

Site plan key

- Allocated site area: 3.3 Hectares
- Public Right of Way (P.R.O.W)
- Cordon sanitaire (400m radius)
- Pedestrian connections
- Previously consented land
ref 2018/0980
- Land previously used as allotment gardens
- Flood zone
- Existing tree planting

Design principles

The following design principles are proposed to be followed in delivering the framework masterplan:

- The height, form, massing and scale of the dwellings are proportionate to those of the surrounding area
- The use of high quality, locally sourced materials will help to reduce the carbon footprint of the development
- The amenity space of the dwellings reflects the rurality of the site with:
 - Principle to principle elevation separation to be a minimum 21m
 - Side to principle separation to be a minimum 15m
 - Private gardens not to be overlooked by neighbouring properties
- Green corridors with pedestrian connections provided throughout the site
- Public open space preserves the rural nature of the site and will seek to enhance the setting
- Existing trees and hedgerows to be retained and enhanced where possible
- Landscape buffers provided between the development areas and site boundaries with existing landscape belt along north, eastern an western boundaries to be retained and enhanced
- The use of SUDs features in line with Defra 2025 guidelines will reduce the discharge rates by slowing the surface water run-off, minimising the reliance on traditional piped drainage systems.

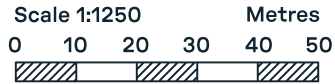


General Notes

These plans have been prepared for submission to the local authority for town & county planning and/or building regulation purposes only and do not constitute full working drawings. Do not scale from this drawing.

Information noted on these plans or accompanying documents/details is not exhaustive, and the contractor to check with client as to any additional work not specifically noted or implied.

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Zone		Area m ²	%
	Residential development (25 units)	10,900	33
	Public open space	7,200	22
	Species rich native planting	2,000	6
	Flood mitigation / SuDS Drainage	8,400	25
	Access	4,500	14

drawn

LD

scale

1:1250 @ A3

number

GA_01

status

CLARIFICATION DOCUMENT

checked

-

date

20.06.25

revision

-

client

project

title

Dickleburgh & Rushall
Neighbourhood Plan DR20
Indicative Development Framework

 **Rural Solutions**

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- Cordon sanitaire (400m radius)
- Pedestrian connections
- Previously consented land
ref 2018/0980
- Flood zone
- Residential units
- Green corridors with pedestrian footpaths
- Proposed native tree planting
- SuDS Drainage / species rich native planting
- Existing tree planting

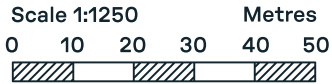


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On 2nd May 2025, the Examiner, Andrew Ashcroft, issued a clarification note seeking a response to certain issues raised in relation to the Submission Draft Dickleburgh & Rushall Neighbourhood Plan

Policy DR 20

The Parish Council has submitted its response to the examiner on the points raised. However, the attached provides further clarification in relation to the proposed housing allocation and Policy DR 20.

In light of the LPA's comments at the Regulation 16 Stage, it is proposed to make a few minor modifications to the policy as follows:

THE NEIGHBOURHOOD PLAN ALLOCATES **a site of 3.5 hectares, [THIS INSERT ADDRESSES THE LPA RESPONSE AT THE REG 16 STAGE]** SN0516 (FIGURE 66) FOR RESIDENTIAL DEVELOPMENT, TO ACCOMMODATE ~~up to~~ **a minimum of [THIS INSERT ADDRESSES THE LPA RESPONSE AT THE REG 16 STAGE AND ENSURES COMPLIANCE TO THE ADOPTED GREATER NORWICH LOCAL PLAN, 2024]** 25 NEW HOMES OF MIXED TYPE, TENURE AND SIZE. ~~The mix should include~~

- ~~• Starter homes.~~
- ~~• Affordable Homes (minimum requirement as stated in the Local Plan)~~
- ~~• Custom built homes.~~
- ~~• Lifetime homes.~~

[THIS OMISSION ADDRESSES THE LPA RESPONSE AT THE REG 16 STAGE AS THE DESIGN POLICIES IN OTHER PARTS OF THE NP ACHIEVES THIS OBJECTIVE]

