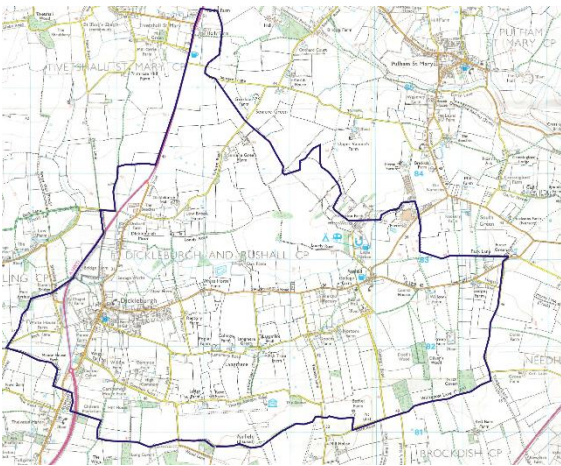


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APPENDIX H HOUSING DESIGN AND CHARACTER GUIDE

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DICKLEBURGH AND RUSHALL NEIGHBOURHOOD PLAN  
REGULATION 14 PRE-SUBMISSION

## **DICKLEBURGH AND RUSHALL NEIGHBOURHOOD PLAN HOUSING DESIGN AND CHARACTER GUIDE**

### **Introduction and planning Policy hierarchy:**

Any development proposed within the parish of Dickleburgh and Rushall will need to comply with 1.National Planning Policy Framework (NPPF), 2.Greater Norwich Local Plan (GNLP) and Joint Core strategy (JCS) 3. South Norfolk Local Plan (SNLP) and their Place- Making Guide, and 4.Dickleburgh and Rushall Neighbourhood Plan (DRNP)

The NPPF. Para 126 refers to need for “Design guide” and this section of the DRNP is intended to give site specific design guidelines for any residential development within the Parish. Guidelines that specifically seek to meet future residential needs within context of the rural nature and characteristics of the 2 villages.

All planning applications for development submitted to South Norfolk District Council (including any notified to SNDC under GNLP) shall be notified to adjoining owners and any properties within 100 metres of development.

In order to fulfil the objectives and policies of the NP, any planning applications which are delegated for planning officer approval should have Parish Council approval before they can proceed. If they do not receive Parish Council approval they should automatically be submitted for South Norfolk DC Development Management (Planning) Committee consideration.

### **Any sites to be developed in and around Dickleburgh & Rushall should be carefully planned and designed to ensure the following :-**

1. Minimum detrimental impact on existing residents outlook, amenity and enjoyment of the villages and hamlets. Positive impact on change to the character and appearance of the villages.
2. Proposals adjacent or near any listed buildings, conservation areas or their settings, must conserve and wherever possible, seek to enhance their significance, quality, and character. This will include retaining significant sight lines and views. (see heritage policies)
3. The new houses do not exceed 2 storey high and reflect the height, form, massing and scale of existing, and that the density is in keeping with village standards, reflecting rurality and enhancing beautification. The housing mass must not exceed 15-20 dwellings per hectare. Where issues of Rurality pertain to the site in question, then the rurality principles must be conformed with.
4. The design of houses (including extensions) matches, enhances or complements existing dwellings and local materials in the area with quality and sustainable materials. Roof design should be pitched to match existing. The design and specification of the dwellings must ensure they do not adversely change the character of the existing area, nor have adverse impact on neighbouring properties in relation to privacy, overbearing, or overshadowing impact.

5. There are planned adequate provision of infrastructure schools, drainage, power etc.

Most of existing dwellings outside village center are on individual sewage treatment plants. Any new sites for 2 or more dwellings outside, but within the extent of current mains drainage should be on mains drainage. The Anglian Water Authority has a Water Recycling Centre (formerly known as Wastewater Treatment Plant) situated to the north on Dickleburgh Moor which has a limited capacity and may need to be extended to meet demand beyond 2036. Rushall is not currently served by the Water Recycling Centre. In considering any future sites for development it should be noted that Anglian Water recommend a suitable distance is maintained between communities they serve. A 400 metre gap is recommended for a water recycling centre and within 15 meters of a used water pumping station. (Policy 6 and 8)

6. The design layout of any development must take account of location, proximity to accesses points, sight lines, and manoeuvring requirements so that indiscriminate parking and obstruction of footways and carriageways is avoided. Design of access and egress to meet requirements of emergency and other service vehicles, including vehicles for the disabled must be catered for. Any bus routes adjacent to residential development areas will require a minimum clear passage of 5.5 metres plus footway of 2 metres, which must be available where on-street parking is proposed.

