

Matter C, 36a

Settlement Limit: Surlingham, Bramerton and Kirby Bedon

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

Yes, the existing settlement limits for Surlingham and Bramerton are suitable and justified.

The settlement limit for Surlingham encompasses the main built form along Walnut Hill, School Lane, The Green and The Street, as well as New Road and Mill Road, to protect the linear pattern of development whilst also preventing further encroachment into the countryside.

The settlement limits for Bramerton also follow the linear pattern of development. Primarily along The Street and Church Farm Close, a former employment site, as well as a smaller area to the north along Kirby Road and Easthill Lane. The existing settlement limits enable some limited future infill development to follow the existing built form whilst preventing encroachment into the countryside.

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.

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.

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. Kirby Bedon has a very low density and does not justify the need for a settlement limit due to its rural nature.