

BURSTON AND SHIMPLING

1. Settlement characteristics

The parish contains the village of Burston and the outlying hamlets of Mill Green and Shimpling. A further small group of dwellings is located at Audley End. Burston has developed mainly along Diss Road, Crown Green and Station Road. The western half of the village contains many relatively modern detached dwellings including a large group in Higdon Close, whilst in contrast the eastern half comprises several ribbon developments of mainly semi-detached dwellings. Burston also includes two farmsteads and a Partnership in Care home for the mentally disabled. Mill Green is situated approximately half a mile to the north of Burston and comprises two farmsteads and a ribbon of scattered housing dominated by an animal feedstuffs factory. Shimpling also comprises two farmsteads and dispersed housing development and is located approximately one mile to the east of Burston village.

Crown Green, Church Green and the open areas leading into Higdon Close form an attractive centre to Burston which is complemented by prominent groups of mature trees throughout the western half of the village. The centre of Burston is dominated by two village greens and several notable old buildings, including the Strike School. This part of the village is designated as a Conservation Area and is described in more detail in the District Council's Conservation Area Statement.

The access from the north via Mill Road is enclosed by extensive tall hedges, but the general character of the eastern half of the village is quite open by comparison. The surrounding countryside comprises mainly open fields bordered by low hedges and scattered trees, with the exception of a large area of fruit trees to the north.

The parish has a limited number of facilities, which are all located in Burston. The parish does not have mains sewerage.

Policies and proposals (see Inset Map 14)

2. Village Boundary

The form and character of Burston limits the scope for further development as many infill plots have already been developed, and extensions to the village would intrude into open countryside. The dispersed and open nature of the ribbon developments at Mill Green and Shimpling also precludes their potential for further consolidation.

The Village Boundary therefore provides for the consolidation of much of the developed part of Burston and provides for limited infill development, while precluding further extensions to the village. The Village Boundary excludes areas considered to form the attractive features of the village which include Crown Green and Church Green and their setting comprising part of Higdon Close, the Strike School, St Mary's Church, the public house, bowling green, chapel and adjacent dwellings. The Boundary also excludes the outlying settlements, which are not considered to be appropriate locations for further development.

Within the Village Boundary, further residential development will be provided for within the context of policy HOU 7. Outside the Village Boundary, proposals for any new development will be assessed against policy ENV 8 and other more specific Local Plan policies where appropriate.

3. Housing

A site to the rear of Audley Close has been allocated for housing in accordance with policy HOU 2.

Policy BUR 1: Housing allocation, rear of Audley Close, Burston

0.4 hectares of land at the rear of Audley Close is allocated for residential development. Development will take place in accordance with the provisions of the development brief for the site.

The site lies to the rear of an existing Council development of semi-detached bungalows adjacent to the Recreation Ground. Development of this site will give the opportunity to round off the existing cul-de-sac and to landscape the southern boundary of the Close.

Policy BUR 2: Developer requirements for housing allocation rear of Audley Close, Burston

The developer of the site allocated in policy BUR 1 will be expected to ensure the following:

- i) The developer of the site will be expected to provide for necessary infrastructure provision in accordance with IMP 7**
- ii) The site shall be developed for semi-detached or small detached bungalows only**
- iii) The development will round off the existing cul-de-sac and shall extend the existing road and footway as necessary to the same standard as existing**
- iv) The landscaping proposals for the site should include a tree belt to the south of the site, reinforcement of the hedge bounding the Recreation Ground and screening to the north.**