

Policy for rural areas without settlement boundaries now being consulted on (from *Breckland Local Plan Preferred Site Options and Settlement Boundaries 2016*):

PD05B - New Residential and Employment Opportunities outside of settlement boundaries 1

28.24 Development outside of settlement boundaries will be allowed in where the following criteria are satisfied:

- The development is within a closely knit cluster of 10 or more existing dwellings adjacent to or fronting an existing highway;
- It can be demonstrated that there is appropriate support by local communities; and
- The scale of development represents infilling a small undeveloped plot by up to 3 dwellings, in keeping with the character of existing dwellings within an otherwise continuous built up frontage;
- When considered alongside expected development within the smaller village / hamlet and any other commitments, the cumulative development level is commensurate with its position outside the settlement hierarchy (5% limit over the plan period);
- The proposal does not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety;

28.25 Farmsteads and sporadic small scale groups of dwellings are considered as lying in the open countryside and are not classed as small villages and hamlets. Further development, at these and isolated locations in the countryside, will be resisted unless:

- It is an affordable housing scheme for local needs;
- In involves the appropriate re-use of a rural building; or
- It is a replacement of an existing dwelling; or
- It is a dwelling required in association with existing rural enterprises where it is consistent with national guidance.

PD05 B - Supporting Text

28.26 There may be opportunities for limited further residential development within small yet cohesive settlements which do not have a settlement boundary but which support the existing services and facilities in other service centres. Limited infill development may be permitted in these locations provided that it is in character with the surrounding area and does not have an adverse impact on the natural and historic environment. A 5% limit of increase in dwelling stock over the plan period per smaller village / hamlet is considered to be commensurate with the position of smaller villages / hamlets within the location strategy / settlement hierarchy. This will be assessed based on the housing stock within the parish, net of any settlements with boundaries and therefore subject to the provisions of PD05A.

Question 27

Do you agree with the approach to development in the rural areas?

Do you consider that policy PD05B should be defined around clusters of 10 dwellings? Or is there an alternative cluster size that the Council should consider e.g. 5?

Previous policy for rural areas without settlement boundaries taken from *Breckland Local Plan Preferred Directions Part 1, December 2015* :

Ashill, Beeston, Besthorpe, Bintree, Bradenham, Brisley, Carbrooke, Caston, Cockley Cley, Colkirk, Croxton, East Tuddenham, Foulden, Foxley, Garvestone, Gooderstone, Great Dunham, Gressenhall, Griston, Guist, Ickburgh, Little Cressingham, Longham, Lyng, Mileham, New Buckenham, North Lopham, North Pickenham, Rocklands, Quidenham, Scarning, Shropham, Snetterton, Sparham, Stanfield, Stow Bedon, Thompson, Weasenham, Whissonsett

New Residential and Employment Opportunities in Smaller Villages and Hamlets without Settlement Boundaries

Appropriate development will be allowed where:

- There is an identified economic and / or social local need;
- It can be demonstrated that there is appropriate support by local communities;
- It comprises of infill and rounding off development of a village or hamlet at the appropriate scale;
- It is of an appropriate scale and design to the settlement/hamlet and does not increase the size of a settlement by more than 10% of its existing size;
- The design contributes to enhancing the historic nature and connectivity of communities.

Supporting information must be included with all applications on how the proposal as set out would justify the departure from the settlement hierarchy and support sustainable development in Breckland. Regard should be had to the additional guidance provided below which will be updated periodically.

Infill is defined as: building taking place on a vacant plot in an otherwise built-up street frontage.

Rounding off is defined as: the completion of an incomplete group of buildings on land which is already partially developed and in such a way which will either complete the local road pattern or finally define and complete the boundaries of the group. Such rounding off should not change or distort the character or tradition of the group or the settlement in any undesirable way.

The following are identified as rural settlements and hamlets without settlement boundaries outside service centres:

Beachamwell, Billingford, Blo' Norton, Brettenham, Bridgham, Bylaugh, Cranwich, Cranworth, Didlington, Elsing, Gateley, Great Cressingham, Hardingham, Hilborough, Hoe, Holme Hale, Horningtoft, Kempstone, Kilverstone, Lexham, Lt Dunham, Little Ellingham, Lynford, Merton, Narford, Newton by Castle Acre, North Tuddenham, Ovington, Oxborough, Quidenham, Riddlesworth, Roudham, Rougham, Scoulton, South Acre, South Lopham, South Pickenham, Stanford, Sturston, Tottington, Twyford, Wellingham, Wendling, Whinburgh, Wretham

The exact scale and level of development supported will be dependent on individual character, the impact on environmental capacity and infrastructure provision, and the desire to meet the need for affordable housing as locally as possible.

Farmsteads and sporadic small scale groups of dwellings are considered as lying in the open countryside and are not classed as small villages and hamlets. These and isolated locations in the countryside, are unlikely to be acceptable.