

Appendix C - Settlement Boundaries proposed to be amended in Site Specifics

| Settlement Boundary | Proposed amendment(s) and justification |
|---------------------|---|
| Bawdeswell | <p>[BAW.1] Re-draw boundary to the northern edge of dwelling No.37 Reepham Road – <i>To ensure that the settlement boundary aligns to a boundary feature on the ground.</i></p> <p>[BAW.2] – Move settlement boundary to reflect development at Reeves Close, Reepham Road – <i>To ensure settlement boundary reflects recent developments on the ground.</i></p> |
| Gressenhall | <p>[GR.1] Re-draw boundary along rear garden boundary of properties 82-88 Bittering Street – <i>Existing settlement boundary cuts through existing dwellings. A revised boundary will be more logical and defensible.</i></p> <p>[GR.2] Re-draw settlement boundary along rear garden boundaries of ‘The Bungalow’ and Gartree Cottage at the Green - <i>Existing settlement boundary cuts through existing dwellings. A revised boundary will be more logical and defensible based on identifiable features on the ground.</i></p> |
| Hockering | <p>[HKG.1] Re-draw settlement boundary along curtilage of Meadow View – <i>To ensure boundary is drawn along a defensible feature on the ground.</i></p> <p>[HKG.2] Re-draw settlement boundary to include land north of The Glebe – <i>The site represents an opportunity to include a small-scale extension to the settlement boundary in a location which is well-related to services and facilities. The site is currently in an unkempt condition which detracts from the character of this part of Hockering. The amended boundary follows defensible boundaries on the ground and would not result in an extension into the wider landscape.</i></p> |
| Longham | <p>[LO.1] Re-draw settlement boundary along boundary with ‘Merrymeade’, Chapel Road – <i>Removal of tree covered area will ensure infill development does not result in loss of trees and as a result will avoid harm being caused to the rural character of the village.</i></p> |

| | |
|------------|---|
| | <p>[LO.2] Re-draw settlement boundary along southern boundary of 'Summerville', Chapel Road – <i>Excluding area of settlement boundary around the isolated plot will ensure that infilling does not harm form and character by altering the undeveloped character of the southern part of Chapel Road.</i></p> |
| Lyng | <p>[LY.1] Re-align settlement boundary to the rear garden boundary of properties 2 and 3 Manor Close, off The Street – <i>To reflect recent developments and to ensure boundary is drawn along a defensible feature on the ground.</i></p> |
| Mattishall | <p>[MA.1] Draw boundary to include land to rear of Stratton House, Mill Street – <i>To reflect recent developments and to ensure boundary is drawn along a defensible feature on the ground.</i></p> <p>[MA.2] Draw boundary to include land at Thynne's Lane – <i>Represents an opportunity to include a small-scale extension to the settlement boundary in a location which is well-related to services and facilities. The re-drawn boundary follows defensible features on the ground.</i></p> <p>[MA.3] Draw boundary to include land at Poplar Farm, South Green – <i>Represents an opportunity to include a small-scale extension to the settlement boundary in a location which is well-related to services and facilities. The re-drawn boundary follows defensible features on the ground.</i></p> <p>[MA.4] Draw boundary to include Almbrook Farm, Thynne's Lane – <i>To include existing buildings within the boundary and to ensure boundary is drawn along a defensible feature on the ground</i></p> <p>[MA.5] Re-draw settlement boundary along boundary with Walnut House, Dereham Road – <i>Removal of tree covered area will ensure infill development does not result in loss of trees and as a result will avoid harm being caused to the character of this part of the village.</i></p> <p>[MA.6] Re-draw settlement boundary along</p> |

| | |
|--------------|---|
| | <p>boundary with Lynton House, Dereham Road – <i>Existing settlement boundary cuts through gardens and adjoins existing backland development. A revised boundary will be more logical and defensible based on identifiable features on the ground and will remove pressure for further backland development.</i></p> <p>[MA.7] Re-draw settlement boundary along boundary with Moorfield, Dereham Road - <i>Existing settlement boundary cuts through existing dwellings. A revised boundary will be more logical and defensible based on identifiable features on the ground.</i></p> <p>[MA.8] Re-draw settlement boundary along boundary with Lime Tree Farm and Willow Close - <i>Existing settlement boundary cuts through existing gardens and does not follow defined features on the ground. A revised boundary will be more logical and defensible based on identifiable features on the ground.</i></p> |
| Mileham | <p>[MIL.1] Draw boundary to take in recent development at ‘the Paddocks’, Back Lane – <i>To regularise the settlement boundary to reflect the development on the ground.</i></p> <p>[MIL.2] Align boundary to rear garden of No. 31 Litcham Road – <i>To reflect features on the ground as a result of recent development.</i></p> <p>[MIL.3] Amend settlement boundary to align with dwellings adjacent Stone Cottage, Litcham Road – <i>To ensure that the settlement boundary is logical and defensible.</i></p> <p>[MIL.4] Re-draw boundary to rear of Orchard House, Litcham Road – <i>To ensure boundary reflects features on the ground.</i></p> <p>[MIL.5] Draw settlement boundary to include recent development at ‘Castle Green’, and adjacent dwellings named ‘Roofs’ and ‘High Trees’ – <i>To ensure settlement boundary is logical and reflects features on the ground as well as recent completions.</i></p> |
| North Elmham | <p>[NE.1] Re-draw settlement boundary south of Eastgate Street to align with rear boundary of</p> |

