

1a. Contact Details	
Title	Mrs
First Name	Nicole
Last Name	Wright
Job Title (where relevant)	Director
Organisation (where relevant)	La Ronde Wright Limited
Address	74 Bracondale Norwich
Post Code	NR1 2BE
Telephone Number	01603 662952
Email Address	nicole.wright@larondewright.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input checked="" type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Land off Norwich Road Dickleburgh
Grid reference (if known)	X: 616604 Y: 282565
Site area (hectares)	5.2 ha

Site Ownership		
3a. I (or my client)....		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input checked="" type="radio"/>	No <input type="radio"/>
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Residential and agricultural land (Grade 3).		
4b. Has the site been previously developed?	Yes <input checked="" type="radio"/>	No <input type="radio"/>

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

Residential: 2 existing dwellings fronting onto The Street

2001/0491 - Erection of 13no houses and construction of new access including demolition of one dwelling - Refused - Decision Issued Date 5th June 2001

2001/0492 - Change of use from agricultural land to village green - Refused - Decision Issued Date 5th June 2001

2002/1085 - Erection of 13 dwelling and construction of new access including demolition of one dwelling - Refused - Decision Issued Date 16th July 2002

2002/1086 - Change of use from agricultural land to village green - Refused - Decision Issued Date 16th July 2002

2004/2373 - Proposed new window and doorway and variation to existing boundary - Approved - Decision Issued Date 13th December 2004

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

Mixed use development for community orchard, open space, community building, small business unit and approximately 80 dwellings with landscaping, improved connectivity and associated infrastructure. Dwelling mix would include starter homes and custom build homes.

5b. Which of the following use or uses are you proposing?

Market Housing	<input checked="" type="checkbox"/>	Business & offices	<input checked="" type="checkbox"/>	Recreation & Leisure	<input checked="" type="checkbox"/>
Affordable Housing	<input checked="" type="checkbox"/>	General industrial	<input type="checkbox"/>	Community Use	<input checked="" type="checkbox"/>
Residential Care Home	<input checked="" type="checkbox"/>	Storage & distribution	<input type="checkbox"/>	Public Open Space	<input type="checkbox"/>
Gypsy & Traveller Pitches	<input type="checkbox"/>	Tourism	<input type="checkbox"/>	Other (Please Specify) Cafe	

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

Amount of non-residential floorspace to be determined.

5d. Please describe any benefits to the Local Area that the development of the site could provide.

The development would provide much needed homes and employment opportunities in a sustainable location on the edge of Dickleburgh adjacent to a recently-consented affordable housing scheme. The scheme would provide about 20 starter homes and about 5 custom build homes, which will provide a variety of housing to meet local demand.

The development would establish a significant area of public open space, including a community orchard. New footpaths would improve connectivity within Dickleburgh.

The new business and community facilities within the scheme would be located close to the centre of Dickleburgh, improving the vitality of the village.

Local Green Space

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Which community would the site serve and how would the designation of the site benefit that community.

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

There is an access point off The Street and another off Burston Road. An access road will need to be constructed here. There is one public right of way across the site and several opportunities for creating pedestrian and cycle links.

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

There is a ditch and watercourse on the site. There are no other significant changes of levels.

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

There are no known potential ground contamination issues. N.B. a ground investigation has not been conducted on the site.

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

The majority of the site is within Flood Zone 1. A small area at the north of the site is within Flood Zone 2 and Flood Zone 3. N.B. a Flood Risk Assessment has not been conducted on the site.

7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?
There is a watercourse within the site. No other significant features have been identified on site.
7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?
The are a number of listed buildings east and south-east of the site. The development would be designed intelligently to engage with and not detract from the setting of the heritage assets.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
The land adjoining the site to the south-east has planning permission for residential. The proposed development would aim to be coherent with the approved development. There are residential uses to the east and south of the site and in a small cluster to the west. The proposed development would be designed to avoid any negative implications to or from these uses. The improved connectivity and community facilities within the site would enhance the setting of these dwellings.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
None.
7j. Other: (please specify):

Utilities			
8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.			
	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input type="radio"/>
1 to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	
The landowner has entered a partnership with Flagship Group, who are ready to develop the site.	

Market Interest		
10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	This is being discussed
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
4 years	

Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy			<input checked="" type="checkbox"/>
	Yes	No	Unsure
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details:			
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Please see the site location plan, Vision Statement prepared by LSI Architects and pre-development enquiry response from Anglian Water in support of this representation.

Check List	
Your Details	<input checked="" type="checkbox"/>
Site Details (including site location plan)	<input checked="" type="checkbox"/>
Site Ownership	<input checked="" type="checkbox"/>
Current and Historic Land Uses	<input checked="" type="checkbox"/>
Proposed Future Uses	<input checked="" type="checkbox"/>
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input checked="" type="checkbox"/>
Site Features and Constraints	<input checked="" type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>
Availability	<input checked="" type="checkbox"/>
Market Interest	<input checked="" type="checkbox"/>
Delivery	<input checked="" type="checkbox"/>
Viability	<input checked="" type="checkbox"/>
Other Relevant Information	<input checked="" type="checkbox"/>
Declaration	<input checked="" type="checkbox"/>

14. Declaration

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- To assist in the preparation of the Greater Norwich Local Plan
- To contact you, if necessary, regarding the answers given in your form.
- To evaluate the development potential of the submitted site for the uses proposed within the form.

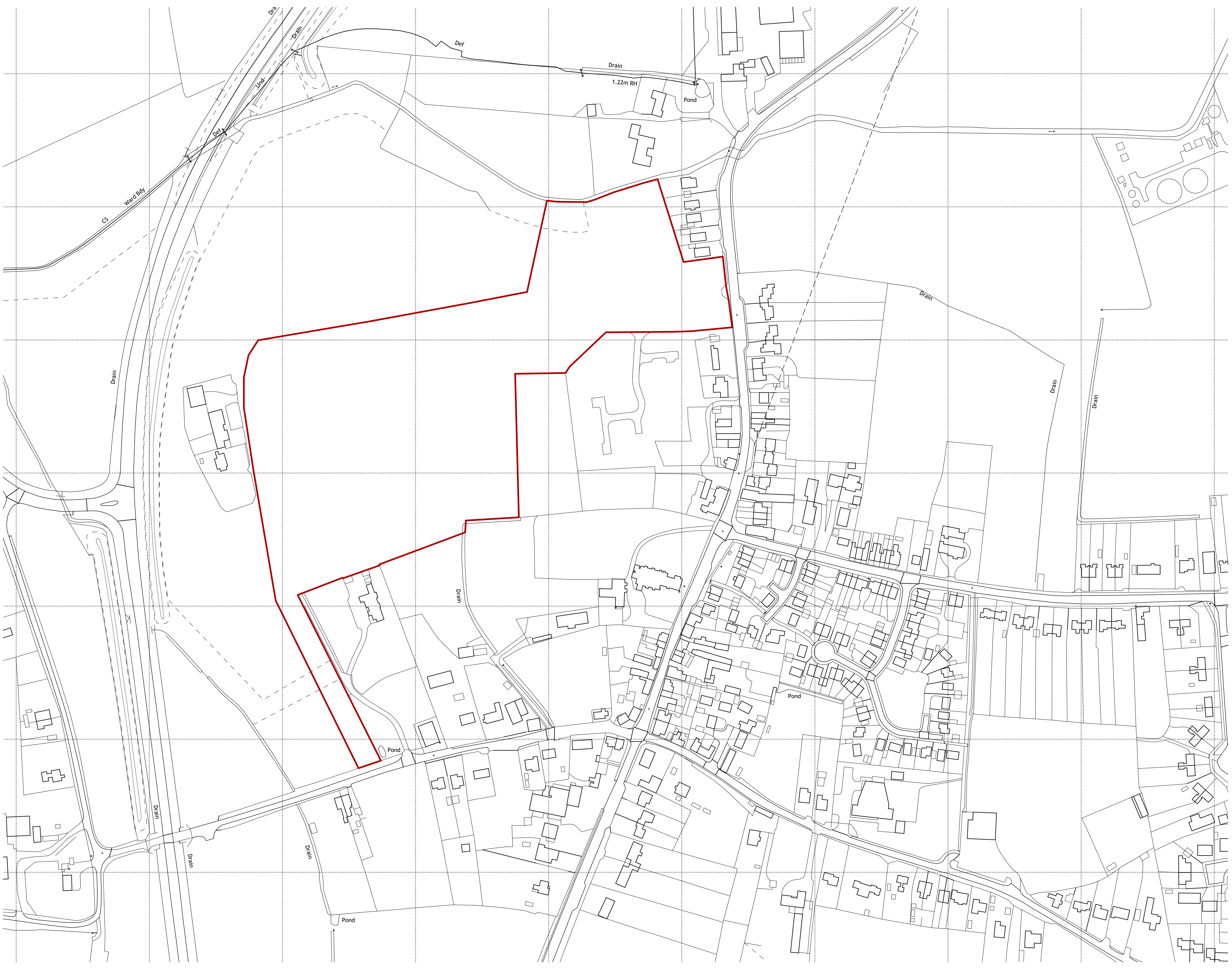
Disclaimer

The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan Call for Sites Response Form Guidance Notes.

I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

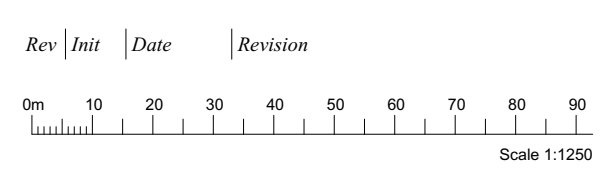
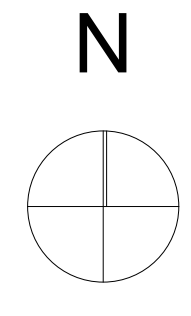
Name **Nicole Wright**

Date **07 July 2016**



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 Drawing to be read in conjunction with the project specification.
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Client	La Ronde Wright		
Project	Dickleburgh - New Housing Masterplan		
Title	Site Allocation Plan		
Scale @ A1	Date	Drawn	
1:1250	07.07.2016	DJ	
15229-160707 DJ 01			



LIFE TOUCHING DESIGN

DICKLEBURGH

NEW COMMUNITY USES,
COMMUNITY ORCHARD
AND NEW HOMES

VISION STATEMENT

July 2016

WHERE DO WE STAND?

