

## Appendix B – Proposals for Rural Settlement Boundaries in Harling and Heathlands

Settlement	Status - <i>Recommendation</i>	Reasons for recommendation / <i>change</i>
Brettenham	No settlement boundary - <i>No change proposed</i>	<p>Brettenham is a small community situated to the east of Thetford, to the north of the A1066. Recent developments on the south-east edge of Thetford are within the Parish and will be covered in the Thetford Area Action Plan. Brettenham parish and the village part of the Parish is shaped by the Shadwell estate. The parish is located between the River Little Ouse valley and the Brecks Heath landscapes. The river valley landscape is inherently sensitive to development and large parts of the Heath are internationally designated habitats under the European Birds Directive for Nightjar and Woodlark populations.</p> <p>In view of the very small and dispersed nature of existing development, the lack of facilities and the sensitive landscape it is not considered appropriate that a settlement boundary is defined for Brettenham village.</p>
Bridgham	Existing settlement boundary - <i>Delete settlement boundary</i>	<p>The east side of Bridgham village lies within the 1,500m of SPA supporting or capable of supporting Stone Curlew. Further residential development within 1,500m of SPA suitable of Stone Curlew is not supported unless it is screened on all four sides from other development. From examination of the existing boundary this is unlikely to be achievable. An expanded boundary to the west would not be consistent with this approach.</p> <p>The part of the village that has a defined settlement boundary is devoid of services and facilities and as such is not considered a sustainable location for further development.</p>
Gasthorpe (Riddlesworth)	No settlement boundary - <i>No change proposed</i>	<p>Gasthorpe is a very small community situated to the south of the A1066 on the border with Suffolk. Gasthorpe is part of the parish of Riddlesworth and is located in the River Little Ouse valley, a landscape which is inherently sensitive to development. In view of the very small and dispersed nature of existing development, the lack of facilities and the sensitive landscape it is not considered appropriate that a settlement boundary is defined for Gasthorpe.</p>

Garboldisham	Existing settlement boundary – <i>amend settlement boundary</i>	<p>[GA.1] Amend settlement boundary to align with rear garden of Rupert Cottage and The old Farmhouse, Back Lane – <i>to ensure settlement boundary reflects features on the ground and remains logical and defensible.</i></p> <p>[GA.2] Re-draw settlement boundary to include completed dwellings adjacent Chapel Close, The Street – <i>To ensure settlement boundary reflects completed development on the ground.</i></p>
Harling	Existing settlement boundary – <i>amend settlement boundary</i>	[HA.1] Re-draw settlement boundary to include the dwelling known as Lake View Lodge, White Hart Street. Settlement boundary currently dissects the property and there is a reasonable option to re-draw the boundary along the garden boundary without resulting in backland development - <i>To ensure settlement boundary reflects completed development and follows logical and defensible features on the ground. .</i>
Harling Road (Roudham and Larling Parish)	Existing settlement boundary – <i>delete settlement boundary</i>	<p>There are no services or facilities at Harling Road to support additional housing development although the area is characterised by the existing industrial development. The existing housing settlement boundary has no additional room for expansion or potential for expansion without resulting in harm to form and character of the area.</p> <p>However, it is not proposed to make any changes to the General Employment Area (GEA) designation of the industrial site opposite as the GEA area is considered fit for purpose.</p>
Larling	No settlement boundary - <i>No change proposed</i>	Larling is a small rural community which straddles the A11 on the edge of the valley of the River Thet. There are very small clusters of development at Larlingford (the Angel Public House), Watton Road (Batz Farm) and Fen Lane Farm and the former school. Each cluster consists of no more than a dozen properties. Given the sporadic and small scale nature of development it is recommended that no new boundary is introduced.
Roudham	No settlement boundary - <i>No change proposed</i>	Roudham is a small rural community which lies to the south of the A11 Development is clustered around the ruined church and Roudham Hall. There are no services or

		<p>facilities. Given the sporadic and small scale nature of development it is recommended that no new boundary is introduced.</p>
Rushford	<p>No settlement boundary - <i>No change proposed</i></p>	<p>Rushford is a small community situated to the east of Thetford, south of the A1066 Brettenham parish and the Rushford part of the Parish is shaped by the Shadwell estate. The parish is located between the River Little Ouse valley and the Brecks Heath landscapes. The river valley landscape is inherently sensitive to development and large parts of the Heath are internationally designated habitats under the European Birds Directive for Nightjar and Woodlark populations. Rushford is located with the 1500m restricted buffer zone for development around Stone Curlew nesting habitats.</p> <p>In view of the very small and dispersed nature of existing development, the lack of facilities and the sensitive environment it is not considered appropriate that a settlement boundary is defined for Rushford.</p>