

Amendments to the settlement boundary in Watton

Whilst these amendments involve Watton town's settlement boundary, it is important to note that it includes land in the following parishes:

Carbrooke
Griston
Little Cressingham
Saham Toney
and Watton

To reflect the proximity of adjoining parishes, it is proposed to highlight the parish boundaries more clearly than the previous adopted Local Plan and to title the Watton Map as follows: **Watton Inset Map** (including Norwich Road, Carbrooke)

Settlement	Status – Recommended	Reasons for recommendation/change
Watton	Existing settlement boundary – <i>Amend settlement boundary</i>	<p>WAT.1 – Inclusion of land within the settlement boundary at the former RAF Watton Site. The majority of this land falls within Carbrooke Parish; however land to the east of the site including Shackleton Road is encompassed within Griston Parish. The entirety of this site has planning permission at either an outline or detailed stage, with parts of the site either in the process of being developed, or fully developed - <i>To ensure that the settlement boundary is logical and defensible and reflects recent development.</i></p> <p><i>NOTE: Land to the west of WAT.1 currently forms the preferred options W2 a and b and W3, if these are not taken forward as the preferred options for Watton a further change to the settlement boundary would be recommended to include the dwellings at Trenchard Crescent.</i></p> <p>WAT.2 – Inclusion of land at Teddar Close within the settlement boundary. This is a developed area of land containing MoD houses. The area of open space with this development is to be left outside of the settlement boundary, so as to give the area an extra level of protection. The remainder of the site should be drawn within the boundary. - <i>To ensure the boundary is logical and defensible and follows features on the ground.</i></p> <p>WAT.3 – Extension of the settlement boundary at Field Maple Road, with planning application reference 3PL/2000/0437/D. This site was completed in 2008, and the extension to the settlement boundary, would ensure the boundary reflects development. At the western edge of this development, the settlement boundary should be extended to align with the back gardens of the</p>

	<p>properties. - <i>To ensure that the settlement boundary is logical and defensible.</i></p> <p>WAT.4 – Extension of the settlement boundary at 116 Merton Road, to reflect completed development and the tightening of the boundary to the backs of houses 110 to 116 Merton Road. - <i>To limit the potential for infill/ redevelopment that could cause harm to qualifying features of the Breckland Special Protection Area.</i></p> <p>WAT.5 – Amend the settlement boundary to remove Westfield Infants School and its associated playing fields. Also the removal of the adjacent area of open space - <i>To exclude a large area of undeveloped land and to ensure there is consistency within the settlement boundary in relation to the High School, which is outside of the boundary.</i></p> <p>WAT.6 – Exclude an area of open space at Bridle Road from the settlement boundary - <i>To limit the potential for redevelopment that could cause harm to qualifying features of the Breckland Special Protection Area.</i></p> <p>WAT.7 – Tighten the settlement boundary to exclude an area of undeveloped land adjacent to the Threxton Road Industrial estate E.W1 and an adjacent piece of land at Stokes Avenue - <i>To limit the potential for infill/ redevelopment that could cause harm to qualifying features of the Breckland Special Protection Area.</i></p> <p>WAT.8 – Tighten settlement boundary to the back of properties known as 20 Wayland Avenue and 39 Swaffham Road – <i>To exclude land that currently lies within flood zone 3a and to prevent infill which could harm the form and character of the settlement.</i></p> <p>WAT.9 – Tighten the boundary to the rear gardens of properties to the west of Saham Road - <i>To ensure the boundary follows recognisable features on the ground.</i></p> <p>WAT.10 – Extend settlement boundary at 12 Saham Road, to include entirety of property. – <i>To ensure boundary follows logical features on the ground.</i></p> <p>WAT.11 – Extend settlement boundary around development at Dorrs Drive, to include the full extent of recent development – <i>To ensure the settlement boundary is logical and defensible an follows features on the ground.</i></p> <p>WAT.12 – Inclusion of land at Norwich Road within</p>
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	<p>the settlement boundary. This land currently has the benefit of planning permission for 67 dwellings. – <i>To ensure that the settlement boundary follows recognisable features on the ground.</i></p> <p>WAT.13 – Extend the settlement boundary to include development adjacent to 37 Akrotiri Square and 39 and 41 Akrotiri Square – <i>To ensure the settlement boundary reflects recent development.</i></p> <p><i>NOTE – The dwellings at Tom Turley Close have not been included within the settlement boundary, as planning permission was granted as an exception site. To ensure that these dwellings remain for the local need of local people they should remain outside of the boundary. This reflects a similar approach that has been taken in other settlements within the District.</i></p> <p>WAT.14 – Extend the settlement boundary around the employment area on Norwich Road, currently part of the site is outside of the settlement boundary – <i>To reflect the full extent of the general employment area E.W3.</i></p> <p>WAT.15 - Tighten the settlement boundary to the back of the Flying Fish Public House at the eastern edge of the Watton Settlement boundary and within Carbrooke Parish. The settlement boundary does not currently follow a logical feature – <i>To ensure the settlement boundary follows defensible features on the ground.</i></p> <p>Open Space Allocation</p> <p>W.OS.1 - Land amounting to approximately 0.88ha on Thetford Road, to the south of Tesco’s should be included as open space. This is land that is currently being used for allotments and in accordance with PPG17 should be designated as Protected Open Space</p>
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