We stand with you. Whoever you are — a client, a colleague, a supplier, someone who lives or works in, or is just passing through, a building we've designed. We stand with you because, for us, architecture is all about people. Get to know them and what's important to them, connect with them and collaborate, deal with them respectfully and with integrity and, together, you can solve any problem, overcome any challenge and achieve any ambition. That's what it takes to create sustainable, innovative, valuable and positive architecture. Architecture that improves lives, builds communities and enhances society.

Life touching design.

2.0 THE SITE

2.1 SITE LOCATION AND CONTEXT

The site

Dickleburgh is in the Waveney Tributary Farmland character area of South Norfolk. The village itself is a mixture of ribbon development extending from the heart of the original village mainly along The Street, which is the old Norwich to Ipswich main road and of more recent development to the east which is generally quite compact.

The site itself lies just east of the A140 on the west side of the village, and comprises of two connected areas. The first, Area A faces onto the street which gives access to the site, and runs behind existing dwellings west of the street. To the north it is bounded by a watercourse, Dickleburgh Stream, to the east by a drainage ditch with open farmland beyond to the west by the A140 and to the south by a site with planning permission for affordable housing. The second, Area B lies to the south west of Area A and is bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedgerow to the north, open farmland and Chapel Farm to the west, and playing fields, grassland, and The Rectory to the south. Tree belts along the western and northern boundaries of the open farmland shield the site from those directions. The site slopes gently from south east to north west.

A public footpath crosses where the two site areas connect running from The Street and along the drainage ditch bounding Area A, and connects into other public footpaths to the north and east of the site eventually crossing Dickleburgh Stream.

There are views from both areas of the site towards All Saints Church, although the site is outside the conservation area and buffered from the conservation area by allotments, playing fields, the churchyard and other open spaces. These provide possibilities for further pedestrian routes through the site to the existing public footpath network beyond.

Local amenities

The village has a church, post office and village shop, pub, village hall, primary school and a number of allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away.

Public transport

There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport

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200 INTRODUCTION

THE PROPOSAL AND CONTEXT

The site quality development of up to 80 new homes (incorporating 20 starter homes and 3 custom built homes). The development will also include new woodlands, a cafe, a community orchard and other green open spaces, using the Dickleburgh South Norfolk Primary Field. The site is a part of the village and its ribbon development extending from the heart of the original village mainly along The Street, which is the old Norwich to Ipswich road. The proposed development will enhance the village by providing new open spaces to public footpaths and a new community orchard. It will create a distinctive place where people want to live as part of an existing community. The site itself lies just east of the A140 on the west side of the village, and comprises of two connected areas. The first, Area A, is a site of potential which gives access to the site, the current being a existing village street. To the north it is bounded by the Dickleburgh Stream, to the east by the A140 and to the south by the A140. The second, Area B, is a site of potential which gives access to the site, the current being a existing village street. To the north it is bounded by the Dickleburgh Stream, to the east by the A140 and to the south by the A140. The site is bounded to the north, open farmland and Chapel Farm to the west, and playing fields, grassland, and The Rectory to the south. The site is bounded to the north, open farmland and Chapel Farm to the west, and playing fields, grassland, and The Rectory to the south. The site is bounded to the north, open farmland and Chapel Farm to the west, and playing fields, grassland, and The Rectory to the south. The site is bounded to the north, open farmland and Chapel Farm to the west, and playing fields, grassland, and The Rectory to the south.

A public footpath crosses where the two site areas connect running from The Street and along the drainage ditch bounding Area A, and connects into other public footpaths to the north and east of the site eventually crossing Dickleburgh Stream.

There are views from both areas of the site towards All Saints Church, although the site is outside the conservation area and buffered from the conservation area by allotments, playing fields, the churchyard and other open spaces. These provide possibilities for further pedestrian routes through the site to the existing public footpath network beyond.

Local amenities

The village has a church, post office and village shop, pub, village hall, primary school and a number of allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away.

Public transport

There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport



2.0 THE SITE

2.1 SITE LOCATION AND CONTEXT

The site

Dickleburgh is in the Waveney Tributary Farmland character area of South Norfolk. The village itself is a mixture of ribbon development extending from the heart of the original village mainly along The Street, which is the old Norwich to Ipswich main road and of more recent development to the east which is generally quite compact.

The site itself lies just east of the A140 on the west side of the village, and comprises of two connected areas. The first, Area A faces onto the street which gives access to the site, and runs behind existing dwellings west of the street. To the north it is bounded by a watercourse, Dickleburgh Stream, to the east by a drainage ditch with open farmland beyond to the west by the A140 and to the south by a site with planning permission for affordable housing. The second, Area B lies to the south west of Area A and is bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedgerow to the north, open farmland and Chapel Farm to the west, and playing fields, grassland, and The Rectory to the south. Tree belts along the western and northern boundaries of the open farmland shield the site from those directions. The site slopes gently from south east to north west.

A public footpath crosses where the two site areas connect running from The Street and along the drainage ditch bounding Area A, and connects into other public footpaths to the north and east of the site eventually crossing Dickleburgh Stream.

There are views from both areas of the site towards All Saints Church, although the site is outside the conservation area and buffered from the conservation area by allotments, playing fields, the churchyard and other open spaces. These provide possibilities for further pedestrian routes through the site to the existing public footpath network beyond.

Local amenities

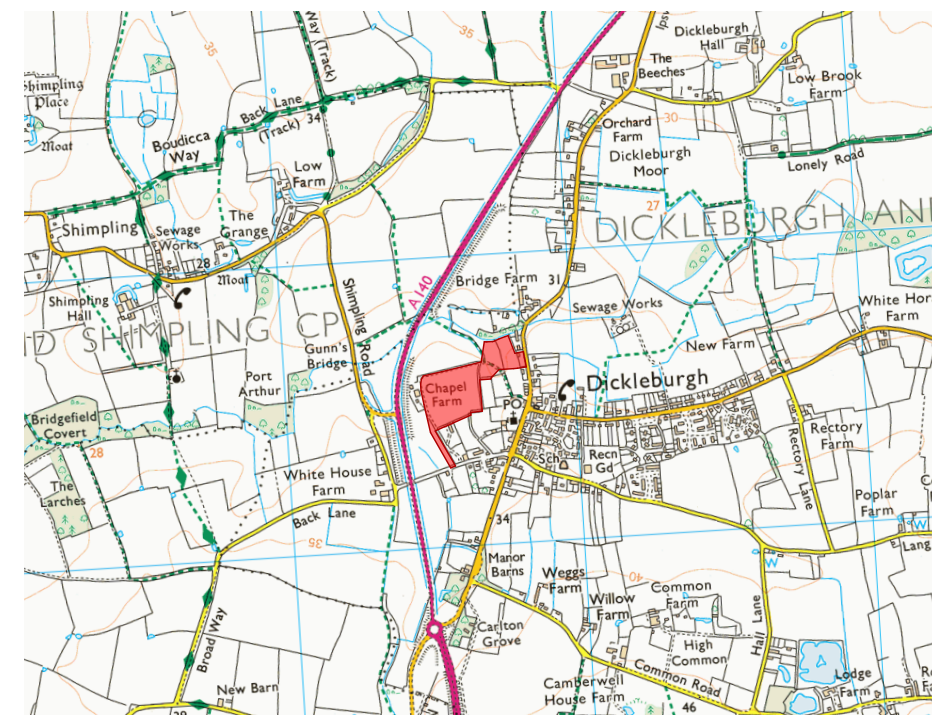
The village has a church, post office and village shop, pub, village hall, primary school and a number of allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away.

Public transport

There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport



Site Location Plan



Wider Context

2.0 THE SITE

2.2 SITE LOCATION AND CONTEXT

The site

Dickleburgh is in the Waveney Tributary Farmland character area of South Norfolk. The village itself is a mixture of ribbon development extending from the heart of the original village mainly along The Street, which is the old Norwich to Ipswich main road and of more recent development to the east which is generally quite compact.

The site itself lies just east of the A140 on the west side of the village, and comprises of two connected areas. The first, Area A faces onto the street which gives access to the site, and runs behind existing dwellings west of the street. To the north it is bounded by a watercourse, Dickleburgh Stream, to the east by a drainage ditch with open farmland beyond to the west by the A140 and to the south by a site with planning permission for affordable housing. The second, Area B lies to the south west of Area A and is bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedgerow to the north, open farmland and Chapel Farm to the west, and playing fields, grassland, and The Rectory to the south. Tree belts along the western and northern boundaries of the open farmland shield the site from those directions. The site slopes gently from south east to north west.

A public footpath crosses where the two site areas connect running from The Street and along the drainage ditch bounding Area A, and connects into other public footpaths to the north and east of the site eventually crossing Dickleburgh Stream.

There are views from both areas of the site towards All Saints Church, although the site is outside the conservation area and buffered from the conservation area by allotments, playing fields, the churchyard and other open spaces. These provide possibilities for further pedestrian routes through the site to the existing public footpath network beyond.

Local amenities

The village has a church, post office and village shop, pub, village hall, primary school and a number of allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away.

