

## Dickleburgh and Rushall Neighbourhood Plan 2021

	<b>Page</b>
<b>Section 4 Heritage Policies</b>	<b>13</b>
Purpose of the Heritage section and policies	13
4.1 Our Heritage	13
4.2 Heritage Policy 1 Heritage buildings, listed buildings and buildings of note	13
4.2.1 Policy	13
4.3 Heritage Policy 2 Archaeology	14
4.3.1 Policy	14
4.4 Heritage Policy 3 Heritage Sites	15
4.4.1 Policy	15
4.5 Heritage Policy 4 Views and Vistas	15
4.5.1 Policy	15
4.6 The establishment of Settlement and Local Gaps	16
4.7 Heritage Policy 5 Settlement Gaps	16
4.7.1 Policy	16
4.8 Heritage Policy 6 Local Gaps	17
4.9 Heritage Policy 7 Heritage Ditches and Hedgerows	18
4.9.1 Policy	19
4.10 Heritage Policy 8 Heritage Verges	20
4.10.1 Policy	20

Key Documents to view for  
Section 4  
Heritage Policies  
Appendix A  
Appendix B  
Appendix C  
Appendix D  
Appendix E  
Appendix F

## Section 4 Heritage Policies

### Purposes of the Heritage 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. 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 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 welcome location for all. **Retaining open vistas and access to the Moor is a principal concern to 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) Heritage Buildings, Listed 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>1</sup> It is the intention of this Neighbourhood Plan to protect the integrity of the listed 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 or building of note.

##### 4.2.1 Policy

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

---

<sup>1</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 in order to preserve them.<sup>2</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 in order 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>3</sup>. **All planning applications must reference and be in accord with this policy.**

#### Rationale / Justification

<sup>2</sup> <http://www.heritage.norfolk.gov.uk>

<sup>3</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>4</sup>

D The allotments on Burston Road

E The allotments and ditch behind the Church and Brandreth Close<sup>5</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>6</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 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 particular community importance. Key features of the views can include distant buildings, areas of landscape 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 the view and environment and not distract or detract from it. Buildings that are intrusive,

---

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

<sup>5</sup> Dickleburgh Conservation Area Character Appraisal and Management Guidelines. South Norfolk Council 2017. Appendix 4

<sup>6</sup> NPPF p. 28 para 100, 101,

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 wellbeing, and mental health and the maintenance and protection of Settlement and Local Gaps in the Parish will go some way in assisting the wellbeing 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-energize children’s concentration and strength, and could even make us more caring and generous towards each other.”<sup>7</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 the incorporation of 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.

---

<sup>7</sup> <https://www.cpre.org.uk/magazine/opinion/item/5040-wellbeing-and-the-countryside>

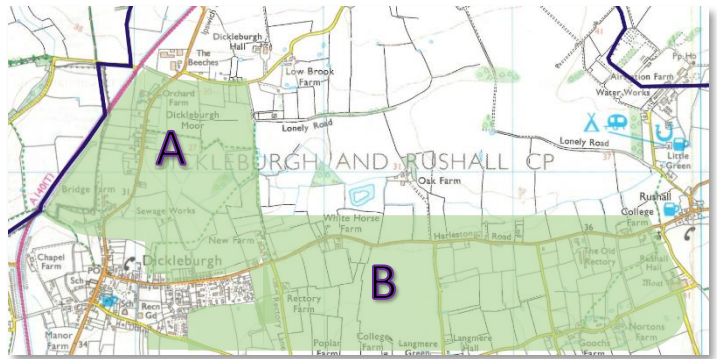
They are:

