

Matter C, 39a

Settlement Limit: Tharston, Hapton and Flordon

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

Yes, the settlement limits for Flordon are suitable and justified. The settlement limit has been drawn around estate-like development at Long Lane and St Michaels View, as well as groups of dwellings either side of the railway around Greenways and Station Road. It excludes the Rectory, church room and a few dwellings on the south of The Street and reflects the sporadic and rural nature of the area.

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.

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.

There are no significant areas of existing development that are not included in the settlement limits. Tharston and Hapton are both small, isolated hamlets that do not justify the inclusion of a settlement limit.