

APPENDIX G HOUSING RURALITY AND BEAUTIFICATION

Housing Preferences Data:

Category	Percentage
Car parking space per bedroom	33%
large gardens	25%
affordable housing	11%
mixture of housing styles	4%
bungalows	3%
Spaces between houses	2%
Not modern	1%
Housing in keeping with the village and area	1%
All houses should have character	1%
all houses to have views of open countryside	1%

- 2) Reduce traffic speed on all roads in the two villages. This will provide safety for all pedestrians especially children and the elderly.
- 3) Improve the car parking management around the school in Harvey Lane. The safety of all children who attend Dickleburgh School is paramount.
- 4) Reduce HGV traffic travelling through both villages. This scored heavily on the resident's survey. The turning from The Street into Rectory Road and the narrow width of The Street are a major concern.
- 5) Improve the air quality in The Street and Rectory road by monitoring the levels of pollution around the village. There is also the issue of cars idling outside the school polluting the school environment and several nearby residential houses.
- 6) Improve cycle routes around the two villages. All new development should have safe cycle lanes leading to the school/ park.

We would like to hear what you know about the wildlife and flora of Dickleburgh and Rushall. If you have a particular interest in and knowledge of the biodiversity of the Parish and can help in the completion of the Neighbourhood Plan please let us know.

The Parish is fortunate in having The Moor, which is home to Water Voles, Lapwings, Barn Owls and occasional rare visitors such as Cattle Egrets and Spoonbills. But the villages also have an abundance of what may appear to be insignificant small scrubby sites and green verges which are home to lots of wildlife and wildflowers, such as the Oxlip, Cowslip, Primroses and Violets. The rare Bee Orchid has also been seen in the verges, but rarely now.

Our own gardens are extremely important habitats, particularly for Hedgehogs, Butterflies and Bees which are all under threat. Rare species such as Newts and Dormice are well documented.

Over the last 16 years, according to the Peoples Trust for Endangered Species (PTES), the population of dormice has declined by almost 40%. Much of its habitat of deciduous woodland and hedgerows has been lost. Like bats, dormice navigate via hedgerows.

Insects such as the stag beetle, which relies on log piles and debris, are rarely seen these days in our increasing tidy gardens. In another survey carried out by the PTES in 2017 only 1 stag beetle was recorded in Norfolk compared with 215 in Suffolk and 177 in Essex.

Hedgerows are crucial habitats.

What areas do you know of that are important habitats for wildlife and wildflowers and should be protected. What common or rare species of mammals, birds, insects, plants have you seen in your garden, the lanes or other green sites in the Parish?

Please look at the Norfolk Wildlife Trust card on the table and list what you have seen and where. What additional species live in our parish?

The rare *Barbastelle* bat has been detected in 5 different areas. (See the map below for sites (B) where this bat has been detected).

The *Barbastelle* makes its home in crevices of old trees in mature forests. Its breeding roosts are only found in a handful of locations. It hibernates over the winter, usually underground, and gives birth to a single bat in late Spring. Other bats recorded: Brown long-eared, Common pipistrelle, Soprano pipistrelle, Noctule, Nattergal, Serotinus, Daubenton's.

On the table is a comprehensive record of the bats detected in the Parish. If you would like to get involved information is available through The British Trust for Ornithology in Thetford and they are looking for volunteers.

DICKLEBURGH AND RUSHALL NEIGHBOURHOOD PLAN REGULATION 14 PRE-SUBMISSION

Rurality and Beautification

Rurality

The Topographical Dictionary of England of 1833 refers to the Hamlet of Langmere as an area of individual farms and houses near to the village of Dickleburgh.¹ Almost 200 years later that description still applies. It is descriptions such as these that quite rightly draw people to the Parish. Ensuring rurality and beautification are at the core of all developments should ensure that the Parish remains rural.

Areas of open fields, verges, trees, hedgerows, green lanes, footpaths and avenues for wildlife to intermingle with communities must be retained to ensure separation between settlements and individual houses maintaining a feeling of rurality. The villagers have identified this as an important characteristic of the area. If this notion is ignored, then settlements will cease to be distinctive rural environments.

