

## Appendix D

Rural Community	Assessment	Recommendation
Cranworth	<p>Three sites have been promoted in Cranworth. Two sites for residential development and one site as a proposed extension to Shipham Airfield Employment Area. The parish has a population of 423 (2007) and development is focussed around St Mary's Church and Southburgh. However, it is important that the small-scale, informal nature of these concentrations is retained. The parish also contains the Shipdham Airfield General Employment Area. This site is protected for employment uses by policies CP3 and DC6 of the Core Strategy document. The parish is spread over the headwaters of the Upper Yare Valley. The Landscape Character Assessment recommends that the rural tranquillity of the area is protected and that development does not encroach further into the valley floor.</p>	<p>In view of the sporadic nature of existing development and lack of facilities its is not considered appropriate that a settlement boundary is defined for Cranworth or Southburgh.</p> <p>The delineation of Shipdham Airfield General Employment Area is dealt with in the Report.</p>
East Bilney	<p>East Bilney is within Beetley parish although it is a separate community with its own church and settlement pattern within a tributary of the Wensum. Only 2 sites have been submitted in East Bilney. The community has a very rural character with development focussed in two concentrations around Church Road and Bilney Hall/River Lane. These concentrations are very small in scale. The setting of this sporadic development within tributary farmland of the River Wensum means a settlement boundary will not be appropriate.</p>	<p>In view of the sporadic nature of existing development and lack of facilities its is not considered appropriate that a settlement boundary is defined for East Bilney.</p>
Fransham	<p>Fransham is a dispersed village with a population of 445 (mid 2007 est.). The village is segregated by the A47 trunk road and has a number of small clusters of residential development spread over a wide area. These small clusters have an informal character with a predominantly rural feel. There is no definitive 'centre' to the village although the Pub and Farm shop are both located at the side of the A47. Approximately 6 sites which are of a relatively large scale have been promoted at various locations around</p>	<p>In view of the dispersed nature of existing development and limited endorsement through consultation, it is not considered appropriate to delineate a new settlement boundary for Fransham.</p>

	<p>the village.</p> <p>Fransham was considered during the preparation of the outgoing Local Plan as to the appropriateness of having a settlement boundary. In summary, the Local Plan Inspector concluded that there was no cohesive area around which to draw a boundary and as such Fransham is covered by policies relating to the countryside.</p> <p>Recent consultations in summer 2008 and spring 2009 have elicited little support for a settlement boundary to be included in the LDF Site Specifics.</p>	
Hardingham	<p>Two sites have been promoted in Hardingham (041) 001 and (041) 002 for residential development. Both sites have been presented at Low Street on the B1135 road. Hardingham is a small parish of 272 (2007) residents with settlement focused around the recreation ground on Hingham Road and Beeches Lane. There is a separate small cluster of housing at Low Street on the B1135 Dereham to Wymondham Road, which is approximately 1 mile from the recreation ground.</p> <p>Development in the parish is largely sporadic and the concentrations of development are small-scale. The landscape is defined by the tributary farmland associated with the Blackwater River. The Landscape Character Assessment recommends conserving the existing small scale rural character.</p>	<p>In view of the sporadic nature of existing development and lack of facilities it is not considered appropriate that a settlement boundary is defined for Hardingham.</p>
Hoe & Worthing	<p>Only 1 site has been promoted in Hoe [046] 002 near Gorgate Road, with 2 sites being promoted in Worthing [046]001, and [046]003. The parish contains two rural communities with a combined population of 277 (2007). Development in Hoe is sporadic with a small cluster of homes around Hall Road and a further cluster on Gorgate Road. Development in Worthing is more concentrated at Church Road. The landscape is defined by the valleys of the Wensum and Blackwater. The Landscape Character Assessment recommends that the tranquil and undeveloped character of the area should be maintained.</p>	<p>In view of the sporadic nature of existing development, the sensitive river valley landscape and lack of facilities it is not considered appropriate that a settlement boundary is defined for both Hoe and Worthing.</p>

Westfield	Westfield is within the parish of Whinburgh and Westfield. Westfield originally had a village guideline in the 1980s but this was not taken forward as a settlement boundary in the Local Plan in recognition of the small scale of settlement and the linear form of development along Dereham Road and Whinburgh Road. The community has a very rural character despite its proximity to Dereham. Two sites have been submitted for residential development in Westfield [110]003 and [110]001 at Dereham Road.	In view of the sporadic nature of existing development, the sensitive river valley landscape and lack of facilities it is not considered appropriate that a settlement boundary is defined for Westfield.
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