Public transport

There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport

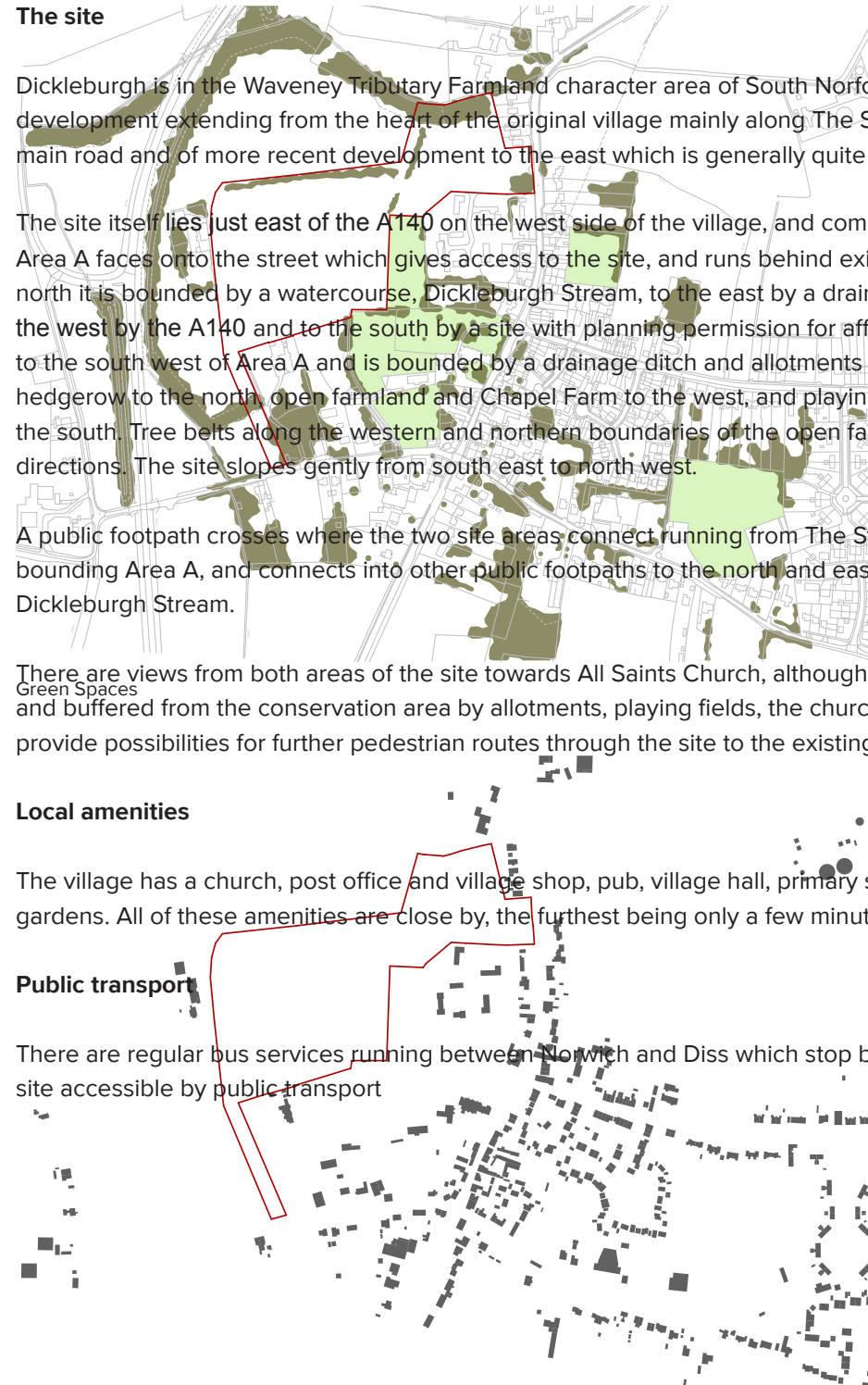
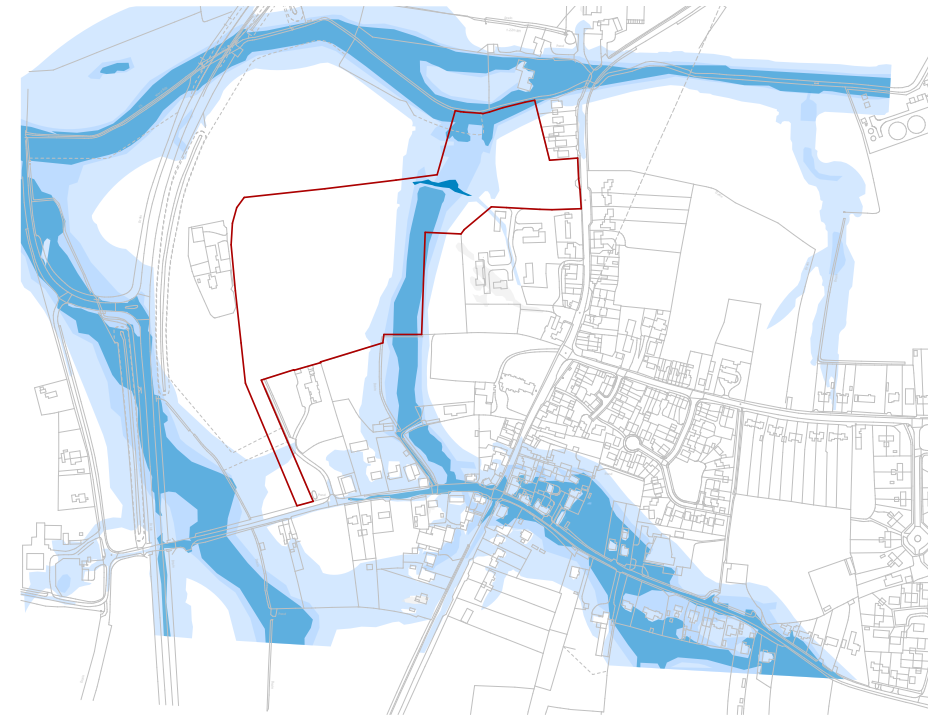
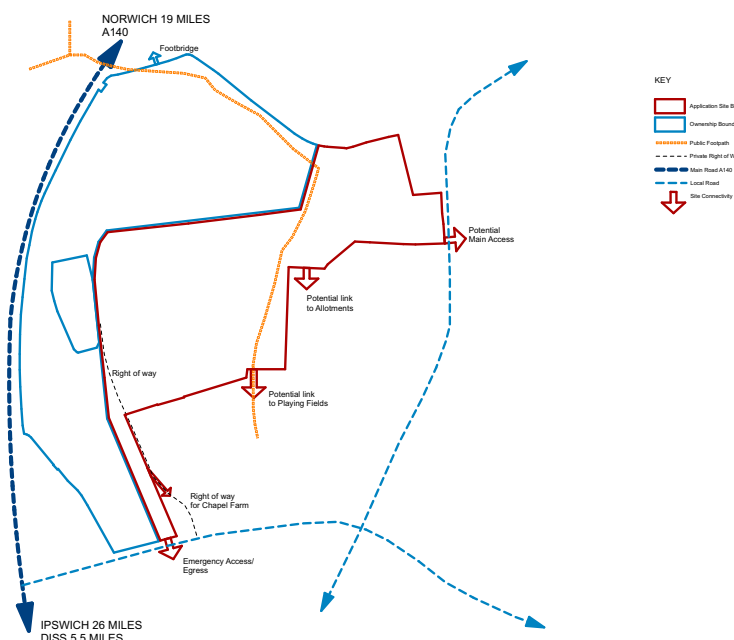


Figure Ground



Flood Zone



Connectivity

3.0 HEALTH CHARACTER ANALYSIS

3.1 STRATEGIC TOPICS AND PRINCIPLES

Integrating with the surroundings

Dickleburgh is a village with a rich history and a strong sense of community. The site is located in a rural setting, surrounded by open farmland and woodlands. The development is designed to be sensitive to the local environment and to provide a high quality of life for its residents. The site is bounded by a watercourse, Dickleburgh Stream, to the north, a drainage ditch with open farmland beyond to the east, a drainage ditch with open farmland to the south, and a site with planning permission for affordable housing to the west. The site is also bounded by a site with planning permission for affordable housing to the west.

The site is divided into two areas, Area A and Area B. Area A is located to the north of the site and is bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedge to the south, and open farmland to the west. Area B is located to the south of Area A and is bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedge to the south, and open farmland to the west. The site slopes gently from south east to north west.

Site wide environmental features

A public footpath crosses where the two site areas connect running from The Street and along the drainage ditch. The site is also bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedge to the south, and open farmland to the west. The site slopes gently from south east to north west.

