


APPENDIX D HERITAGE POLICY 5 SETTLEMENT GAPS

The term 'Settlement Gap' refers to land between settlements that has been identified as important in helping to define the character of a place. They are a landscape function to prevent coalescence of distinct and separate settlements. These settlement gaps are the target of Developers and pressure to develop these is real.





The Parish has a special character made of a number of small settlements separated by open fields and meadows. These spaces often contain rights of way, green spaces, wildlife habitats and create attractive views. It is felt that the generally open and undeveloped nature of these gaps should be protected from development and it is clear residents wish to preserve the spaces created by them. Whilst we will be unable to protect all of these gaps, we can identify the ones which provide the most benefits to our Parish, both to residents and wildlife.

Some settlement gaps currently identified are:

- The area on Hatfield Road overlooking the Moor
- The open fields between Mainwood and Rectory Lane
- Area between Seaman's Green/Dickleburgh Moor and the village
- Open spaces between Langrune & Rushall
- Hall Lane

Please let us know what you feel about these gaps and are there others which should be added to the list?

The Parish does not have large woods, but it does have small woods, copses, patches of scrubland, hedgerows and many isolated trees, both mature and ancient. These typify the landscape of the area of Norfolk we live in.






Trees and hedgerows are invaluable. They provide us with oxygen, help filter pollution, reduce the sound of traffic, define the Parish area and generally make the villages more pleasant. They provide a living link to the past. They also provide essential habitats for wildlife, giving nesting sites, safe corridors and a source of food. Additionally, many small mammals use hedgerows as a means of navigation.

The questionnaire highlighted the desire to see all of these features, including waterways, ponds and verges looked after and enhanced.

Many residents walk the lanes around and between Dickleburgh and Rushall and it is clear that they wish to see all of these habitats safeguarded and enhanced. Work is already under way to identify important trees and established hedgerows.

You could provide valuable information about old trees, copses, ponds, hedgerows etc. in the Parish which you think should be protected.

Let us know of any areas that you feel should be preserved or any sites where you feel additional planting, clearing or adoption by the Parish Council would be beneficial.



DICKLEBURGH AND RUSHALL NEIGHBOURHOOD PLAN  
REGULATION 14 PRE-SUBMISSION



There are 2 Settlement Gaps identified in the Neighbourhood Plan. They are:

**A) The gap between the settlements of Dickleburgh and Dickleburgh Moor.**

To the north there is the historic landscape of Dickleburgh Moor, a historic glacial reservoir, now a flat marshy plateau of nature conservation 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.'<sup>1</sup>

The settlement at Dickleburgh Moor along the Norwich Road is distinct from Dickleburgh. It sits to the west of the Norwich Road, east of the A140. Originally the east side of the Norwich Road was open verge and ditch leading straight onto the Moor, via a footpath that historically joined the settlement with Shimpling in the West and extended to Rushall (avoiding the village of Dickleburgh) to the east. In the 1800's there were four main dwellings along the Norwich Road north with farm buildings. Over time, the west of the Norwich Road has become a ribbon development, starting at Pensby and ending at Grange Farm. The east side of the Norwich Road has always had open vistas and the retention of these is of paramount importance. They now provide the only clear glimpse of this once glorious ancient landscape of Norfolk. This landscape is under considerable stress. The now significantly reduced Moor defines the village of Dickleburgh, the settlements of Dickleburgh Moor on the Norwich Road and Semere Green Lane. In order to preserve the integrity of the Moor, it is considered essential that these open vistas and views are retained, protected and enhanced by allowing no further House building on Norwich Road. To retain the integrity of the two settlements and ensure they remain distinct, there should be no further development south of Pensby and no further development north of Home Farm. Evidence to support this understanding can be found in South Norfolk Landscape

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<sup>1</sup> Dickleburgh Conservation Area Character Appraisal and Management Guidelines. December 2017

Assessment Final Report Character Area: B4 Waveney Tributary Farmland (B4 11.15, 16 and 17) which emphasises the need to ‘conserve the character and individual identity of the villages either set around greens or loosely following roads. Conserve the quiet, rural character of the narrow lanes that cross the area’<sup>2</sup>



Map 1843 showing distinction between the village of Dickleburgh, Dickleburgh Moor and the hamlet

B) The gap between Dickleburgh and Rushall's settlements is the area beyond Merlewood on Rectory Road and Poppy Grove on Harvey Lane. The Settlement gap incorporates in full the ancient boundaries of Langmere.

