

## Dickleburgh and Rushall Neighbourhood Plan 2021

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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 large open fields turned over to crops, scattered linear housing, wooded areas, 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. 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>4</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 good views along Burston 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> <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>5</sup>), like Dickleburgh and Semere, appears in the Domesday Book. In 1086 Rushall was owned by the King<sup>6</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>7</sup> (three pounds), a considerable sum given the combined value of England was £72,000<sup>8</sup>. The village contained 3 cattle, 17 pigs, 18 sheep, 2 goats and a beehive.<sup>9</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 and beyond as the village scape ends and quiet lanes lead to the hamlets and isolated buildings of Langmere. With the village of Dickleburgh and less so Rushall, there are some interspersed modern development and housing that has, through sensitive design, reflecting the heritage of the environs within which they stand (examples being The Hatchery, Rushall, Ganders Rushall).

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 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.

### 1.5 The Moor

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<sup>5</sup> <http://www.heritage.norfolk.gov.uk/>

<sup>6</sup> <https://opendomesday.org/place/TM1982/rushall/>

<sup>7</sup> [http://domesday.pase.ac.uk/Domesday?op=5&nameinfo\\_id=3408](http://domesday.pase.ac.uk/Domesday?op=5&nameinfo_id=3408)

<sup>8</sup> <http://www.domesdaybook.net/domesday-book/data-terminology/money-values/values>

<sup>9</sup> [www.opendomesday.org](http://www.opendomesday.org)

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 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.



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