IN ADDITION TO ALL OTHER DEVELOPMENT POLICIES, **any planning application for development should be accompanied by [AMENDMENT FOR CLARITY]** ~~the site requires~~ THE FOLLOWING:

- A. THE DELIVERY OF A COORDINATED APPROACH TO DESIGN, LAYOUT, LANDSCAPING, INFRASTRUCTURE PROVISION ACROSS THE SITE THROUGH A SITE MASTERPLAN.
- B. A DETAILED HERITAGE STATEMENT THAT IDENTIFIES ANY IMPACTS ON HERITAGE ASSETS (AS IDENTIFIED IN POLICY DR1). THE AREA CONTAINS PRE-ROMAN AND ROMAN ARCHAEOLOGY.
- C. PRESERVATION OF THE RURAL NATURE OF THE SITE THROUGH THE PROVISION OF WILDLIFE CORRIDORS.
- D. PROTECTION AND ENHANCEMENT OF FOOTPATH 3.

E. THE PROTECTION AND ENHANCEMENT OF A LANDSCAPE BELT ALONG THE NORTH, EASTERN AND WESTERN BOUNDARY OF THE SITE.

F. RETENTION AND ENHANCEMENT OF EXISTING TREES AND HEDGEROWS.

g. a Sustainability Statement explaining how the scheme design incorporates significant measures to address the impact of the development on climate change

~~Where possible, THE DEVELOPER OF THE SITE IS ENCOURAGED TO INCORPORATE SUSTAINABLE AND/OR INNOVATIVE DESIGN AND CONSTRUCTION PRINCIPLES TO ACHIEVE NET ZERO CARBON EMISSIONS DURING CONSTRUCTION. THE DEVELOPER SHOULD REALISE SUSTAINABILITY IMPROVEMENTS OVER AND ABOVE THOSE SET BY BUILDING REGULATIONS WHICH WILL BE PARTICULARLY ENCOURAGED.~~ **AMENDMENT FOR CLARITY]**

For ease of ref., the LPA's feedback on the DR20 at the Regulation 16 stage is copied below.

The Council is supportive of the Neighbourhood Plan allocating 25 dwellings as required by the emerging South Norfolk Village Clusters Housing Allocations Plan. It is also supportive of many of the criteria included in the policy, such as requiring a coordinated approach and the preservation of historic and natural assets. The first element of the policy states that development should provide 25 new homes of a mix of Starter, Affordable, Custom built and Lifetime Homes. As stated previously, Starter Homes are no longer relevant and have been replaced by First Homes. This part of the policy repeats what has already been stated in Policy DR8: Local housing need and does not add any further considerations or requirements. This brings into question the need for this to be included in the policy if it is expected to meet the requirements already set out in Policy DR8. It could be interpreted that the site should deliver only affordable housing, however this may not be the case. The policy needs to be amended to ensure that the mix of housing expected to be delivered is clear and the policy can be accurately applied. The site area and proposed density has not been included in the policy, and it should be noted that GNLP Policy 2 requires the efficient use of land. This was raised by the Council previously and has not been addressed. The area of DR20 appears to measure approximately 3.5 ha. which calls into question if the site is making effective use of the land, as required by policy, and the viability of the site. It does not appear that any viability evidence has been provided, as recommended by the Council previously. Thought should be given to allocating more homes on DR20 or reducing its site area. The viability of the site could also be questioned relating to the final element of the policy which encourages the incorporation of sustainable design solutions. Without establishing the viability of the site, it can be questioned if this element of the policy will be able to be applied whilst ensuring the site is deliverable. Surface water mapping published by the Environment Agency identifies an on-site surface water flowpath on the southern and eastern boundaries. The Council is also aware of surface water flood risk to Burston Road, which could affect access to the site. The Council therefore considers that a Level 2 Strategic Flood Risk Assessment may be required to identify flood risk and any appropriate mitigation on site. As the site area is over a hectare, any proposed development would require a Flood Risk Assessment. The Policy includes a number of criteria relating to the protection and/or enhancement of existing features on or near the site, such as existing vegetation and footpath 3. It would be helpful for the application of the policy for these to be mapped, perhaps on Figure 66 or another map.