Dickleburgh sits within the wider Scole-Dickleburgh field system² which have characterised as prehistoric.³ 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 villages⁴. This classification through geography and design does present concerns for the parish and requires safeguards in order to maintain the classification. The adoption of Ruralisation and beautification policy should enable planners to protect the environment and heritage of the Parish whilst enabling sensitive development that supports the ambitions of the residents. It should ensure the rurality of the villages and hamlets remains, along with the long views, historic references and biosphere of the parish.

The evidence from all surveys and information gathering exercises undertaken to inform this Neighbourhood Plan demonstrates that the population of this Parish are deeply concerned with the preservation of rurality in all its forms. Be that, buildings that reference the best of what is already in the villages and hamlets of the Parish, a sense of space, where ecology and biodiversity are encouraged and celebrated. 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 well-being, 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, place 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. It is through the adoption of the principles of Rurality that we maintain glimpses of open countryside, reminders of the context of the village, from spaces between houses and across housing. The principle of rurality also includes providing space within the development for the natural world to enter and flourish.

The parish has a number of long views and vistas, some of which are under threat and require protection, save they are lost. 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

¹ https://archive.org/stream/bub_gb_MMc_AAAAcAAJ/bub_gb_MMc_AAAAcAAJ_djvu.txt

² dickleburgh-conservation-area-character-appraisal-and-management-guidelines. South Norfolk District Council

³ The "Scole-Dickleburgh field system" revisited. Tom Williamson Pages 19-28 | Published online: 03 Dec 2012

⁴South Norfolk Landscape Assessment

planning is required to ensure the village of Dickleburgh remains a small nucleated village, adoption of the principles of Rurality will go some way to addressing this concern.

The South Norfolk Rural Policy identifies the following Development Considerations.

“Any development in the area must respect the character of Waveney Tributary Farmland and in particular consider the following:

- conserve the rural peaceful character, with the pattern of small villages and settlements set within the agricultural landscape, but not dominating it;
- conserve the character and individual identity of the villages either set around greens or loosely following roads. Infilling or extension of settlements could result in a change to a more compact character and merging of settlement and loss of individual identity;
- seek to maintain the soft grass verges and open frontages that characterise the settlements along rural roads and avoid creation of hard boundaries or surfaces which would impart a more urban character;
- conserve village greens and commons;
- conserve the local vernacular features that contribute to the rural character – including the distinctive road signs and road names. Conserve the quiet, rural character of the narrow lanes that cross the area.”⁵

The significance of the Parish

Landscape Assets of South Norfolk include, aspects that have a national significance. In relation to the Parish of Dickleburgh and Rushall this includes, the diversity of habitats, including ancient woodland (around Rushall and Langmere [see Local Green spaces Policies]) and unimproved meadows (across the Parish).⁶

Equally there are aspects that have a county / district significance. This would include the “Historic field pattern around Dickleburgh,”⁷ and Dickleburgh Moor.

The Church at Dickleburgh is a significant feature of the village seen from all angles. This prominent feature of the street scape draws the observer into the centre of the village. It is therefore essential that views and vistas that feature the church tower should remain intact. The Roman Road that ran north to South and skirted Dickleburgh Moor is in places highly visible and easily understood archaeological feature in the landscape. Any development on or around the routeway of the Roman Road should emphasise and celebrate the road and its significance, along with the much older trackway across the Moor.

Sensitivities and Vulnerabilities have been identified that need to be protected, including:

“the hedgerows and woodlands, which create pattern and variety in the landscape and contribute to a more intimate and enclosed character in some areas, .. the distinctive character and form of the individual small villages and settlements (linear and set around village greens) and the rural setting of villages; small-scale local vernacular features including the black and white fingerposts, ... the rural road verges and lines of hedgerow trees which are especially sensitive to upgrading; the diversity of habitats especially those sensitive to development, fragmentation and change in water level/quality; the characteristic water features in this landscape and the threat of loss through drainage/ infilling; the views to and setting of the distinctive and prominent churches; the historic field pattern around Dickleburgh; the overall peaceful, rural character and absence of visual and aural intrusion.⁸ It is essential therefore that “a peaceful and tranquil character is retained”.⁹