| | |
|----------|---|
| | <p>new dwellings at ‘Street Farm Loke’ – <i>To ensure the settlement boundary is maintained along a defensible feature on the ground.</i></p> <p>[NE.2] Re-draw boundary along the western boundary of property 73a Eastgate Street – <i>Existing boundary cuts through centre of property. Re-drawing the settlement boundary to align with property boundary will ensure it is logical and defensible.</i></p> <p>[NE.3] Re-draw settlement boundary along eastern boundary of property 75 Eastgate Street – <i>Re-drawing the boundary will ensure that the boundary more closely reflects built form of village and avoid harm to form and character as a result of potential backland development.</i></p> <p>[NE.4] Re-draw boundary along garden boundaries of properties at Spencer’s Close – <i>To ensure settlement boundary remains logical and defensible for the purposes of decision-making.</i></p> |
| Shipdham | <p>[SHP.1] Re-draw boundary to include former nursery buildings at Old Post Office Street – <i>The site represents an opportunity to include a small-scale brownfield extension to the settlement boundary in a location which is reasonably related to services and facilities. The site is currently in an unkempt condition which detracts from the character of this part of Shipdham. The amended boundary follows defensible boundaries on the ground and would not result in an extension into the wider landscape.</i></p> <p>[SHP.2] Re-draw boundary to south of ‘Sunville’ Hale Road – <i>Existing settlement boundary cuts through existing dwelling. A revised boundary will be more logical and defensible.</i></p> <p>[SHP.3] Re-draw settlement boundary to exclude land at Bradenham Road Farm– <i>Removal of area will ensure infill development does not result in the loss of an undeveloped area and thus avoid harm being caused to the character of this part of the village.</i></p> <p>[SHP.4] Re-draw boundary to east of the</p> |

| | |
|----------------|--|
| | <p>Nursery, Letton Road – <i>Existing settlement boundary cuts through the existing nursery site and buildings. A revised boundary will be more logical and defensible.</i></p> |
| Swanton Morley | <p>[SWM.1] – Removal of settlement boundary for Woodgate (see Appendix A of this report)</p> <p>[SWM.2] – Include land at Highfield, Woodgate Road – <i>The site represents an opportunity to include a small plot of land between existing dwellings. The amended boundary follows defensible boundaries on the ground and would not result in an extension into the wider landscape.</i></p> <p>[SWM.3] Re-draw settlement boundary along the northern border of properties ‘New House’ and ‘The Gables’ to follow the hedge border to the rear of development – <i>To reflect logical and defensible features on the ground</i></p> <p>[SWM.4] – Include land to south of Mill House / Harker’s Lane – <i>The site is a well defined domestic curtilage to Freshfields and accommodates a number of ancillary buildings. Amending the settlement boundary to include this plot of land would be a logical amendment to reflect existing boundaries and domestic features on the ground.</i></p> <p>[SWM.5] – Exclude land and properties to the north of Elsing Road – <i>As currently defined the settlement boundary includes 2 properties and a telephone exchange to the north of Elsing Road. They are detached from the concentration of development around Town Green and the inclusion of this sporadic development along Elsing Road increases the pressure for future encroachment. Their removal would provide for a more logical boundary which better relates to built-up character of Swanton Morley.</i></p> |
| Yaxham | <p>[YA.1] Re-draw settlement boundary to include recent housing completions at Prior’s Drove and residential permissions at Fieldings Drive – <i>To ensure logical and defensible settlement boundary reflecting features on the ground.</i></p> <p>[YA.2] Re-draw settlement boundary along the</p> |

| | |
|--|---|
| | <p>northern border of property 'Homefield', and follow the hedge border to the rear of developments at Willow Farm – <i>To reflect logical and defensible features on the ground.</i></p> <p>[YA.3] Amend settlement boundary to follow rear property boundary of 'Lagan House', Station Road – <i>To ensure boundary follows logical boundary on the ground and to ensure the form and character of the settlement is not harmed through backland development.</i></p> |
|--|---|

| General Employment Area Boundary | Proposed amendment(s) and justification |
|---|---|
| Shipdham Airfield (Cranworth Parish) | <p>[CR.1] Re-draw General Employment Area boundary along the north-east edge of the site. This would deliver an additional 2.95 hectares of employment land in a location identified in the Core Strategy as being suitable for heavy/bad neighbour industrial development in Core Policy CP3. The area is enclosed by structural landscaping and forms a logical and coherent part of the employment site. The release of the land would also enable existing types of business to expand.</p> |