighbourhood Plan aims to protect both the species that live within the boundary and the fauna and birds that visit the Parish. There are a number of areas identified on the map (see supporting documentation) that should be protected.

<sup>49</sup> <https://www.norfolk.gov.uk/news/2019/05/balance-of-safety-and-nature-driving-verge-cutting-plans>

<sup>50</sup> <https://www.woodlandtrust.org.uk/plant-trees/advice/care/>

Around the village of Dickleburgh, planners and developers need to ensure that the free movement of flora and fauna is maintained and enhanced by the development. Isolation of species can result in inbreeding and a breakdown in ecological resilience. Identifying and securing wildlife or green corridors is essential to ensure the necessary replenishment and maintenance of species diversity for healthy ecological functioning.

For more information, including map, see Appendix V

#### **7.11.1 Environmental Policy 7: Green Corridors and Protection of Species**

Development proposals must demonstrate that they will enhance the connectivity of all green corridors that are affected directly or indirectly by the development.

Planning applications for new dwellings must clearly demonstrate how they have incorporated appropriate measures to secure the connectivity of the corridor and the freedom of movement for species on and through the site.

##### **Rationale / Justification**

The resident's desire for E. P7 is expressed in Questionnaire Q1, Q3, Q8, Q16, Q17, Q21. Evidence from Consultation exercise April 2019 Section 'Help us set the Vision', 'Thoughts on Land not used for Housing', 'Transport Policies', 'Key Thoughts on Housing', 'Housing for Next Generation', 'Thinking about Environment when building New Houses', 'Wildlife & Flora', 'Existing Green Spaces and Habitats', 'Trees and Hedgerows'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Transport 3', 'Poster Green Spaces', 'Biodiversity Objective 3 (Natural habitat and hedgerows)', 'Biodiversity Objective 4 (Settlement Gaps)', 'Green Spaces', 'Thinking about the Environment when Building New Houses', 'Housing across the Parish 2 (Policy 4)'.

For data sets see Appendix W

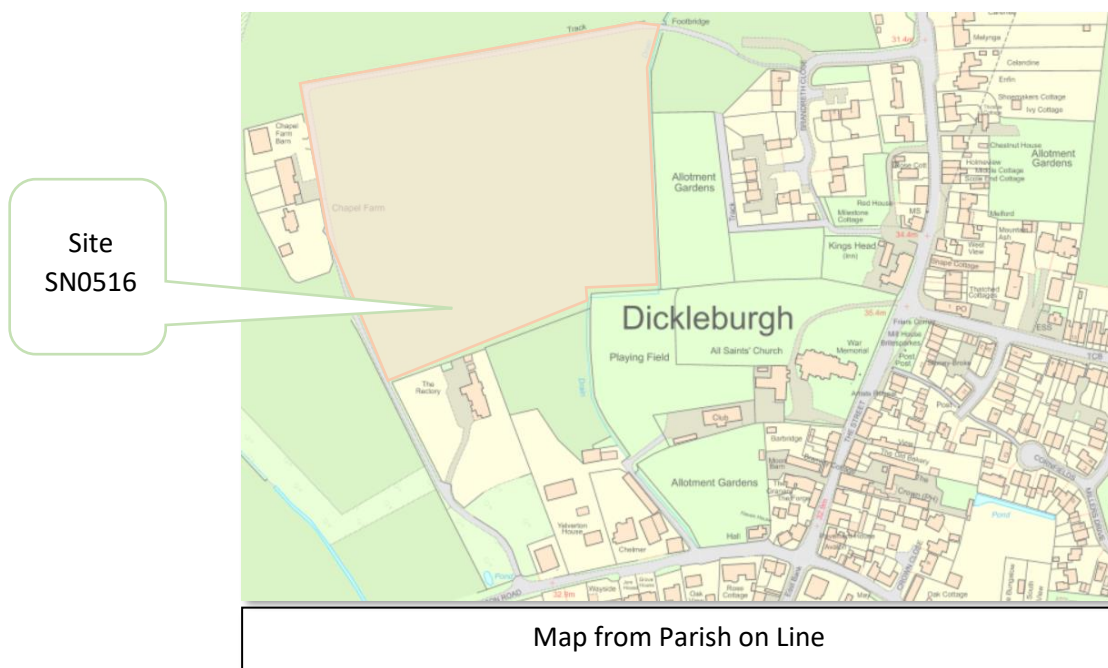
#### **7.12 Footpaths and Rights of Way**

In order to embrace the notion of rurality, developers should utilise the opportunity afforded them by introducing green public rights of way, such as walkways, footpaths and bridleways into, through and out of the development. Measures such as these will encourage the natural world and increase the biodiversity of the development, assisting in carbon capture and meeting biodiversity targets and further encourage walking within the Parish and improving public health and wellbeing.

## Section 8 Allocated Site

### 8.1 Rationale and map

The Parish of Dickleburgh and Rushall contains a primary school. Consequently, the parish is required to deliver 25 homes over the life of the Neighbourhood Plan, as part of the Greater Norwich Local Plan (Village cluster allocation). These homes provided all challenges can be met, will be delivered on the site SN0516. The site has challenges that need to be met or overcome in order deliver to the requirements of the Neighbourhood Plan in full.



### 8.2 Site score

Site SN0516 has been assessed as the most desirable on the basis that it scores favourably on the site criteria below. Site SN0516, therefore, has allocated site status.

