



Image 1 the boundary of the Parish, image 2 the junction of Harvey Lane, Rectory Lane and Langmere Road (all 3 now Quiet Lanes) image 3 The Village of Dickleburgh 1843, image 4 A view from Langmere Road.

Dickleburgh and Rushall Neighbourhood Plan Executive Summary

Regulation 14 Consultation

This is a 6 week process. Residents and consultees are requested to consider the proposed Neighbourhood Plan and make any comments. This is the final consultation. All views will be looked at and possible changes made to the final document which will be sent to South Norfolk and Broadlands District Councils to manage the independent examination.

Dickleburgh and Rushall Neighbourhood Plan

Introduction

The Dickleburgh and Rushall Neighbourhood Plan (D and R NP) was commissioned by the Parish Council. A request was made to residents to form a group, tasked to lead the Parish through the Neighbourhood Planning process and deliver a locally inspired, locally focused Neighbourhood Plan. This executive summary of the NP outlines the key objectives and the key findings.

Background

The Neighbourhood Plan (NP) process enables communities to have a far greater say in the development of their specific area, in this instance, the Parish. There is a need across the district and county for more housing. The Parish of Dickleburgh and Rushall is required to deliver 25 homes as part of the South Norfolk and Broadlands Greater Norwich Local Plan call for sites and the Village Clusters call for sites. Our NP enables us to, not only create policies for our Parish but additionally to identify the site for those 25 homes.

Why 25 homes? – Every Parish with a primary school is required to deliver the 25 homes. If the catchment area for the primary school covers more than one Parish then the homes can be divided between the Parishes. We have been informed that the catchment area for our primary school is just our Parish and therefore the homes must be delivered within the Parish.

History

The villages and hamlets in this Parish have been here for over 1,000 years (Dickleburgh, Rushall and Semere are each recorded in the Domesday Book). There is now evidence emerging that people were active in the Parish during the early Bronze Age meaning that the Parish has hosted different permanent settlements for well over 3,000 years.

Duty of Care

The Neighbourhood Plan has a duty of care to safeguard the environs for the current residents, to enable an environment welcoming to new residents and to both honour and protect the history of the environment and protect and preserve the wildlife and biodiversity of the area.

Principle Guides

The guiding principles of protect and preserve lay at the heart of the NP. These principles are manifest through the adoption of the need to reflect rurality and ensure beautification. All issues such as public access, quality housing, protection of the environment, provision of public amenity and safeguarding are contained within the notion of Rurality and Beautification.

Consultation and the auditing of community views

The D and R NP has had at the heart of it consultation and collaboration. The Committee has always been open and public. Many residents have joined over the period and contributed their time and energy into delivering what we believe is a highly consulted community driven plan. Public consultation included the original setting up of the NP group, when the housing development, now known as Poppy Grove, was created. Around 100 people attended the public meeting and left their thoughts and concerns over developments within the Parish. This was followed by the questionnaire that went to all households. These 2 documents set the parameters and drove the research, collaboration, and consultation on each policy. There were 2 open consultation sessions “have your say” and “have your say 2” where the NP group presented the working documents and ideas to the community to gain further thoughts and to confirm we were on the right track.

For a fuller outline and rationalisation of the policies and background material please see the full NP on the D and R website <https://www.dickleburghandrushallpc.org.uk/neighbourhood-plan>

The Neighbourhood Plan policies

The NP has policies that cover 4 areas Heritage, Housing, Transport and Biodiversity

Heritage

Policy 1 – Protecting all listed buildings and buildings of note (a building of note will be a building that is not listed but sits at an important location, it may be built before 1900, it may contain important features)

Policy 2 – Protecting archaeological evidence.

Policy 3 – Protecting heritage sites.

Policy 4 – Protecting heritage views and vistas.

Policy 5 – Protecting the 2 Settlement Gaps (North of Dickleburgh and East of Dickleburgh to Rushall).

Policy 6 – Protecting Local Gaps. Local Gaps are smaller but significant gaps that enable migration of wildlife, provide significant views or enable breaks in conurbation.

Policies - 7 and 8 – Protecting Ditches, Verges and Hedgerows found on the Dickleburgh and Langmere 1843 Map, held at Norfolk Archive Library.

Housing

Policy 1 - Rurality and Beautification. All building must reflect the principles of rurality and beautification and meet or exceed the requirements of the design guidelines

Policy 2 - Local housing needs. All developments of 10+ homes must meet the specific needs of the Parish.

Policy 3 - Protecting valued community assets

Policy 4 - Rural and Village Scape, Image, Heights and Massing. Proposals must protect and enhance the quality of the environment whilst retaining the prevailing character.

Policy 5 - Parking for the building of new houses or conversions. All new builds must provide off road parking.

Policy 6 - New Homes and the local environment. New homes must support the natural environment

Policy 7 - Water Management 1 Water Harvesting. All new homes must harvest rainwater.

