

Matter C, 20a

Settlement Limit: Keswick and Intwood

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

Yes, the settlement limits for Keswick are suitable and justified. The settlement limits are focused around the built area of Keswick along Low Road, including the 2015 Local Plan allocation site, to maintain the linear form of development and prevent further extension into the countryside. They exclude areas in Flood Zones 2 and 3 and also exclude the stand-alone office and residential development at Keswick Hall.

Approximately 13ha of land between the B1113 and A140 is included in the GNLP for a new employment allocation, GNLP Policy S.KE.1.

The settlement limits do not meet any of the criteria outlined in the Topic Paper for extension/alteration, therefore there are no proposed changes to the existing settlement boundaries.

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 limits are proposed as part of the VCHAP.

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

No. Intwood is very rural, with very limited services/facilities, and any areas of development are relatively small and do not justify the inclusion of a settlement limit.