- the orientation of streets, buildings and roofs; and

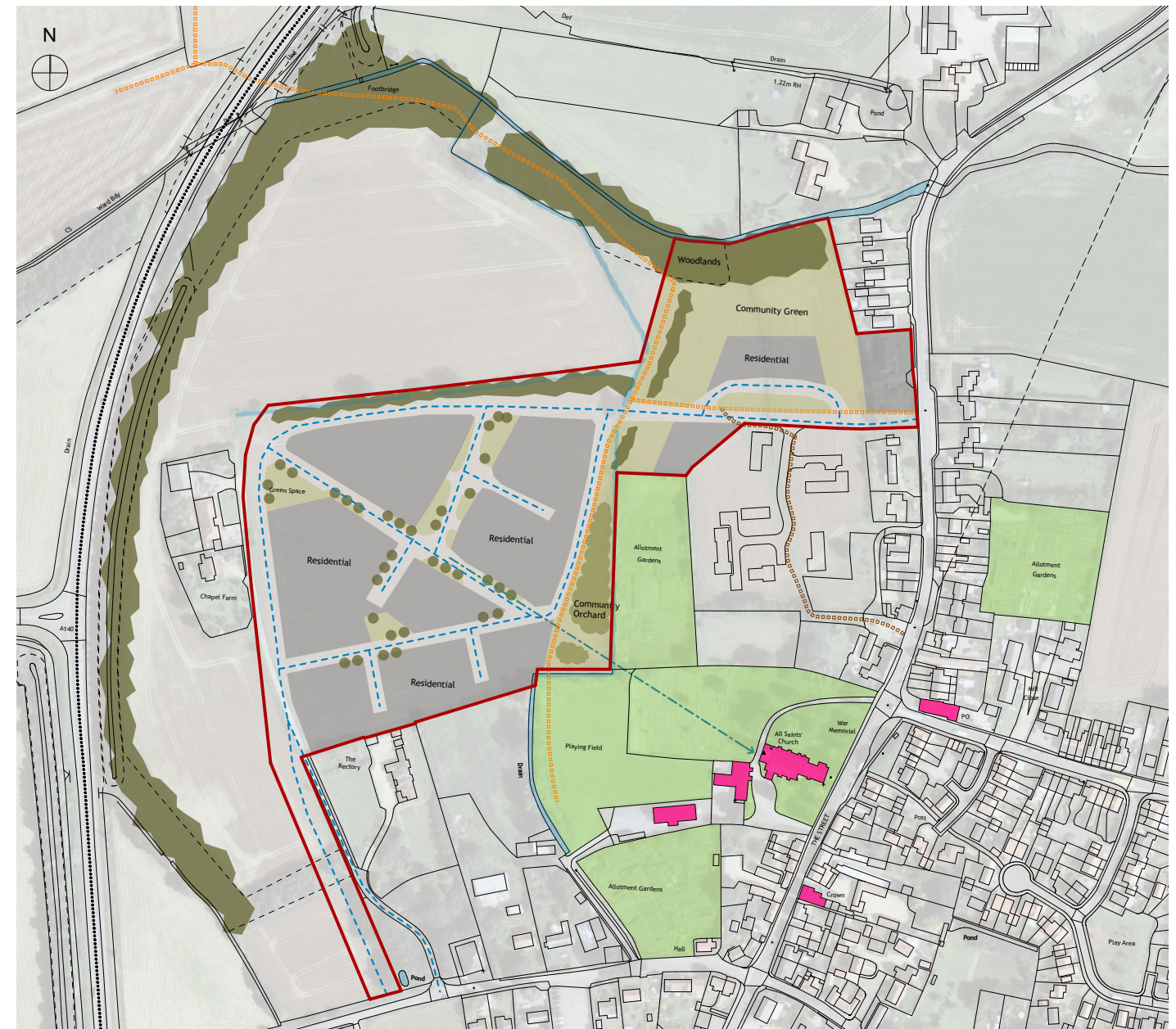
The site is also bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedge to the south, and open farmland to the west. The site slopes gently from south east to north west. The site is also bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedge to the south, and open farmland to the west. The site slopes gently from south east to north west.

Local amenities

The existing ditches on the site which can be enhanced, and Dickleburgh Stream to the north are all being considered. The site is also bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedge to the south, and open farmland to the west. The site slopes gently from south east to north west.

A pre-planning assessment report has been commissioned from Anglian Water and the proposed development can be integrated with the existing foul drainage system.

There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport.



KEY

- | | |
|---------------------------|-----------------------------|
| Residential Areas | Proposed Public Footpath |
| Proposed Green Open Space | Application boundary |
| Woodlands | Water |
| Orchard/Proposed Trees | Key Views |
| Roads | Existing Public Green Space |
| Existing Public Footpath | Existing Key Building |
| | Proposed Key Building |

2.0 THE SITE

2.2 BUILDING TYPE AND CHARACTER

The site is located in a character area with villages frequently linear along roads and some villages being more compact and set around village greens as at Pulham Marlet and Burston.
 Dickleburgh is in the Waveney Tributary Farmland character area of South Norfolk. The village itself is a mixture of ribbon development and more recent development to the east which is generally quite compact.
 (South Norfolk Place Making Guide)

The site itself lies just east of the A140 on the west side of the village, and comprises of two connected areas. The first, Area A faces onto the street which gives access to the site, and runs behind existing dwellings west of the street. To the north it is bounded by a watercourse, Dickleburgh Stream, to the east by a drainage ditch with open farmland beyond to the west by the A140 and to the south by a site with planning permission for affordable housing. The second, Area B lies to the south west of Area A and is bounded by a drainage ditch and allotments to the east, a drainage ditch with a watercourse to the north, open farmland and Chapel Farm to the west, playing fields, grassland and The Rectory to the south. The drainage ditch runs along the western and northern boundaries of the open farm and shields the site from those directions. The site slopes gently from south east to north west.

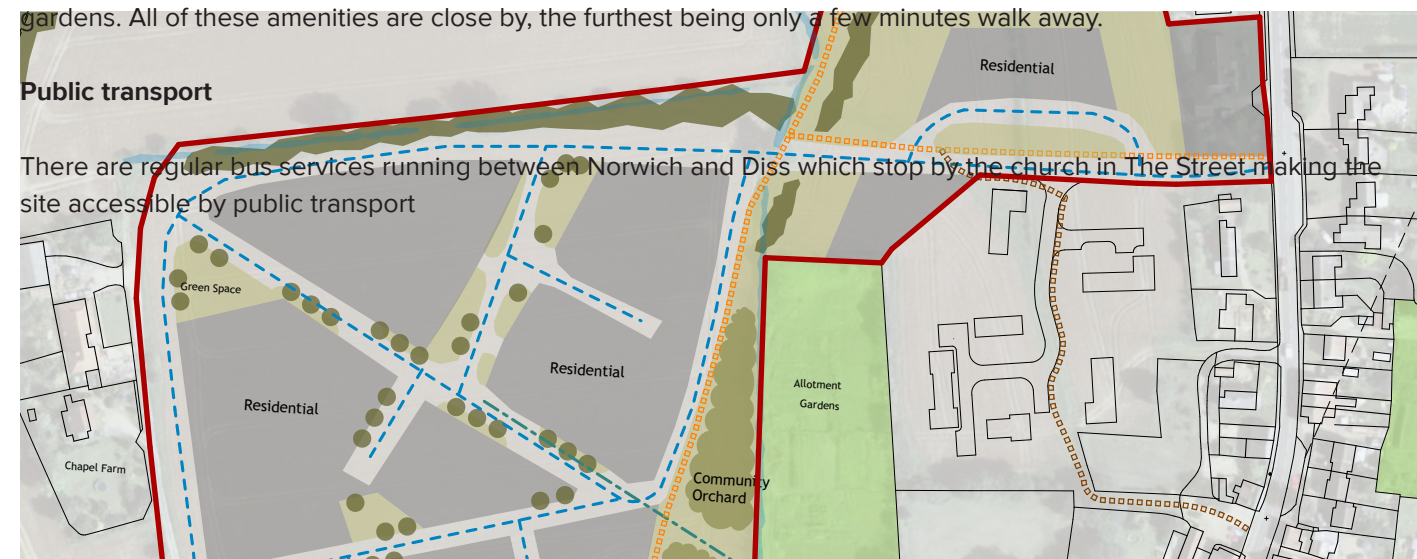
A public footpath crosses where the two site areas connect running from The Street and along the drainage ditch bounding Area A, and connects into other public footpaths to the north and east of the site eventually crossing Dickleburgh Stream.

There are views from both areas of the site towards All Saints Church, although the site is outside the conservation area and buffered from the conservation area by allotments, playing fields, the churchyard and other open spaces. These views are protected by the existing public footpath and the existing buildings. A new footpath which connects into the existing network is proposed to run past the orchard with the houses overlooking the green space while providing natural surveillance of the new access route.

The village has a church, post office and village shop, pub, village hall, primary school and a number of allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away.

Public transport

There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport



‘Protect views to landmark churches and their setting and ensure that these are not adversely affected by new development.’

(South Norfolk Place Making Guide)



‘Ensure that new development responds to and reinforces the local vernacular features which contribute to the rural character of the area.’

(South Norfolk Place Making Guide)



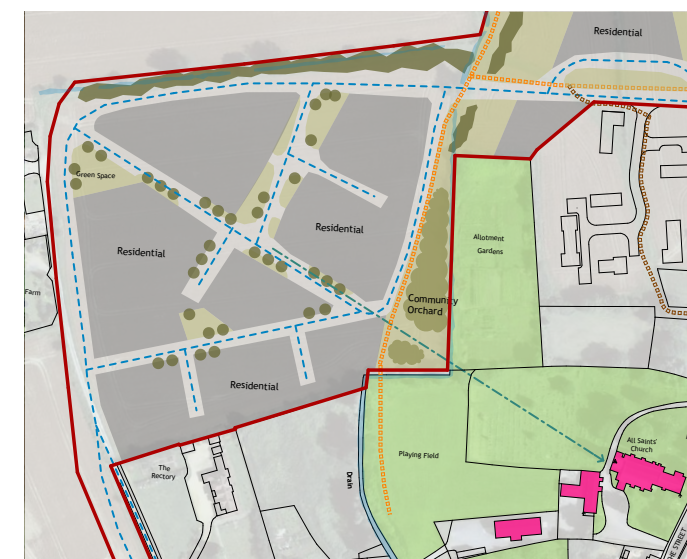
Buildings and streets are laid out so views of the church are retained and framed by means of tree planting.

The houses will be an interpretation of the South Norfolk vernacular, using the orientation of the buildings, the building form, choice of materials and construction techniques to enhance sustainability and energy efficiency.

The Norfolk Historic Environment Service has been consulted and their initial response is that the proposed site is within Scole-Dickleburgh field system, the field pattern for which is part of the landscape in line with the old Roman road – roughly on the line of the A140.

The feeling is that these field lines should be followed within the design of the development, for example through the alignment of property boundaries.

Archaeological remains were found during the construction of the A140. However, there has been no archaeological work across the site. This field system could be pre- or post-Roman and a geophysical investigation would be required prior to development.