7. Construction traffic is controlled to reduce mud on roads, damage to highway and safety. The inevitable disruption to the adjoining roads and provision of services is kept to a minimum, and a timetable for implementation of the various sites are planned to avoid clashes between developers and villagers' activities.

8. The mix of dwellings meets demands for different types and sizes e.g. 1-4 bedroom, with some single storey for elderly, and possibly warden controlled sheltered accommodation, and some affordable dwellings.

9. The design layout of any new developments must provide gardens of a reasonable size for the enjoyment of residents and must ensure that any first floor habitable room clear glass windows are no closer than 15 metres to rear garden boundary i.e. minimum distance of 30 metres back to back.

This requirement is to ensure a reasonable degree of privacy and amenity, and to minimise impact on existing residents outlook and enjoyment of the parish.

That any bungalows or single storey development designed for the elderly must ensure that there is sufficient private or shared landscaped amenity space outlook from habitable rooms.

The following illustration is taken from the North Norfolk Design Guide, it shows the principles of the foregoing set standards but the Dickleburgh and Rushall NP team have increased the distances from those shown as indicated above to reflect the rural nature of existing dwellings.



10. The dwellings have off-road parking integral to the dwelling in accordance with the table below:

Bedrooms	Minimum number of car parking to be provided
1	2
2	2
3	3
4(and more)	4

Where it is not feasible and practical to meet the above standard on all dwellings in a development, provision for any deficit may be achieved by provision of car spaces adjacent to such dwellings in small car parks. In recognition that on-street parking could occur, streets should be designed to safely accommodate unallocated on-street parking. All car parking should be arranged in a way that is not dominant or detrimental to the sense of place or amenity of adjoining properties and where possible softened by planting. (Policy HSG 5 )

11. The layout and design of the dwellings is enhanced by sensitive landscaping and planting of

trees and shrubs.

12. Any existing features, including hedgerows and trees, rural character of views and gaps are retained and included in the developments. Any future developments beyond those currently under consideration must retain the rural separation of the two villages of Dickleburgh and Rushall and all surrounding hamlets.

13. Provision of better internet accessibility is required particularly to Rushall and outlying areas.

14. All new dwellings must comply with the minimum energy efficiency measures under Building Control but consideration should be given in the design to reduction of carbon footprint by inclusion of energy efficient measures and technologies e.g. additional insulation, solar panels, subterranean water storage, heat pumps etc.

15. The provision of an appropriate level of affordable housing must comply with the national and district guidelines for the percentage of affordable housing as defined at the time of the implementation for inclusion in a mixed development. Consideration of affordable housing should also include the possibility of self-build sites.

Whereas the provision of affordable housing must comply with all the above design guidelines, criteria and NP policies, consideration may be given to modest reductions in minimum space and design in order to achieve economy and affordability.

16. All new dwellings must comply with the minimum **Technical housing standards-national described space standard** from Department for Communities and Local Government. See table at Appendix 2b

17. All homes should be designed with future proofing in mind to enable adaption to the changing needs of the occupants.

18. All houses should be designed in such a way as to support and enhance biodiversity. Examples could include the use of swift bricks (<https://www.swift-conservation.org/Leaflet%20-%20Swift%20Nest%20Bricks%20-%20installation%20&%20suppliers-small.pdf>) and the creation of bat roosts (<https://cdn.bats.org.uk/uploads/pdf/Resources/Bats-and-Buildings.pdf?v=1646659085>).

The following is an extract from **Technical housing standards – national described space standard** from Department for Communities and Local Government: -

**Table 1 - Minimum gross internal floor areas and storage (m2)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

### Rurality and Beautification

Rurality requires, buildings that reference the best of what is already in the villages and hamlets of the parish, create 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 prwell-being, community and tranquillity.

### 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.

## 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.

## 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.

## Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Birds and Habitats Directives:** European Directives to conserve natural habitats and wild fauna and flora.

**Buildings of local interest:** Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status.

**Built-up Area Boundary:** These are defined in the SNC Local Plan and their policies and Core Strategy. They are a planning term that do not necessarily include all buildings within the boundary.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Exception sites for affordable housing:** Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for

affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the Parish.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

**Hinterland Village:** Defined in the Core Strategy as villages that tend to be small, with very limited facilities and so are dependent on nearby larger villages or urban areas for many of their everyday needs.

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is South Norfolk District Council.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

**Neighbourhood plans:** A plan prepared by a Parish Council or Neighborhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations



because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Use Classes:** The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.