

Appendix C – Proposals for Rural Settlement Boundaries in All Saints Ward

| Settlement | Status - Recommendation | Reasons for recommendation / change |
|-----------------|---|--|
| Great Ellingham | Existing settlement boundary - <i>Amend settlement boundary</i> | <p>[GE.1] Re-draw settlement boundary to include recent housing permission to south of 68 Long Street (reference 3PL/2008/1415) – <i>To ensure logical and defensible settlement boundary reflecting features on the ground.</i></p> <p>[GE.2] Amend settlement boundary to include full extent of recent housing permission between 44 and 56 Long Street (reference 3PL/2005/1655) – <i>To ensure logical and defensible settlement boundary reflecting features on the ground</i></p> <p>[GE.3] Re-draw settlement boundary to the garden boundary to the rear of dwellings at 71a Long Street, at present the settlement boundary dissects the property at 71a Long Street – <i>To ensure logical and defensible settlement boundary reflecting features on the ground</i></p> <p>[GE.4] Re-draw boundary to include recent properties at 36 Long Street and to follow the garden boundaries - <i>To ensure logical and defensible settlement boundary reflecting features on the ground.</i></p> <p>[GE.5] Re-draw boundary to remove 22 Long Street and surrounding garden land and woodland – <i>To limit potential for backland development that would harm the form and character of this part of the settlement.</i></p> <p>[GE.6] Extend settlement boundary to include existing properties at Penhill Road and Town Green. This area includes 5 existing residential properties and farm buildings at Chestnut Grove. Extending the settlement boundary at this location could allow for some modest development which would enclose the protected area for open space at Town Green. It would also be well related to the shop, pub and Primary School – <i>to include an existing area of development and to allow for some small-scale development in a Local Service Centre village.</i></p> <p>GE.7 Re-draw boundary to remove garden land to the rear of 47 - 51 Long Street - <i>To limit potential for backland development that would harm the form and character of this</i></p> |

| | | |
|------------------|---|---|
| | | <i>part of the settlement including the Listed property at 45 Long Street.</i> |
| Little Ellingham | Existing settlement boundary – delete boundary | <p>Little Ellingham is situated between Scoulton and Great Ellingham. It is a village with a population under 300 and does not currently have any services to support further growth.</p> <p>Development within Little Ellingham is clustered around Church Road. There is limited space remaining within the settlement boundary for development which would not harm the form and character of the village. No land has been put forward for inclusion within the settlement boundary through the LDF process.</p> <p>It is therefore proposed to delete the settlement boundary</p> |
| Rocklands | Existing settlement boundary – amend boundary | <p>Rocklands parish, includes the villages of Rockland St Peter and Rocklands All Saints, which are situated to the north and south of Attleborough Road. Each village currently has a settlement boundary. The parish has a number of services including a pub, school, shop and post office which serve both villages. There is also a bus service to Norwich.</p> <p>[ROC.1] Extend the settlement boundary around dwellings on St Peters Close – <i>to regularise the boundary to reflect features on the ground.</i></p> <p>[ROC.2] Tighten the boundary to the back of properties known as Langleys, Glenholme and Monor Cottage on Chapel Street – <i>to ensure the boundary is logical and defensible and reflects features on the ground.</i></p> <p>[ROC.3] Tighten the boundary to the back of Forestgate and Thornbury House – <i>to prevent infill which could harm the form and character of the settlement.</i></p> <p>[ROC.4] Tighten the boundary to the back of Old Fish Shop – <i>to prevent infill which could harm the form and character of the settlement.</i></p> |
| Scoulton | Existing settlement boundary – <i>delete boundary</i> | <p>Scoulton is a small settlement situated along the B1108. Whilst the settlement has a village hall, it does not contain any other services, which would support the expansion of the boundary.</p> |

| | | |
|--|--|--|
| | | <p>Within the current settlement boundary there isn't space for a greater number of dwellings which would not harm the form and character of the development. Through the LDF process, no land has been put forward for inclusion within the settlement boundary in Scoulton.</p> <p>Therefore it is proposed that the settlement boundary should be deleted</p> |
|--|--|--|