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

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

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

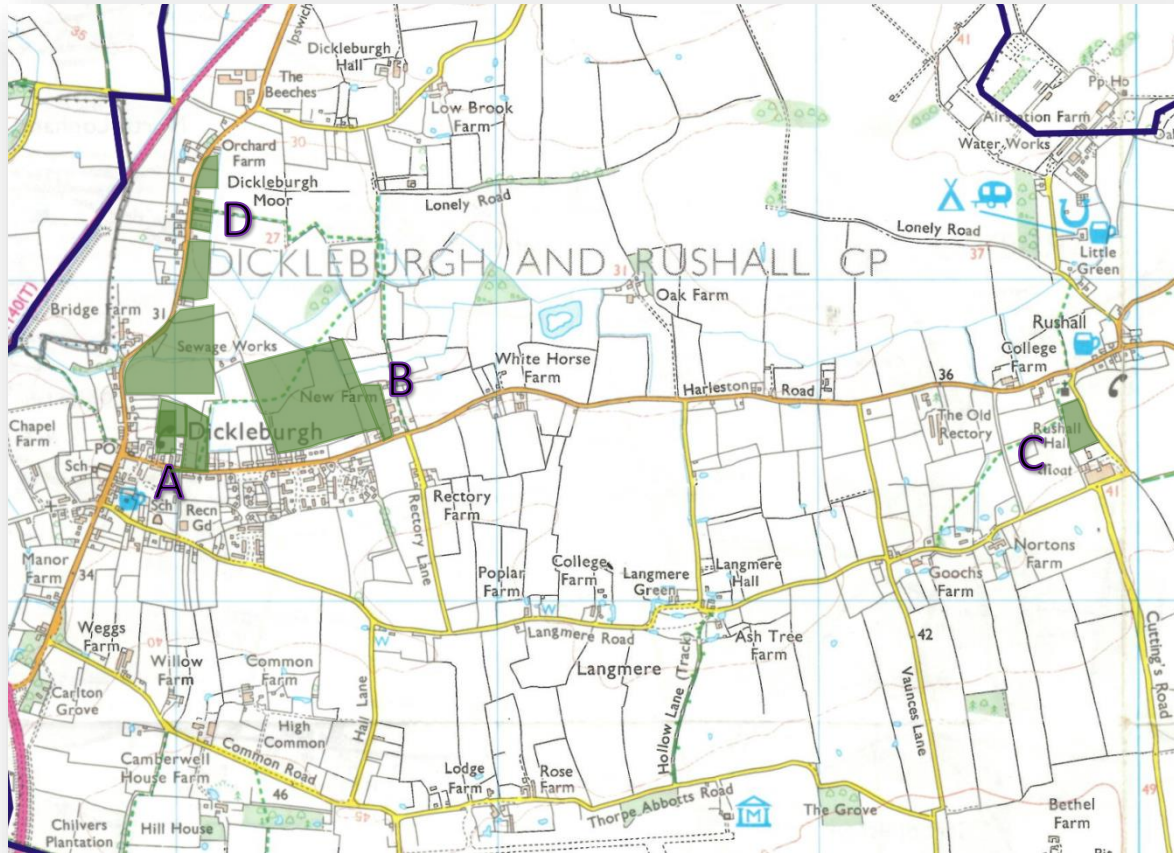
In order to support and preserve views, vistas and sight lines, maintaining a sense of place, wellbeing and unique identities, local gaps must be maintained and, where possible enhanced. They can be enhanced through sensitive planting, encouraging avian habitation and increasing the natural biodiversity.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

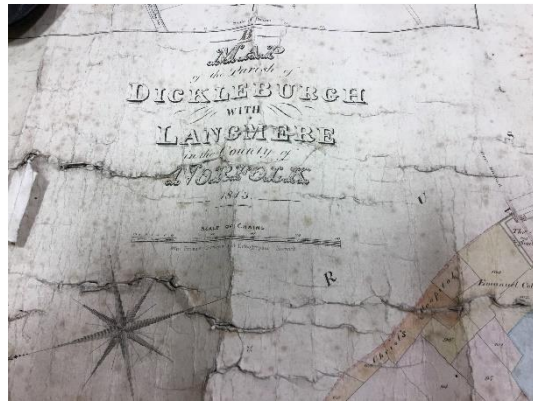
#### D) The east side of Norwich Road (4 gaps).

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.