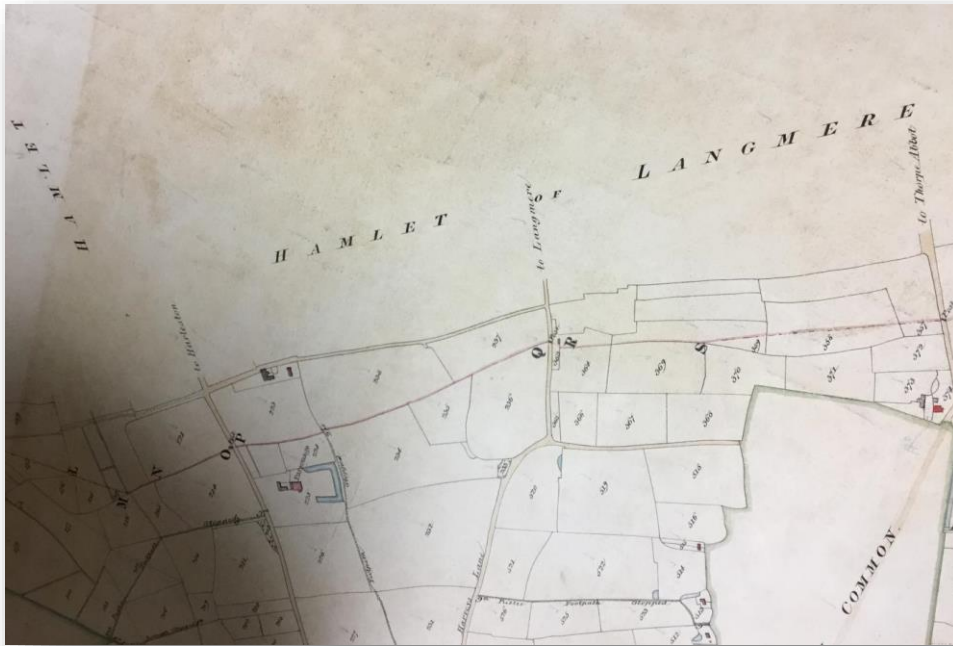
The Topographical Dictionary of England of 1833 refers to the Hamlet of Langmere as an area of individual farms and houses near to the village of Dickleburgh. Almost 200 years later that description still applies. This area of open fields, verges, trees and hedgerows must be retained to ensure the sense of separation between settlements. The villagers have identified this as an important characteristic of the area. If this area is developed then Dickleburgh and Langmere will be commingled and the vital sense of separate identity and rurality will be lost.

Dickleburgh has a clearly defined eastern border. It is defined by trees and the footpath going north to join the footpath east to west between Shimpling and Rushall. The edge of the village provides the first glimpse of The Moor and the open field system north, south and west around the village. This open vista clearly sets the village of Dickleburgh within its rural frame and separates it from the relatively new windfall developments around White Horse Farm, which is set in open countryside north, south, east and west.

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<sup>2</sup> South Norfolk Landscape Assessment Final Report Character Area: B4 Waveney Tributary Farmland section 11.17

This area provides the first view of the open fields which typify the landscape upon leaving the village and is the last open space upon entering the built up area of Dickleburgh. It provides important views across the valley and Moor to the north and forms part of a wildlife highway which links the hedged lanes in the heart of the Parish down to the Moor.



Map from 1843 showing the Parsonage (now the site of Merlewood) as the limit of Dickleburgh with the hamlet of Langmere to the east. (Courtesy of Norfolk Archive Library)



A view of the edge of the village entering from Harleston Road



In the opposite direction - A view of the settlement near White Horse Farm viewed upon leaving Dickleburgh

The gap between the settlements of Dickleburgh and the White Horse Farm, Langmere Barn development.

This gap is part of the separation of the Village of Dickleburgh and Langmere. This gap must be maintained in order to define the boundary of the Village of Dickleburgh and stop erosion either from the small group of houses formed and located around White Horse farm, or from the village of Dickleburgh itself. Dickleburgh will not be allowed to expand into this gap or any expansion of building from the cluster of houses around Langmere Barn development.

The settlement gap to the west of Langmere, continues and includes the area around Langmere green to St. Clements common. Maintenance of this aspect of the settlement gap allows residents and visitors to understand the history of the villages and hamlets of the parish. The western aspect of this vital settlement gap provides a space for reflection and tranquillity. Within this area are the two commons, St. Clements and Langmere.

Settlement gaps are vital as they: protect the setting and separate identity of settlements, and avoid coalescence; and retain the existing settlement pattern by maintaining the openness of the land.<sup>3</sup>



A view from Rectory Road, looking north to the valley adjoining The Moor

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<sup>3</sup> South Norfolk Local Landscape Designations Review Strategic Gaps/Important Breaks. 2012 p.9