

Matter C, 30a

Settlement Limit: Roydon

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

Yes, the settlement limits for Roydon are suitable and justified. The two parts of the settlement limit are focused around the main built-up areas, along High Road/A1066 and Snow Street. The settlement limits have been drawn to maintain the open space between these two parts of the area and Diss. This will allow some limited future infill development to occur in these locations whilst preventing encroachment into the countryside and protecting the local character.

The settlement limits do not meet any of the criteria outlined in the Topic Paper and therefore there are no proposed changes to the existing boundaries through the VCHAP however, the 2023 Diss and District Neighbourhood Plan (DDNP) allocates a site to the southeast of the settlement and has amended the boundary to incorporate this site. This is not currently reflected in the VCHAP.

There are no significant areas of existing development that are not included in the settlement limits.

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 however the 2023 DDNP allocation should be reflected in the boundaries for Roydon.

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.

