

Matter C, 10a

Settlement Limit: Burston, Shimpling and Gissing

a) Are the settlement limits proposed suitable and justified given their policy function?

Yes, the settlement limit for Burston is suitable and justified. The settlement limit has been drawn around the main built development of Burston along Diss Road and Crown Green to allow some limited infill in these areas, that are considered the most sustainable in the clusters. The settlement limit has purposely excluded valuable areas and assets such as Crown Green itself, Burston House and St Mary's Church.

There are no significant areas of existing development that are not included in the settlement limit. However, the 2023 Diss and District Neighbourhood Plan allocates a site west of Gissing Road (currently undeveloped), and extends the Settlement Boundary around this, which is not currently reflected in the VCHAP

b) Where changes to settlement limits are proposed, are these:

(i) Justified by development on the ground? or

(ii) Where potentially allowing further development, that development would be in a suitable location relative to services and facilities, would not harm the character and appearance of the area and would not have any other adverse planning effect?

No changes to the settlement limit are proposed in the submission version of the VCHAP. However, consideration could be given to updating the Settlement Limit to reflect that contained in the adopted Diss and District Neighbourhood Plan.

c) Should any other settlement limits be included in the plan to reflect other hamlets or existing areas of development in the cluster?

No. There are no other hamlets, including the small rural settlements of Shimpling and Gissing, or existing areas of development that are of a significant enough scale to justify a settlement limit.