Policy 7a -Water Management 2 All new housing developments must use permeable ground surfaces.

Policy 8 - Building on previously open land / green spaces. Greater care must be taken to protect and preserve the biodiversity of the green space, such as sustainable drainage systems.

Policy 9 - Cordon Sanitaire. No new building should take place within 400 meters of a Sewage Works within the Parish of Dickleburgh and Rushall.

Policy 10 - Carbon offsetting for new builds. Building houses should be carbon free through the use of mitigation. Developments of 3+ houses must provide public amenity land as part of the mitigation package.

Policy 11 - Safeguarding existing property aspects, wellbeing and the green infrastructure

Policy 12 - Electric charging points should be included in all new housing developments.

Policy 13 - Self-build. Any development of 10 or more properties should provide self-build plots and opportunities for people to self-build.

Transport

Policy 1 - Local traffic generation. Any new development involving the creation of 3 or more homes must include appropriate measures to mitigate any negative impact on road safety, pedestrians, cyclists, horse riders, safe road crossing points, parking and traffic flow within the village and Parish. For more information, see Appendix P.

Policy 2 - Protecting pedestrians, horse riders and cyclists.

Policy 3 - Supporting and enhancing provision for walking, cycling and horse riding.

The NP has outlined a number of new and ongoing projects to improve safety within the Parish that meet the objectives and policies identified within the Neighbourhood Plan

Environment

Policy 1 – Protecting the Green Infrastructure

Policy 2 - Protecting and preserving Key Natural Environment Assets (Local Green Spaces). 14 locations have been identified across the Parish that are considered valuable environmental assets.

Policy 3 – Careful, thoughtful development should deliver a Biodiversity net gain

Policy 4 - Carbon Capture and Offsetting within the environmental context.

Policy 5 - Dark Skies. All current street lighting will remain. All new housing developments will be required to sign up to the Dark Skies principles and remove light pollution whilst retaining a safe environment.

Policy 6 - Hedgerows, Ditches, Trees, and Verges. All developments must create hedgerows, ditches, trees and verges as part of the build.

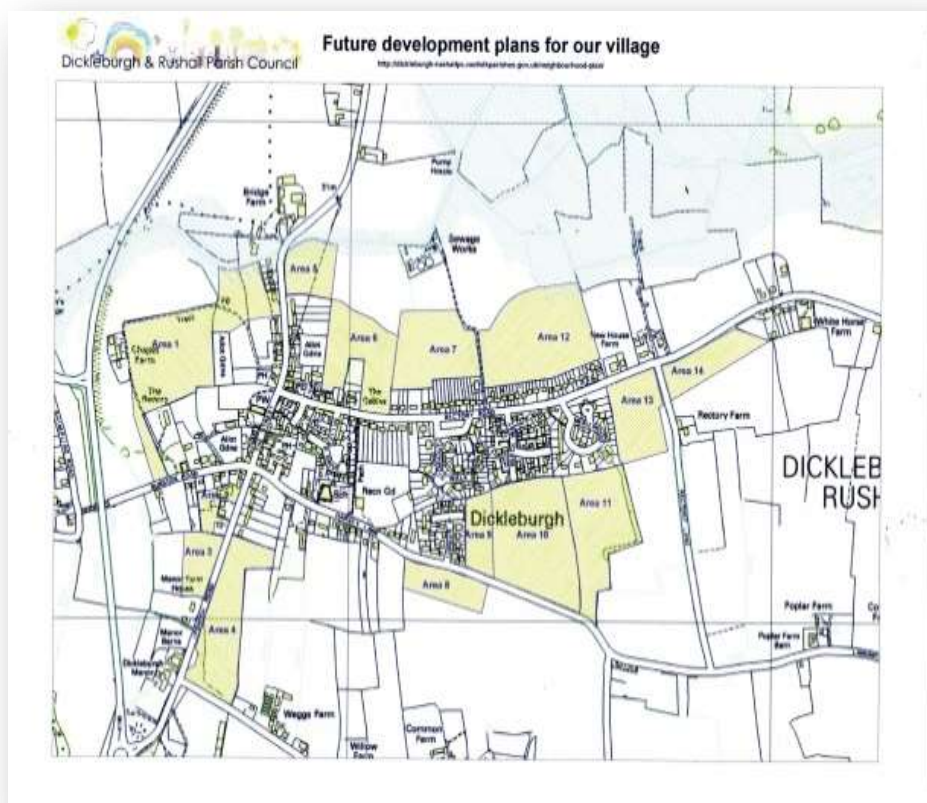
Policy 7 - Green Corridors and Protection of Species Development proposals must enhance the connectivity of all green corridors that are affected directly or indirectly by the development.