2.0 THE SITE

2.2 BUILDING TYPE AND CHARACTER

Character and Design

Dickleburgh is in the Newmarket district, by the railway, characteristic of South Norfolk. The village itself is a mix of traditional and modern buildings. The site is located on the east side of the village, just east of the A140. The site is bounded by a drainage ditch to the east, the A140 to the west, and a site with planning permission for affordable housing to the south. The site is bounded by a drainage ditch to the east, the A140 to the west, and a site with planning permission for affordable housing to the south.

The site itself lies just east of the A140 on the west side of the village, and comprises of two connected areas. The first, Area A, is bounded by a drainage ditch to the east, the A140 to the west, and a site with planning permission for affordable housing to the south. The second, Area B, is bounded by a drainage ditch to the east, the A140 to the west, and a site with planning permission for affordable housing to the south. The site is bounded by a drainage ditch to the east, the A140 to the west, and a site with planning permission for affordable housing to the south.

A public footpath crosses where the two site areas connect running from The Street and along the drainage ditch. The site is bounded by a drainage ditch to the east, the A140 to the west, and a site with planning permission for affordable housing to the south.

The area views are a mix of traditional and modern buildings. The site is located on the east side of the village, just east of the A140. The site is bounded by a drainage ditch to the east, the A140 to the west, and a site with planning permission for affordable housing to the south.

Local amenities include a public house, a shop, a primary school, and a number of allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away.

Public transport

There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport.



Concept Sketch, view of site entrance

DICKLEBURGH VISION STATEMENT



Precedent Housing Developments

2.0 LANDSCAPE CHARACTER

2.1 SITE APPRAISAL CONTEXT

The site's eastern boundary of the Site consists of vegetated garden boundaries of properties along Norwich Road.

Dickleburgh is in the Norwich Urban Fringe area, vegetated fields of Soles Norfolk. The village itself is a mix of ribbon development and public open space, mainly along The Street, which is the old Norwich to Ipswich main road and of more recent development to the east which is generally quite compact.

The south western facing boundary fronting Chapel Farm and the access road to Chapel Farm, is void of structural vegetation. The site is just east of the A140, growing west of the village and comprised of two edges of the area. The first, beyond the boundary is a woodland block access to the site from the A140 and the village west of the street. To the north it is bounded by a watercourse, Dickleburgh Stream, to the east by a drainage ditch with open farmland beyond to the west by the A140 and by fields east of the site with playing fields to the south. From the west, the A140 is bordered by a drainage ditch and a drainage ditch to the east, separating Dickleburgh from the A140. To the north, open farmland and Chapel Farm to the west, and playing fields, grassland, and The Rectory to the south. Tree belts along the western and northern boundaries of the open farmland shield the site from those roads. The A140 forms the site's eastern front connecting to Ipswich West Norwich, which has an audible presence in the area, reducing the tranquillity of the Site.

A public footpath crosses where the two site areas connect running from The Street and along the drainage ditch bounding Area A, and connects into other public footpaths to the north and east of the site eventually crossing Dickleburgh Stream.

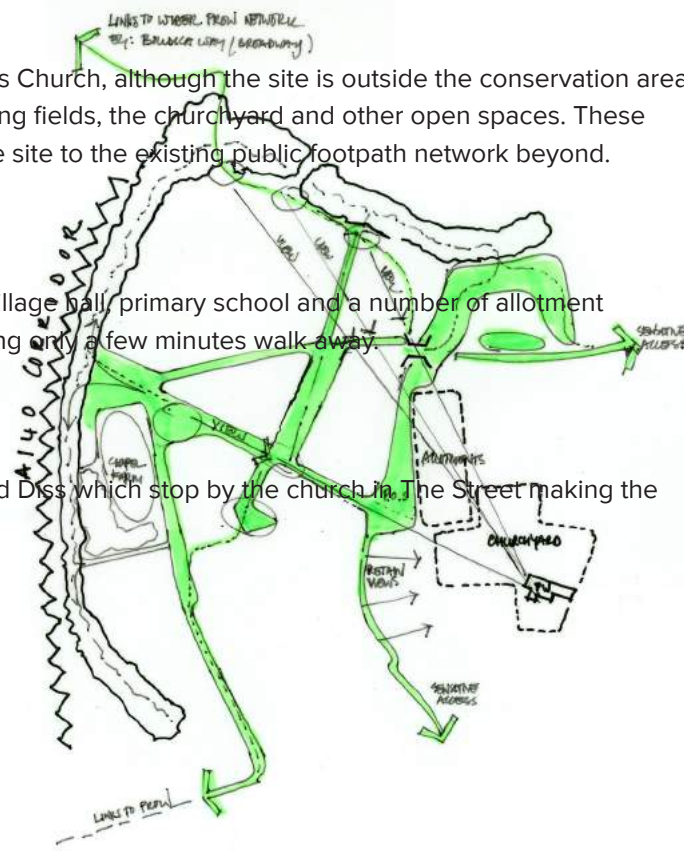
The Site has some characteristics representative of the wider character area, as it is contained by mature hedgerows and small blocks of woodland. Severed from the wider field network the Site lies between the audible A140 and the existing settlement of Dickleburgh, and is also bordered by allotments. Views of the church remain an important feature within this landscape. The village has a church, post office and village shop, pub, village hall, primary school and a number of allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away. Over time, as Dickleburgh expanded field parcels between the settlement and the road have merged together with some hedgerow removal apparent. The linear layout of Dickleburgh is typical of villages within the character area. There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport.

Local amenities

The village has a church, post office and village shop, pub, village hall, primary school and a number of allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away. Over time, as Dickleburgh expanded field parcels between the settlement and the road have merged together with some hedgerow removal apparent. The linear layout of Dickleburgh is typical of villages within the character area. There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport.

Public transport

There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport.



Landscape Strategy and Green Infrastructure



Existing Landscape



3.0 SUSTAINABILITY

3.1 SITE LOCATION AND CONTEXT Themes is that the sustainability strategy integrated into the design from the outset, rather than bolted on at a later stage.

The site

Potential features to support a 'Fabric First' approach and design in line with Passivhaus principles

The village is in the heart of the Norfolk coast, a mixture of ribbon development and rural character. The site is located on the old Norwich to Ipswich main road, which is the old Norwich to Ipswich main road. The site is located on the old Norwich to Ipswich main road, which is the old Norwich to Ipswich main road. The site is located on the old Norwich to Ipswich main road, which is the old Norwich to Ipswich main road.

The site itself lies just east of the village and comprises of two areas. The first, Area A, is the main site and is bounded by the existing road to the north, the drainage ditch to the east, the open farmland to the south, and the churchyard to the west. The second, Area B, is a smaller site located to the east of Area A, bounded by the drainage ditch to the north, the hedge to the east, and the open farmland to the south. The site slopes gently from south east to north west.

- Fabric energy efficiency with mechanical ventilation heat recovery and photovoltaics / solar thermal

A public footpath crosses the site and continues from The Street and along the drainage ditch to the east, crossing into other public footpaths to the north and east of the site eventually crossing Dickleburgh Avenue.

- 100 per cent low energy lighting

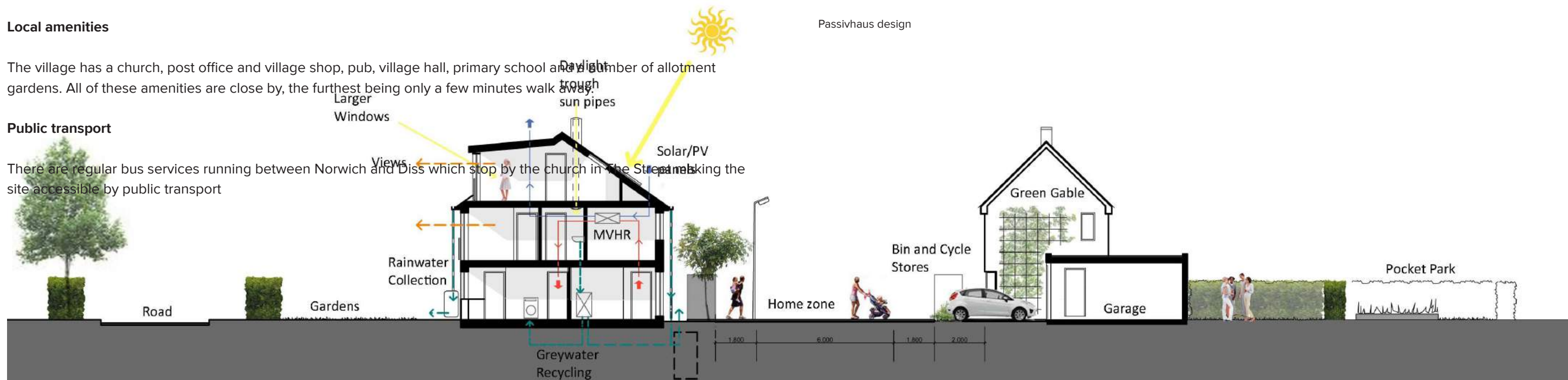
The site is located in an area of the site towards All Saints Church, although the site is outside the conservation area and is adjacent to the churchyard and other open spaces. These provide possibilities for further pedestrian routes through the site to the existing public footpath network beyond.

Local amenities

The village has a church, post office and village shop, pub, village hall, primary school and allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away.

Public transport

There are regular bus services running between Norwich and Diss which stop by the church in the Street making the site accessible by public transport



Passivhaus design

Section through street

APPENDIX A

LANDSCAPE ARCHITECTS' INFORMATION

2.1 SITE LOCATION AND CONTEXT

The site

Dickleburgh is in the Waveney Tributary Farmland character area of South Norfolk. The village itself is a mixture of ribbon development extending from the heart of the original village mainly along The Street, which is the old Norwich to Ipswich main road and of more recent development to the east which is generally quite compact.

