

## Appendix C – Proposals for Rural Settlement Boundaries in Wayland Ward

Settlement	Status - <i>Recommendation</i>	Reasons for recommendation / <i>change</i>
Great Hockham	Existing settlement boundary – <i>maintain boundary as is</i>	<p>The existing settlement boundary is logical and defensible and where practicable, reflects physical features on the ground.</p> <p>There are no suitable opportunities to extend the settlement boundary that would not result in harm to the form and character of the village.</p> <p>In addition, some sites would result in highway safety concerns due to inadequate access arrangements.</p>
Merton	No settlement boundary - <i>No change proposed</i>	<p>Development in the parish is largely sporadic with a concentration in the area surrounding the village green. It is considered important that the small-scale, informal nature of this concentration and its setting is retained. The population in Merton is 118 (mid 2007 estimate).</p> <p>16 sites have been promoted in Merton for development, totalling an area of 48.65 hectares. These sites are being promoted for residential development with the exception of site (062)008 which is being promoted for 29.4 hectares of employment development.</p> <p>The landscape is defined by the plateau farmland associated with the higher ground towards Watton and the Brecks heathland to the south-west. The Landscape Character Assessment recommends conserving the existing small scale rural character.</p> <p>The populated part of Merton is also located within the 1500m Stone Curlew buffer. Given the sporadic nature of development and the limited opportunity to accommodate further development that would be screened from Stone Curlew populations it is considered that introducing a settlement boundary for Merton is likely to have an adverse impact on European protected species and as such would make the document unsound.</p> <p>In view of the dispersed nature of development, the lack of facilities and the potential for infill/ redevelopment to cause harm to qualifying features of the Breckland Special Protection Area it is not considered</p>

		appropriate that a settlement boundary is defined for Merton.
Shropham	Existing settlement boundary – <i>delete settlement boundary</i>	<p>The village benefits from local employment and a playing field and village hall. It has limited services and facilities and as such it is difficult to justify Shropham as a sustainable location for further development.</p> <p>The Parish Council has been very proactive in engaging the Community and considering the future of its settlement boundary. The Parish Council position in March 2009 was to see a focus of development around the Playing field (effectively forming a village green). The scale of this development would not be consistent with the Core Strategy.</p> <p>The current settlement boundary has 3 constituent parts including two smaller parcels to incorporate 10 properties on Hargham Road. There is no land remaining capable of being infilled without harming the form and character of the village.</p>
Stow Bedon	Existing settlement boundary – <i>delete settlement boundary</i>	<p>The part of the village that has a defined settlement boundary has no services or facilities and as such is no longer a sustainable location for further development.</p> <p>There is no land remaining capable of being infilled within the Settlement Boundary at Mere Road without harming the form and character of this part of the village.</p> <p>Furthermore the sporadic pattern of settlement in the Parish means there are no significant or coherent areas of development to which a settlement boundary could be delineated.</p>
Thompson	Existing settlement boundary – <i>Amend settlement boundary</i>	<p>[THO.1] Re-draw the boundary to exclude garden land to the south of Pockthorpe Lane – <i>To limit the potential for infill or backland development to cause harm to qualifying features of the Breckland Special Protection Area.</i></p> <p>[THO.2] Re-draw the boundary to exclude garden land to the north of Pockthorpe Lane – <i>To limit the potential for infill or backland development to cause harm to qualifying features of the Breckland Special Protection Area.</i></p>

		<p>[THO.3] Amend settlement boundary to include all buildings within the curtilage of the property 'Millfield' on Watton Road – <i>Settlement boundary as currently drawn divides the property and follows no logical or defensible features on the ground.</i></p>
<p>Wretham (Stonebridge)</p>	<p>Existing settlement boundary – delete settlement boundary</p>	<p>The Stonebridge part of the village lies completely within 1,500m of SPA supporting or capable of supporting Stone Curlew. Further residential development within 1,500m of SPA suitable for stone curlew is not supported unless it is screened on all sides by other development. From examination of the existing boundary this is unlikely to be achieved.</p> <p>An expanded boundary would also not be consistent with the approach and as a result the boundary is proposed to be removed.</p>