

Appendix F – Proposals for Rural Settlement Boundaries in West Guilt Cross Ward

Settlement	Status - Recommendation	Reasons for recommendation / change
Blo Norton	Existing settlement boundary - <i>Delete settlement boundary</i>	<p>Blo Norton is a small settlement with a population estimate of approximately 257 (mid 2007). The settlement boundary is separated into two residential areas - one situated on Middle Road and the other spread along on The Street, Fen Road and Thelnetham Road. Whilst the village has a village Hall, it is devoid of any essential services or facilities and as such is not considered a sustainable location for further development.</p> <p>No sites have been promoted for development within Blo Norton. There is no land within the settlement boundary capable of being in filled without harming the form and character of the village.</p> <p>The recommendation is therefore to delete the settlement boundary.</p>
Kenninghall	Existing settlement boundary – amend boundary	<p>Kenninghall is one of the larger villages within the district not to be classified as a Local Service Centre. The village contains a number of services including a primary school, doctors surgery, pub, post office and garage. Kenninghall is situated between East Harling and Banham. The village has seen a relatively large amount of new development in recent years, with 58 houses completed between 2001 and 2009.</p> <p>[KEN.1] Extend the boundary to the back of properties at Crown Courtyard – <i>To ensure the settlement boundary reflects development on the ground.</i></p> <p>[KEN.2] Remove the settlement boundary from around Red Lion Barn on East Church Street. The barn has been converted to a dwelling, and the removal of it from the settlement boundary, will allow the boundary to be drawn along a defensible line – <i>to ensure the settlement boundary is logical and defensible.</i></p> <p>[KEN.3] Tighten the settlement boundary to the back of properties 63-65 East Church Street – <i>to regularise the settlement boundary, so as to ensure it follows defensible and logical features</i></p>

		<p>[KEN.4] Tighten the boundary to the south of properties in East Church Street between Gills farm and Grange Cottage. This includes the removal of Georges Barn from the settlement boundary – <i>to prevent infill which could harm the form and character of the settlement, and to ensure the boundary reflects features on the ground.</i></p> <p>[KEN.5] Tighten the boundary to the back of properties including Hawthorn Cottages, to the north of East Church Street – <i>To prevent infilling which could harm the form and character of the settlement.</i></p>
North Lopham	Existing settlement boundary - <i>Amend settlement boundary</i>	<p>North Lopham contains a number of services including a primary school, pub, post office and village hall.. North Lopham is situated between East Harling and Diss. The village has seen a relatively large amount of new development in recent years, with 19 houses completed between 2001 and 2009.</p> <p>[NL.1] – Redraw settlement boundary to exclude garden land to the west of no.11 - <i>to limit potential for infill and backland development that would harm the setting of the Listed Building and impact upon the street scene within this part of the Conservation Area.</i></p> <p>[NL.2] Redraw settlement boundary to exclude garden land to the east of no’s 13-15, The Green – <i>to limit potential for infill and backland development that would harm the form and character of this part of the settlement.</i></p> <p>[NL.3] – Amend the settlement boundary to the north of no.3, Chestnut Tree Farm and to the west of no.5, The Street - <i>to ensure logical and defensible settlement boundary reflecting features on the ground.</i></p> <p>[NL.4] - Redraw the settlement boundary to exclude No 23, the Street – <i>to limit the potential for infill or backland development that would harm the form and character to this part of the settlement.</i></p> <p>[NL.5] - Redraw settlement boundary to exclude an area of land to the west between properties 14 The Green and 6 the Street – <i>settlement boundary as currently drawn follows no defensible features on the ground.</i></p>

		<p><i>This amendment draws the boundary tighter to the rear of these properties, resulting in a limit to the potential for backland development that would harm the form and character of this part of the settlement.</i></p> <p>NL.6 – Redraw settlement boundary to exclude an area of land to the west of 8-14 The Street - <i>to limit the potential for infill or backland development that would harm the form and character to this part of the settlement.</i></p> <p>[NL.7] - Re-draw settlement boundary to exclude garden land to the south of no's 9-31 Kings Head Lane and land to the west of no's 18-22 the Street – <i>to limit the potential for infill or backland development that would harm the form and character to this part of the settlement.</i></p> <p>[NL.8] - Re-draw settlement boundary to exclude garden land to the west of no's 28 & 28a – <i>to ensure logical and defensible settlement boundary reflecting features on the ground.</i></p> <p>[NL.9] - Re-draw settlement boundary to exclude garden land to the west of no's 32 the Street - <i>to ensure logical and defensible settlement boundary reflecting features on the ground.</i></p> <p>[NL.10] - Re-draw settlement boundary to exclude garden land to the west of no's 56-76 the street – <i>settlement boundary as currently drawn follows no defensible features on the ground and this draws the boundary tighter. This would limit potential for backland development that would harm the form and character of this part of the settlement.</i></p> <p>[NL.11] - Re-draw settlement boundary to exclude garden land to the north east of no's 91-95 the Street - <i>to ensure logical and defensible settlement boundary reflecting features on the ground.</i></p> <p>[NL.12] - Re-draw settlement boundary to exclude garden land to the north of Church Cottage and Church House and land to the west of no 88 The Street - <i>to ensure logical and defensible settlement boundary reflecting features on the ground and to limit development for infill development which</i></p>
--	--	--

		<i>would harm the form and character of this part of the settlement.</i>
South Lopham	Existing settlement boundary - <i>Delete settlement boundary</i>	<p>The part of the village which has a defined settlement boundary is cut directly through the middle by A1066. Whilst the village benefits from one pub which includes restaurant and overnight accommodation and a well used village Hall with North Lopham, it is devoid of essential services and facilities. These are located in North Lopham which is situated less than a mile to the north.</p> <p>There is no land remaining capable of being unfilled within the settlement boundary without harming the form and character of the village, which is predominantly of detached and semi detached housing, set back from the road with spacious amenity areas.</p> <p>The Parish Council's position as of the 19th September 2008 is for no change to be made to the existing settlement boundary, however consideration could be made for the inclusion of land to the west of Church Road between the properties Arcadia and Kevanna. This however would not be consistent with the approach of the Core Strategy.</p> <p>As a result, South Lopham is not considered a sustainable location for further development.</p>