The site itself lies just east of the A140 on the west side of the village, and comprises of two connected areas. The first, Area A faces onto the street which gives access to the site, and runs behind existing dwellings west of the street. To the north it is bounded by a watercourse, Dickleburgh Stream, to the east by a drainage ditch with open farmland beyond to the west by the A140 and to the south by a site with planning permission for affordable housing. The second, Area B lies to the south west of Area A and is bounded by a drainage ditch and allotments to the east, a drainage ditch with a hedgerow to the north, open farmland and Chapel Farm to the west, and playing fields, grassland, and The Rectory to the south. Tree belts along the western and northern boundaries of the open farmland shield the site from those directions. The site slopes gently from south east to north west.

A public footpath crosses where the two site areas connect running from The Street and along the drainage ditch bounding Area A, and connects into other public footpaths to the north and east of the site eventually crossing Dickleburgh Stream.

There are views from both areas of the site towards All Saints Church, although the site is outside the conservation area and buffered from the conservation area by allotments, playing fields, the churchyard and other open spaces. These provide possibilities for further pedestrian routes through the site to the existing public footpath network beyond.

Local amenities

The village has a church, post office and village shop, pub, village hall, primary school and a number of allotment gardens. All of these amenities are close by, the furthest being only a few minutes walk away.

Public transport

There are regular bus services running between Norwich and Diss which stop by the church in The Street making the site accessible by public transport

Site Location: **Land at Dickleburgh, Near Diss**

Local Planning Authority: **South Norfolk Council**

Approximate Site area: **4.8ha**

Client: **La Ronde Wright**

Landscape Character Assessments	
National ¹	National Character Area (NCA) Area 83: South Norfolk and High Suffolk Clayland
County ²	South Norfolk County Landscape Typology B: Tributary Farmland
District	South Norfolk District Landscape Character Area B4: Waveney Tributary Farmland

Designations	
Landscape	There are no statutory landscape designations covering the Site or within a 2km study area. Public footpath Dickleburgh and Rushall FP3 is the only public right of way that crosses the Site. FP3 crosses the Site in a north west to south eastern direction commencing from the A140 before terminating at the Norwich Road / Rectory Road junction. The Boudicca Way, a long distance walking route, is approximately 770m west of the Site. Refer: Figure 2 Landscape, Heritage Designations and Public Rights of Way
Environmental	The Site is not covered by any environmental designations. Within a 2km study area of the Site there are some areas of woodland and grassland designations and a small area designated as wetland. Refer: Figure 3 Environmental Designations
Heritage	There are no buildings listed within the Site on the Historic England register. Adjacent to the south eastern edge of the northern boundary is Mount Pleasant and Grade II Listed Building (UID: 1050416). There are a number of other listed buildings along Norwich Road, including Grade I Listed All Saints Church (UID 1373199) and the School immediately south west of the church, Grade II Listed (UID: 1304894).. Refer. Figure 3 Landscape, Heritage Designations and Public Rights of Way.

Element	Appraisal/ Review
Key Characteristics of the National Character Area (NCA 82)	<ul style="list-style-type: none"> • <i>“Extensive areas of arable land dominated by cereals with break-cropping of sugar beet and oilseed rape, and some pastures along valley floors. Intensive pig and poultry production is common.</i> • <i>Large number of isolated moated timber-framed farmhouses and farm buildings with steeply pitched clay-tiled or long-straw thatched roofs. Little flint, some brick (especially in towns).</i> • <i>A dispersed settlement pattern of small nucleated market towns with architectural variety and colour, loosely clustered villages and scattered hamlets. Settlement is often focused around large medieval greens. Many of the market towns have modern extensions.</i> • <i>Some major transport links including the Norwich to London main rail line but infrastructure routes are predominantly and extensive network of narrow lanes and byroads.</i>³
Key Characteristics: B: Tributary Farmland	<i>“The tributary farmland occupies a large extent of the South Norfolk landscape occurring across the whole of the district. It is a broad transitional landscape type defined by the plateau uplands and river valleys, lying between 20m and 50m AOD.”</i>

³ National Character Area 83. Natural England. 2014. P9

	<ul style="list-style-type: none"> • <i>Shelving and gently undulating landform created by small tributary valleys, with tributary rivers cutting through the glacial till to create a landscape of restrained variety.</i> • <i>Transitional landscape occupying the mid ground between the upland plateaux and the main river valley landscapes providing opportunities for long and framed views.</i> • <i>Tamed and peaceful farmland with scattered small farm woodlands creating a quiet rural landscape.</i> • <i>Dispersed but evenly distributed settlement pattern of small, nucleated villages and small farmsteads, occasionally with large agricultural sheds.</i> • <i>An intricate network of narrow, winding rural lanes often bounded by banks or ditches with a sense of impenetrability.</i> • <i>Tributaries elusive - evident but usually hidden within the landscape by topography or trees.”</i>⁴
Key Characteristics: B4: Waveney Tributary Farmland	<p><i>“It covers an extensive area in the southern part of the District, incorporating land which slopes down to the lower lying Waveney Valley, which forms its southern boundary. Its north western boundary is defined by the 50m AOD contour and the higher land of the plateau”.</i></p> <ul style="list-style-type: none"> • <i>Undulating landform to the south of the area where it is dissected by tributaries. Land is higher and flatter towards the north of the character area adjoining the Great Moulton Plateau Farmland.</i> • <i>A large-scale open landscape on the higher ground with some distant views. Pockets of enclosure and intimacy associated with the tributaries.</i> • <i>Narrow streams, drainage channels (within grass verges) ponds and moats are characteristic. Ditches occur along road sides and in places divide fields.</i> • <i>Predominantly arable farmland with a varied field pattern. Fields are small to the south of the character area, larger on the higher plateau areas.</i> • <i>Mature hedgerow trees are very distinctive especially large mature oaks.</i> • <i>Hawthorn/ blackthorn hedges divide fields.</i> • <i>Scattered blocks of woodland with some larger blocks having SSSI designations.</i> • <i>Round tower and isolated churches are distinctive landmarks. Moats and earthworks are a feature.</i> • <i>Settlement occurs throughout the character area. Villages are frequently linear along roads with some villages set around greens.</i> • <i>Large farm units and processing units are present plus pylons which cut through this area.</i> • <i>The A 140 and the Norwich-Diss railway line cut across the character area north south. Otherwise winding rural roads, and sunken lanes dissect the rural area”.</i>⁵
Landform, Topography, Scale and Enclosure: B4: Waveney Tributary Farmland	<i>“This is a transitional landscape gently sloping from the higher plateau landscapes (at 50m AOD) to the Waveney Valley (at approximately 30m AOD). In the north, such as around Tivetshall St Mary, the landform is a higher and flatter reflecting the transition to the adjacent Great Moulton Plateau Farmland. In the south of the character area the topography is more undulating where tributary streams dissect the landform. The narrow tributary valleys are an important local feature providing pockets of intimacy and enclosure contrasting with the larger scale open landscape found on the higher ground.”</i>
Land Cover and Biodiversity:	<i>“The field pattern is varied with small/ medium fields becoming larger</i>

⁴ South Norfolk Landscape Assessment, Volume 1. June 2001, P21

⁵ South Norfolk District Landscape Character Assessment, Volume 4. P51

B4: Waveney Tributary Farmland	<p>towards the higher plateau land. Fields are irregular in shape, divided by hawthorn/ blackthorn hedges and occasionally ditches. Hedgerow trees are a feature, particularly large mature oaks... Small areas of grazed pasture are associated with the tributary valleys; these are infrequent, but nevertheless an important local landscape feature. Numerous streams, ditches and drainage channels occur and along with the moats and ponds these are a significant and defining characteristic.”</p> <p>“Small pockets of woodland occur throughout the character area, but are particularly characteristic in the area south of Burston and Dickleburgh, towards the River Waveney, where they create a more intimate and enclosed landscape. A large number of these are of ancient origin such as Billingford Wood, Middle Wood and Big Wood to the south of Dickleburgh and Dodds Wood and Olivers Wood to the east of Dickleburgh.”</p> <p>Areas of unimproved grassland occur at Boyland Common and Langmere Green, west of Dickleburgh with areas of damper vegetation and scrub at Beck Meadow west of Denton.”</p>
Settlement and Built Character: B4: Waveney Tributary Farmland	<p>“The tributary farmlands were one of the first areas to be settled and by Roman times the area had been extensively settled - a general trend which continued with the Saxons. Settlement is concentrated in the heart of the character area with linear villages frequently occurring along roads or at crossroads....Building styles include a mix of traditional to the more suburban edges. Black and white signs are a re-occurring feature, with small signs announcing the villages and signposts giving directions. The cores of Winfarthing, Gissing, Burston, Dickleburgh, Pulham Market, Pulham St Mary, Starston are all designated as Conservation Areas.”</p> <p>“...Airfields are a feature of the area with a former airfield to the south east of Dickleburgh....”</p> <p>Churches are a distinctive feature of this character area with towers often being significant in rural views. Large, prominent churches are found at Dickleburgh and Pulham St Mary with round tower churches sited at Thorpe Abbots and Gissing. Al burgh has a small church with a distinctive tall tower and an isolated round c 13 tower church occurs amid fields south of the village of Shimpling.”</p> <p>“The A 140 cuts north to south through the area bypassing Dickleburgh. Otherwise this character area is dissected by quiet winding rural roads and in places sunken lanes. Crossing points across the tributary streams are a feature e.g. Burston Bridge. To the west of the A 140 and running in parallel is the railway line which connects Norwich and Diss.”</p>
Significant Landscape Assets: District/County	<ul style="list-style-type: none"> • Presence of historic parkland scattered across the area. • Wooded appearance created by the mix of hedgerows, remnant historic parkland and woodland blocks. • Presence of tributary watercourses. • Historic field pattern around Dickleburgh. • A range of County Wildlife Sites including woodland, grassland and wetter habitats.
Significant Landscape Assets: Local	<ul style="list-style-type: none"> • Drainage ditches. • Wide grass verges alongside roads. • Good hedgerow network. • Mature hedgerow trees. • Presence of river crossings. • Sunken lanes. • Water bodies (moats and farm ponds).