Score	CRITERIA														
Final Score /84	Access to site	Access to Services facilities	Access to capacity	Utilities infrastructure	Utilities infrastructure	Contamination	Flood risk	Market attractiveness	Locally Significant Landscape	Town Scape	Biodiversity Geodiversity	Historic Environment	Open Space Green infrastructure	Transport and Roads	Compatibility with adjacent sites
70	4	5	3	4	7	4	7	5	6	4	4	6	5	5	

Taken from Site assessment meeting.

In addition to the score achieved through the Assessment Criteria. The site needs to address issues that arise through the Policies. See Document: Policy Impact upon Sites

### 8.3 Concerns and Issues

There are a number of challenges ahead for the developer to deliver the allocation within the requirements of the Neighbourhood Plan. Key concerns are identified below although other concerns may emerge through detailed consultation.

### 8.3.1 Garden Size

Garden size is a critical factor in the development of houses. Where houses are built as family homes then the gardens must provide enough space for pleasure, relaxation, provision of home-grown food, areas of quiet and allow space for children to play and explore, Gardens must provide a sense of place for the residents and offer a variety of biodiversity to enable wellbeing.

Garden size must also follow the principle of ruralisation and therefore the further away from the village centre the larger the garden is required to be and the greater the space between homes and buildings.

Examples of Garden sizes

The three examples below should be used to guide housing development.



Originally Social Housing on Rectory Road. These houses provide a good example of garden size whilst being in the heart of village of Dickleburgh  
Photo courtesy of Google Earth



- 1 House and garden of first house on Burston Road (West side)
- 2 House and garden of second house on Burston Road (West side)
- 3 House and garden of Manor Farm Ipswich Road



Ipswich Road Dickleburgh photo courtesy of Google Maps  
This example comprises, the Police Station (listed building) and two bungalows on Ipswich Road  
The examples demonstrate that even when building in village centres the principles of rurality can and should be applied. Each household has space to encourage wellbeing and a sense of place. The 2 bungalows do not comply with the NP requirement for 30 metres distance to ensure no over viewing.

### **8.3.2 New Build**

As a minimum, all new build, housing will be expected to result in a demonstrable net ecological gain of at least 10%. This will be achieved by measuring, understanding, and reporting the ecology of the environment in its natural state, prior to the proposal. The developer will need to include in their proposals evidence of how the development will achieve the 10% gain. This could include creating a range of locally appropriate habitats and the inclusion of design features that encourage and enhance biodiversity, including those that enable animals especially species in decline to move between habitats unhindered. Greater weight will be given to proposals that would result in a significant net ecological gain or which helped to support the beeline for pollinators or other key green infrastructure set out in the Greater Norwich Green Infrastructure Strategy.

### **8.3.3 Rurality**

This area is designated as populated by nucleated villages. Dickleburgh is a nucleated village. As you move away from the centre of the village the distance between properties should increase and the area of land within the curtilage of the property (garden size) should increase.

### **8.3.4 Views and Vistas**

All the long views and vistas must be protected and where possible enhanced. This will include views into and out from the village of Dickleburgh.

### **8.3.5 Beautification**

There is an opportunity through development, to improve the scenic look and visual impact of the village and setting. Including: landscaping, open green spaces, creation of ditches and verges, green entrances and exits, replacing trees with mature trees with a minimum length of maintenance. We would recommend 20 years.

A new development must be harmonised with the open countryside and village scape by the use of sensitive landscape screening, mature tree planting and green walkways into and through the site. Any new development must be harmonised to not detract from the setting or integrity of any listed or heritage buildings in its proximity. This will include sight lines to and from the listed / heritage building and the context within which the building exists. A development must increase the biodiversity of the area. This can be achieved through well integrated green spaces, laying new, and preserving existing ditch and pond systems. Allowing, untouched areas to remain, enabling the natural environment to reach into any development.

### **8.3.6 Density**

When assessing the density of a site. The site must comply with all policies within the Neighbourhood Plan and with the principles of rurality and design. In addition, it must safeguard all identified views and vistas. When considering the density of any site, density should be determined by habitable rooms. The minimum requirement is each home should have a distance of 15 metres garden depth. This means that buildings must be a minimum of 30 meters apart. The density of a site must reflect the surrounding densities using the least density as a model and not the most dense example. Failure to achieve this, would fail to maintain rurality.

### **8.3.7 Infill**

When a building is categorised as an infill it must reflect all the requirements of density, beautification and rurality. It must not impinge upon or alter long vistas and views which are defining aspects of the county as identified by the South Norfolk Landscape Assessment.

For further information see support documentation

## **8.4 Site-specific Policy Issues and Considerations for SN0516 moving forward.**

### **8.4.1 Policies and Issues Related to this Site**

Heritage Policies 1,2,3,4,7

Housing Policies (all)

Transport Policies (all)

Environmental Policies (all)

### **8.4.2 Specific concerns**

Archaeology. The area contains Pre-Roman and Roman archaeology.

Cordon Sanitaire (400 metres) – no building within the limits of the cordon sanitaire

Heritage Views maintained

Heritage sites protected and remain

Views and Vistas maintained. In particular views from the Norwich Road across to the A140, views to the church, views from the church.

Footpath 3 – is a green walk (path) and should remain a green walk (path)

Rurality

Flooding on the Norwich Road. Flooding occurs on a regular basis on Norwich Road in front of the bungalows. Development on this site must not put additional pressure on Norwich Road.

Habitats

Quiet Lanes – all roads must conform to Quiet Lanes standards.

## **8.5 Site allocation Policy**

Providing all aspects can be resolved this site SN0516, is the only preferred site. It is expected that this site could deliver the number of houses required by the NP.