⁵ South Norfolk Rural Policy Area B4: Waveney Tributary Farmland (2001) p.56

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⁷ South Norfolk Rural Policy Area B4: Waveney Tributary Farmland (2001) p.55

⁸ South Norfolk Rural Policy Area B4: Waveney Tributary Farmland (2001)

⁹ Character Area: A5 Waveney Rural River Valley

Within this Neighbourhood Plan Rurality includes:

Maintaining all villages and hamlets as villages and hamlets

Ensuring the housing stock reflects the needs of locally employed families.

Spacing between houses

Garden sizes

Creation of new ditches, hedgerows and verges,

New roads reflecting rurality - Quiet Lanes is an excellent model that when residents were consulted over 100 responded that they supported a Quiet Lanes initiative.¹⁰

Reflecting and celebrating the heritage of the rural landscape

Reflecting, celebrating and enhancing the heritage of the village streetscape.

Beautification

Beautification is a policy and attitude that will preserve the best of the streetscape and provide developers the opportunity to emulate and improve upon the best examples in the parish. It would be a dereliction of responsibility not to address the need to ensure that building better and building sustainable communities occurs within the parish. It is the intention of the Dickleburgh and Rushall Neighbourhood Plan, through the adoption of a beautification policy to ensure this occurs.

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/areas 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.

All developments and change must contribute to the beautification of the specific location and to the parish as a whole.

- 1 Buildings must reflect the best of their environment and improve the environment.
- 2 The visual impact of new developments when viewed from approaching main roads in the surrounding countryside should ensure that they do not appear out of character with the surrounding environment and be of good design, adding to both the beautification of the area and increasing the understanding of rurality.
- 3 A new development must be harmonised with the open countryside and village scape by the use of sensitive landscape screening and mature tree planting. Any new development must reflect the ideas of Rurality.
- 4 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.

¹⁰ Quiet Lanes Consultation June 2021

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 well-being.

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.



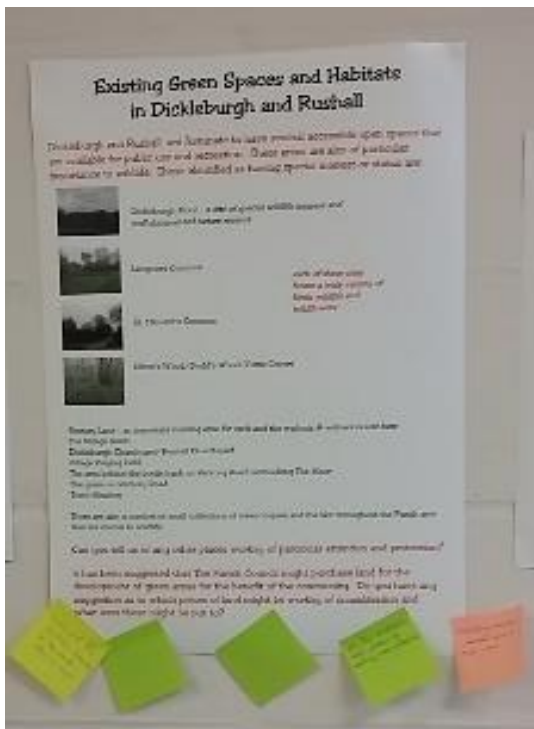
Originally Social Housing on Rectory Road. These houses provide a good example of garden size whilst being in the heart of village of Dickleburgh
Photo courtesy of Google Earth



- 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.



New Build

As a minimum, all new built 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.

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 the property is on (garden size) should increase.

Views and Vistas

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

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, the creation of ditches and verges, green entrances and exits, and replacing trees with mature trees with a minimum length of maintenance. We would recommend 20 years.

New development must be harmonised with the open countryside and village scape by using 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 green spaces, laying new, and preserving existing ditch and pond systems, and creating green walks and tree avenues. Allowing, untouched areas to remain, should help in enabling the natural environment to reach into any development.

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. Failure to achieve this would fail to maintain rurality.

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.