Footpaths and Rights of Way

In order to embrace the notion of rurality, developers should utilise the opportunity afforded them by introducing green public rights of way, such as walkways, footpaths and bridleways into, through and out of the development. Measures such as these will encourage the natural world and increase the biodiversity of the development, assisting in carbon capture and meeting biodiversity targets and further encourage walking within the Parish and improving public health and wellbeing.

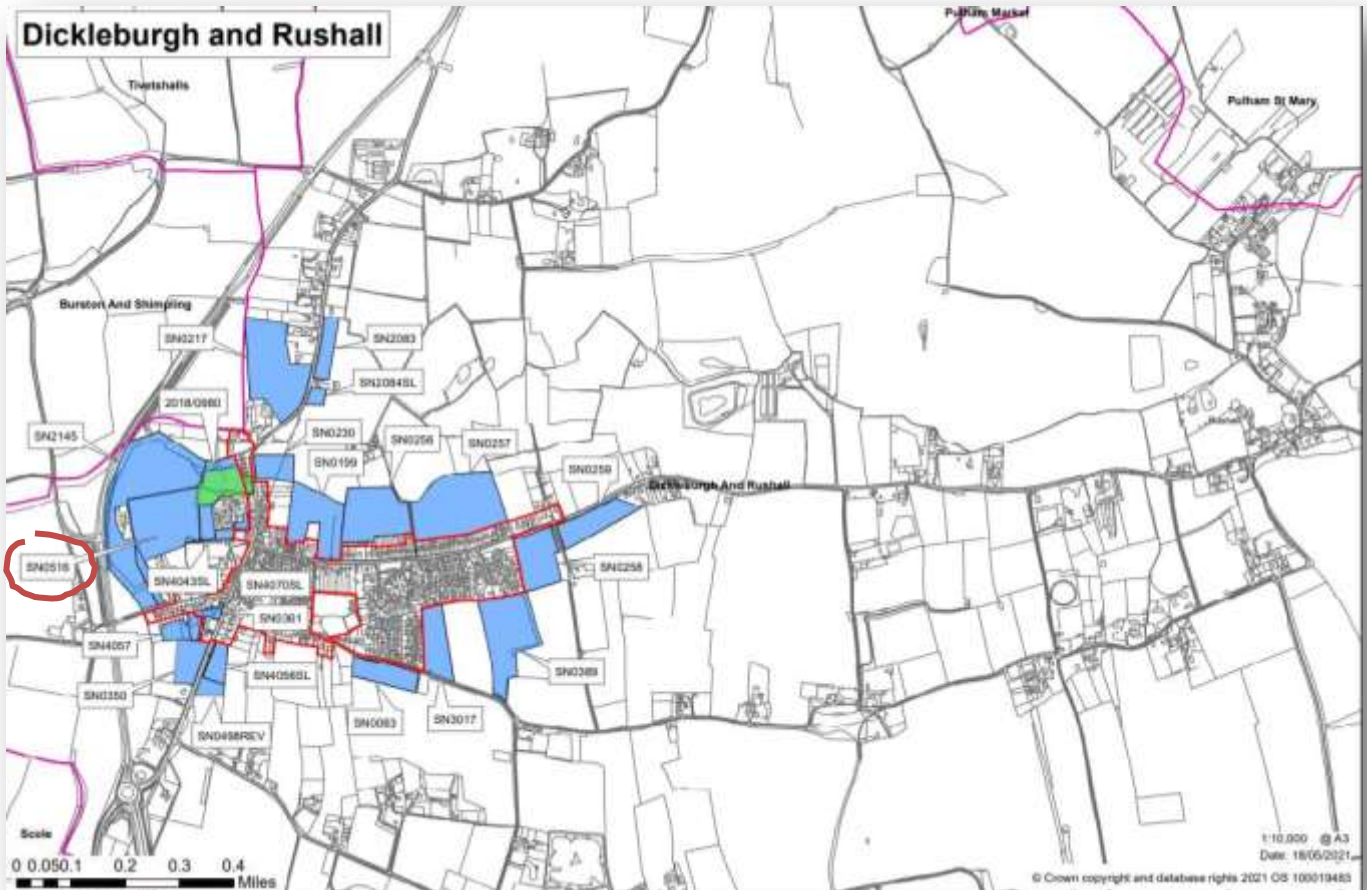
Identifying the site/s for development

South Norfolk District Council issued a call for sites to support the building of 72,000 homes in the South Norfolk and Broadlands combined areas. A significant number of sites came forward in this Parish (see future development plans for our village below).



All the sites were assessed, and a preference agreed.

During the creation of the NP, and after the sites assessment, a further 3 sites were put forward as part of the village clusters call for sites. See map below



The additional 3 sites were assessed in line with all other sites. 4 options emerged to be further considered.

The final decision of the NP team was to agree that site SN0516 (see map above) was the preferred site and this single site will go forward.