Element	Assessment
Site Appraisal	<p>The north eastern boundary of the Site consists of vegetated garden boundaries of properties along Norwich Road.</p> <p>The majority of the south facing boundaries are vegetated field boundaries. A portion of the boundary is adjacent to allotment gardens and public space adjacent to All Saints Church.</p> <p>The south western facing boundary fronting Chapel Farm and the access road to Chapel Farm, is void of structural vegetation, there is however some low growing ground cover vegetation associated with the edge of the access road. Beyond the boundary is a woodland block screening the Site from the A140 and the wider landscape.</p> <p>The north western boundary features a continuation of the woodland block which wraps around from the western edge. Beyond the boundary are agricultural fields bound by a small band of deciduous woodland, separating Dickleburgh from the A140.</p> <p>The A140 forms a part of the busy route connecting Ipswich to Norwich, which has an audible presence in the area, reducing the tranquillity of the Site.</p>

Landscape Qualities	
Representativeness/ consistency with character judgement	<ul style="list-style-type: none"> - Highly Consistent - Mostly consistent - Some key characteristics present - Not representative of wider character
Landscape character attractiveness judgement	<ul style="list-style-type: none"> - Highly attractive - Attractive - Pleasant - Unremarkable
Remoteness and tranquillity judgement	<ul style="list-style-type: none"> - Remote - Peaceful - Some interruption - Not tranquil
Landscape qualities general description	<p>The Site has some characteristics representative of the wider character area, as it is contained by mature hedgerows and small blocks of woodland. Severed from the wider field network the Site lies between the audible A140 and the existing settlement of Dickleburgh, and is also bordered by allotments. Views of the church remain an important feature within this landscape.</p> <p>Overtime, as Dickleburgh expanded field parcels between the settlement and the road have merged together with some hedgerow removal apparent. The linear layout of Dickleburgh is typical of villages within the character area.</p>

Visual Qualities	
Visual Prominence judgement	<ul style="list-style-type: none"> - High - Moderate high - Moderate low - Low
Nature of the urban edge judgement	<ul style="list-style-type: none"> - No visible urban edge - Soft well vegetated urban edge limited views of principally rooflines - Partially visible urban edge - Hard urban edge with no screening
Settlement setting and views of settlement judgement	<ul style="list-style-type: none"> - Highly attractive features or views - Some attractive features of views - Few attractive features of views

	- No attractive features or views
Public accessibility within and immediately surrounding the potential development site judgement	- Many public views - Some public views - Limited public views - No public views
Visual qualities general descriptions	<p>Beyond the immediate Site edges, the Site is considered to have a moderate low visual prominence in the wider context, due to a combination of its level elevation, containment from mature hedgerows and woodland blocks and the wider screening vegetation provided by the A140.</p> <p>The Site is partially contained by existing developed uses, including the existing settlement, individual properties and the occasional business on Norwich Road. Allotment gardens and All Saints Church grounds and Cemetery, private allotments.</p> <p>Views north west towards the Site from All Saints Church (Grade I) and the surrounding open space are contained the views are considered relatively attractive, with existing built forms softened in places by mature hedgerows and trees (Photo Locations 1, 2, & 6). The occasional gap in hedgerow vegetation allows for direct views to Chapel Farm and the associated structures (Photo Location 4) Refer. Figure 6 Photographic Sheets</p> <p>Views along Public Right of Way (PRoW) Dickleburgh and Rushall FP3 are open views across grass fields bound by hedgerow vegetation and mature hedgerow trees. Chapel Farm (Photo Location 5) and properties along Norwich Road (Photo Locations 7 & 8) are visible through gaps in vegetation. The tower of All Saints Church is a continuously visible feature amongst the vegetation (Photo Location 7 & 8). Refer. Figure 6 Photographic Sheets.</p> <p>Views from Norwich Road are well screened by the existing residential properties and by mature vegetation. Mature vegetation softens the existing built forms. (Photo Location 9) Refer. Figure 6 Photographic Sheets.</p> <p>Longer distance views are from PRoW Dickleburgh and Rushall FP2. The hard residential edge of Dickleburgh is visible through gaps in mature vegetation. All Saints Church tower is visible above residential properties and existing vegetation (Photo Location 10), Refer. Figure 6 Photographic Sheets.</p> <p>Views of the Site from Burston Road are well screened by existing mature vegetation. Dwellings along the road have minimal screening vegetation surrounding them. (Photo Location 10 & 11), Refer. Figure 6 Photographic Sheets.</p>

Scope for mitigation	
Scope for mitigation?	<p>Yes - The Site is flat sitting centrally on the plateau at approximately 30m AOD. The surrounding landform gently undulates in all directions, slowly rising to the south. The Site is well contained from the wider landscape by layers of hedgerows and trees, although gaps in hedgerows allow for views through to the existing settlement.</p> <p>A sensitive design approach would enable an appropriate landscape response to be created for the edge of the settlement, provide a softer</p>

	street scene and forming an attractive and parcel which could include a community area such as an orchard within the proposals.
Land Strategy: Selected notes for the B4: Tributary Farmland	<p><i>"The overall strategy is to conserve the rural, peaceful quality of the Waveney Tributary Farmland with its strong farmland character, threaded by small tributary watercourses, and mix of more intimate, wooded, enclosed valleys contrasting with more open landscapes. There are opportunities to enhance the landscape to reinforce local character:</i></p> <ul style="list-style-type: none"> • maintain and manage moats, field ponds and drainage ditches; • protect and manage rural grass verges; • maintain areas of pasture within the tributary valleys and seek opportunities to extend pastures along watercourses; • maintain the stock of hedgerow trees, particularly along roadsides and encourage new generations of hedgerow trees to replace existing stock; • consider opportunities to reinstate hedgerows where they have been lost, and particularly along roadsides; • manage woodlands to conserve character and enhance biodiversity and consider opportunities to extend and link woodland, including the creation of new woodlands around villages; • conserve and restore historic parkland landscapes; • conserve the distinctive small-scale historic field pattern around villages as at Alburgh, Dickleburgh, Denton and Burston.

Landscape Capacity	
Is there Capacity within the landscape to absorb change?	<p>Yes - Given the nature, character and visual quality of the existing settlement edge and the well vegetated existing edges of the Site, it is considered that the Site has a Moderate Capacity to accommodate change; this is for residential development of up to 2 storeys' in height, subject to a sympathetic design approach, which respects the landscape character, retains key views and contributes to the enhancement of landscape features.</p> <p>Subject to a well-considered design, there are few constraints or issues in landscape and visual terms that prevent the Site being considered for development.</p>

Recommendations if the Site is to be developed	
	<ul style="list-style-type: none"> • conserve the rural peaceful character, with the pattern of small villages and settlements set within the agricultural landscape, but not dominating it; • conserve the character and individual identity of the villages either set around greens or loosely following roads. Infilling or extension of settlements could result in a change to a more compact character and merging of settlement and loss of individual identity; • seek to maintain the soft grass verges and open frontages that characterise the settlements along rural roads and avoid creation of hard boundaries or surfaces which would impart a more urban character • conserve village greens and commons • conserve the local vernacular features that contribute to the rural character - including the distinctive road signs and road names. Conserve the quiet, rural character of the narrow lanes that cross the area; • consider potential effects of potential large-scale developments • Properties to the north east corner should be offset from the existing rear boundaries of adjacent properties.

- retain key views of the church from public locations – e.g. allotments, public open space, public rights of way, and create new views within the proposed layout.
- Amenity open spaces and connections could be created adjacent to Norwich, by aligning the street pattern to the existing built forms.
- The eastern portion of the Site could be planted with a strong boundary edge, including indigenous hedgerows and trees to provide a softer more integrated and defensible edge of settlement. There is also the potential to create a large area of green spaces, including a community orchard.
- The existing public footpath amenity could be protected and enhanced by providing an offset and appropriate signage.
- The internal street pattern should allow for the integration of planting, including street trees to help integrate the development and soften its appearance and provide visual amenity for residents.



Photo Location 1: View north west towards Site.



Photo Location 2: View north west towards Site, taken from All Saints Church Cemetery.

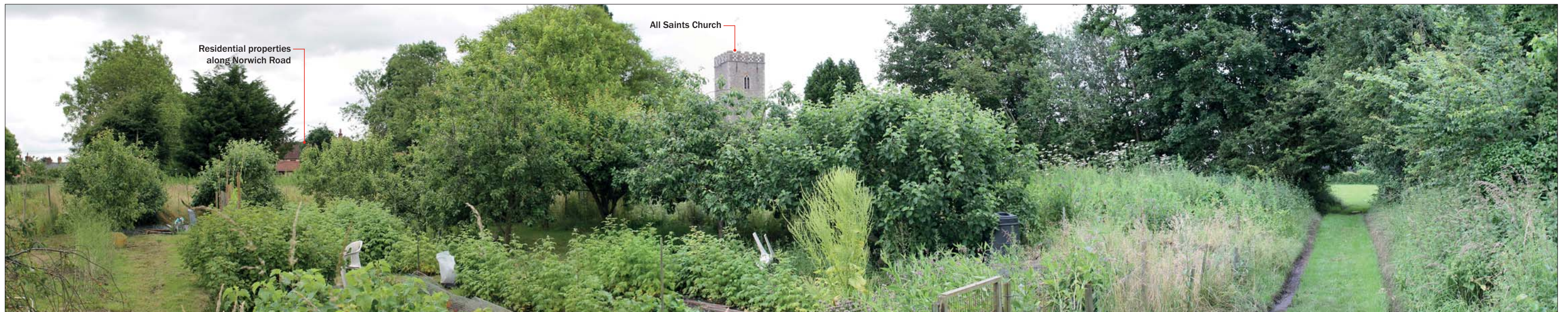


Photo Location 3: View south east away from Site, towards All Saints Church.

