

Matter C, 21a

Settlement Limit: Ketteringham

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

Yes, the settlement limit for Ketteringham is suitable and justified.

The settlement limit has been drawn to include the linear built form of the settlement, following High Street and Low Street. Due to the setting of the village and the limited services and facilities available, the boundary has been defined to allow limited infill development.

Whilst there is employment development at the Council depot, adjacent to the A11, and at Ketteringham Hall, these are not considered appropriate locations for a residential settlement limit in the VCHAP. There are no other significant areas of existing development that are not included in the settlement limit.

The settlement limits do not meet any of the criteria outlined in the Topic Paper for extension/alteration, and 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 limit 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. There are no other hamlets or existing areas of development that are of a significant enough scale to justify a settlement limit.