NORWICH

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Pre-Planning Assessment Report

Land off The Street, Dickleburgh and Rushall

Section 1: Proposed Development

Thank you for submitting a pre-planning enquiry. This has been produced for Rossi Long Consulting. Your reference number is **00014554**. If you have any questions upon receipt of this report, please contact Sandra Olim on 01733 414690 or email planningliaison@anglianwater.co.uk.

The response within this report has been based on the following information which was submitted as part of your application:

List of Planned Developments	
Type of Development	No. Of Units
C3 Dwellings	76

The anticipated residential build rate is:

Year	2016	2017
Build Rate	50	26

- The grid reference for the site is TM1660082500.
- The site currently does not have planning permission and is located on a greenfield site.

Section 2: Assets Affected

Our records indicate that there are no public water mains or public sewers or other assets owned by Anglian Water within the boundary or overlapping your development site. However, it is recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Section 3: Water Recycling Services

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and influent quality arising from your development.

Water Recycling Centre

The foul drainage from the proposed development is in the catchment of Dickleburgh Rectory RD Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

Used Water Network

Anglian Water has assessed the impact of gravity flows from the planned development to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. The connection point will be to manhole 8601 in The Street at National Grid Reference (NGR) TM1684182622.

Land topography shows that a gravity connection can be made to manhole 8601. If a pumped regime is required, we will need to carry out further hydraulic modeling in order to determine mitigation measures.

Surface Water Disposal

You indicated on the Pre-Planning Application form that a connection to the public surface water sewer network is not required as infiltration and a connection to a watercourse is to be utilised.

A new surface water sewer can be used as a mechanism to discharge surface water to a watercourse or as part of a Suds scheme where appropriate. Subject to the sewer being designed in accordance with the current version of Sewers For Adoption, the sewer can be put forward for adoption by Anglian Water under Section 104 of the Water Industry Act 1991. If the outfall is to a watercourse, the applicant will be required to obtain consent to discharge via the appropriate body.

Therefore a capacity assessment has not been made on the public surface water network. However, should this situation change and you wish to have a surface water connection assessment on the local network, then we will provide this free of charge if requested within 12 months of this report and you are able to provide the relevant evidence that your original strategy was unviable.

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating that the assets can be maintained both now and in the future with adequate access.

If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website at: <http://www.anglianwater.co.uk/developers/suds.aspx>

Trade Effluent

We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

Used Water Budget Costs

It has been assumed that the onsite used water network will be provided under a section 104 Water Industry Act application. It is recommended that you also budget for both infrastructure charges and connection costs. The 2015/16 charges are:

Infrastructure Charge	£351.00 per connection
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Please note that we offer alternative types of connections depending on your needs and these costs are available in our annual charges booklet, which can be downloaded from www.anglianwater.co.uk/developers/charges.

Section 4: Map of Proposed Connection Points

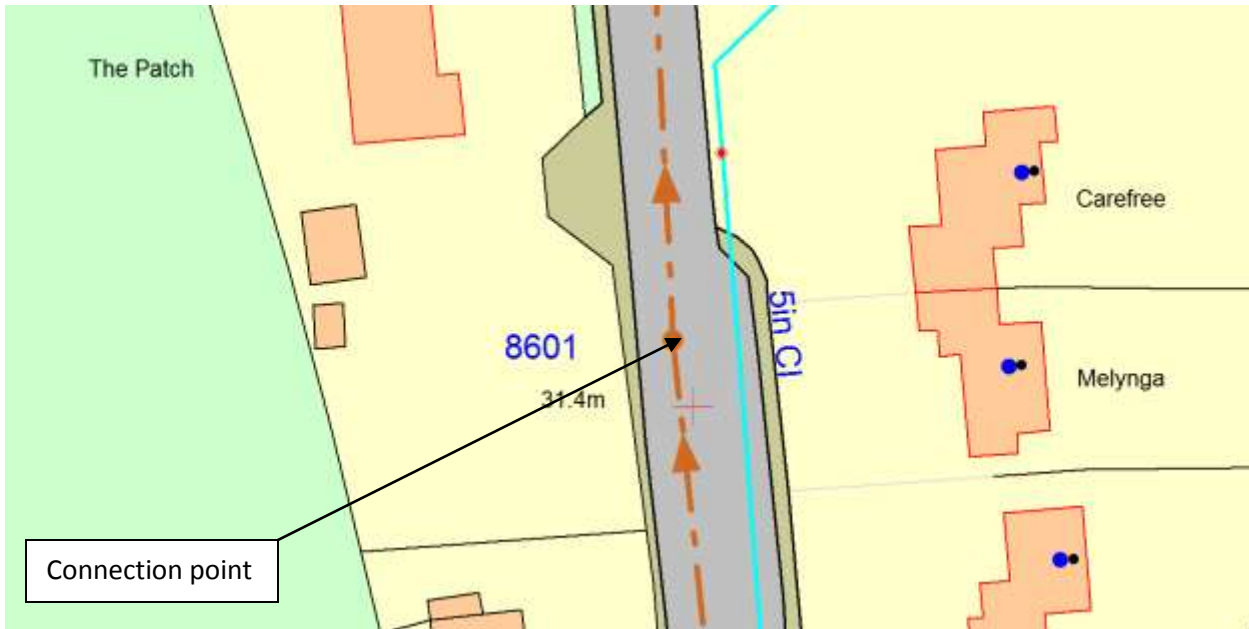


Figure 1: Showing your used water point of connection at manhole 8601 with a Cover Level of 31.15m and an Invert Level of 28.65m

Section 5: Useful Information

Water

Water Industry Act – Key Water Sections:

- **Section 41:** This provides you with the right to requisition a new water main for domestic purposes to connect your site to the public water network.
- **Section 45:** This provides you with the right to have a connection for domestic purposes from a building or part of a building to the public water main.
- **Section 51A:** This provides you with the right to provide the water main or service connection yourself and for us to vest them into our company.
- **Section 55:** This applies where you request a supply of water for non domestic premises.
- **Section 185:** This provides you with the right to make a reasonable request to have a public water main, sewer or public lateral drain removed or altered, at your expense. Details on how to make an application and the s185 form is available on our website at <http://www.anglianwater.co.uk20/developers> or via our Developer Services team on 08457 60 66 087.

Details on how you can make a formal application for a new water main, new connection or diversion are available on from our Developer Services team on 08457 60 66 087 or via our website at www.anglianwater.co.uk/developers

If you have any other queries on the rights to requisition or connect your housing to the public water and sewerage infrastructure then please contact our developer services team at: Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY or Telephone: 0845 60 66 087 or Email: developerservices@anglianwater.co.uk

Water pressure and flow rate: The water pressure and consistency that we must meet for your site is laid out in the Water Industry Act (1991). This states that we must supply a flow rate of 9 litres per minute at a pressure of 10 metres of head to the external stop tap. If your water pressure requirements exceed this then you will need to provide and maintain any booster requirements to the development site.

Self Lay of Water Mains: A list of accredited Self Lay Organisations can be found at www.lloydsregister.co.uk/schemes/WIRS/providers-list.aspx.

Used Water

Water Industry Act – Key Used Water Sections:

- **Section 98:** This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

- **Section 102:** This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.
- **Section 104:** This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.
- **Section 106:** This provides you with the right to have your constructed sewer connected to the public sewer.
- **Section 185:** This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website at www.anglianwater.co.uk/developers or via our Developer Services team on 08457 60 66 087.

Sustainable Drainage Systems:

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. Therefore our preferred method of surface water disposal is through the use of Sustainable Drainage Systems (SuDS). SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website at <http://www.anglianwater.co.uk/developers/suds.aspx> We also recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for the area to discuss your application.

Private Sewer Transfers: Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

- Surface water sewers and lateral drains that did not discharge to the public sewer, e.g. those that discharged to a watercourse.
- Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.
- Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

Encroachment: Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are

planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our website at <http://anglianwater.co.uk/developers/encroachment.aspx>

Locating our assets: Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from www.digdat.co.uk. All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge. We have more information on our website at: www.anglianwater.co.uk/developers/our-assets/

Summary of charges: A summary of this year's water and used water connection and infrastructure charges can be found at <http://www.anglianwater.co.uk/developers/charges/>

Disclaimer: The information provided within this report is based on the best data currently recorded, recorded within the last 12 months or provided by a third party. The position must be regarded as approximate. If there is further development in the area or for other reasons the position may change.

The accuracy of this report is therefore not guaranteed and does not obviate the need to make additional appropriate searches, inspections and enquiries. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation.

Any cost calculations provided within the report are estimated only and may be subject to change.

The responses made in this report are based on the presumption that your proposed development obtains planning permission. Whilst this report has been prepared to help assess the viability of your proposal, it must not be considered in isolation. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework (NPPF). As a spatial planning statutory consultee, we assist planning authorities in the preparation of a sustainable local plan on the basis of capacity within our water and water recycling (formerly referred to as wastewater) infrastructure. Consequently, any infrastructure needs identified in this report must only be considered in the context of up to date, adopted or emerging local plans. Where local plans are absent, silent or out of date these needs should be considered against the definition of sustainability set out in the NPPF as a whole.

No liability whatsoever including liability for negligence is accepted by Anglian Water Services Limited for any error or inaccuracy or omission including the failure to accurately record or record at all, the location of any water main, discharge pipe, sewer, or drain or disposal main or any item of apparatus.