

North Norfolk District Council

Settlement Boundary Review: Small Growth Villages Background Paper (Addendum)

Contains details of North Norfolk Council's methodological approach to the identification of settlement boundaries in a number of additional proposed Small Growth Villages.

**Planning Policy & Built Heritage Working Party:
Appendix 5 - Draft Settlement Boundary Review**

October 2024

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Settlement Boundary Review (Small Growth Villages)

Background Paper Addendum

1 Introduction

- 1.1. This addendum to Background Paper 11 - Settlement Boundary Review (Small Growth Villages), Examination Library document [C11](#), has been prepared to support the continued Local Plan examination.
- 1.2. Following public examination hearings held in early 2024, the appointed Inspector wrote to the Council setting out that more concrete steps needed to be taken to bring forward more housing. One of the options included the expansion of the list of small growth villages to include those *“with a single key service and (say) three secondary/ desirable services”*.
- 1.3. This document provides a review of the settlement boundaries in a number of potential additional new Small Growth Villages (SGV) which have been subject to review through an addendum to Background Paper 2 - Distribution of Growth [C2] and are being considered as having the potential to meet a revised criterion for SGVs. Where such settlements are subsequently proposed as SGV the accompanying policies map illustrates the proposed boundaries.
- 1.4. The approach follows that as set out original settlement boundary review paper examination library reference [C11], which supported the submitted Local Plan at the examination hearings hearing undertaken in February – March 2024. The Paper details the criteria used when determining if, and how, an existing or former settlement boundary should be changed, or a new one created as detailed below. The tables in Section 2 of this document explain the reasons for the proposed changes, with **Appendix 1** illustrating the proposed changes on an Ordnance Survey base map.

- 1.5. The following table details the Small Growth Villages considered in this document and the starting position from which boundary reviews were undertaken.

Small Growth Village	Starting Position for Boundary Review		
	North Norfolk Local Plan Boundary (1998)	North Norfolk Core Strategy Boundary (2008)	Neighbourhood Plan Established Boundary
Beeston Regis	✓	-	-
Erpingham	✓	-	-
Felmingham	✓	-	-
Great Ryburgh	✓	-	✓
Itteringham	-	-	-

Langham	✓	-	-
Neatishead	✓	-	-
Northrepps	✓	-	-
Stibbard	✓	-	-
Tunstead	✓	-	-
Worstead	✓	-	-

- 1.6. As part of the made [Neighbourhood Plan](#) for Ryburgh in 2021, Policy 3 identifies a settlement boundary for Great Ryburgh village and sought to enable appropriate infill development. This remains the most up to date boundary assessment and it is not considered appropriate to review this boundary as part of the local plan process. Revision, where necessary, should be undertaken through a revised neighbourhood plan process following the adoption of the emerging Local Plan.
- 1.7. New settlement boundaries are identified for the following Small Growth Villages, which have neither a defined settlement boundary in the current spatial hierarchy (Core Strategy, 2008) or in an adopted Neighbourhood Plan:
- Beeston Regis
 - Erpingham
 - Felmingham
 - Itteringham
 - Langham
 - Neatishead
 - Northrepps
 - Stibbard
 - Tunstead
 - Worstead

What is a Settlement Boundary?

- 1.8. Settlement Boundaries are a policy tool which establishes and contains built-up areas. A settlement boundary is a line drawn on a plan around a town or village, which reflects its built form. The purpose of a settlement boundary is to clearly define where there is a presumption in favour of development within the boundary, subject to compliance with other relevant Local Plan policies.
- 1.9. Areas outside of settlement boundaries are considered as open countryside, where a different policy approach applies regarding the types of development that may be permitted. The communities identified with settlement boundaries have a particular level of key services which underpins the sustainability of further development in that community.

1.10. To support this approach, the emerging Local Plan contains policies identifying 'Selected Settlements' with a boundary and illustrates those boundaries on the accompanying Policies Map.

Methodology for Settlement Boundary Review

1.11. A settlement boundary review has been undertaken as a desk-top study for each of the selected Small Growth Villages to ensure the boundaries are up to date and appropriate.

1.12. The approach taken for this review is identical to the approach followed in Background Paper 11 - Settlement Boundary Review (Small Growth Villages):

- Existing defined boundaries have been used as a starting point.
- Add in developments and planning permissions which have happened since the original boundaries were defined.
- Add in existing Local Plan allocations where these are yet to be built and where there is a remaining realistic prospect of development happening.
- Remove any former allocations which are now judged unlikely to be built.
- Audit the boundary to ensure it follows the logical extent of existing built-up areas including houses and their gardens (unless extensive incursions into the countryside would result), schools, public houses, commercial buildings, farmhouses and buildings, public parks and open spaces where appropriate. This process has been undertaken to define the extent of currently built-up areas where character is defined by consolidated areas of built development.

1.13. In applying the above approach, the following detailed criteria has been applied:

Criteria for inclusion within a boundary:

- a) Existing commitments for built development (i.e. planning permissions);
- b) Existing housing and mixed-use allocations within the Local Plan with the exception of those judged unlikely to be built;
- c) Curtilages of dwellings unless functionally separate to the dwelling or where the land has the capacity to significantly extend the built form of the settlement beyond what is considered to be appropriate;
- d) Properties which can be considered to be an integral part of the settlement (e.g. houses which are separated from adjacent properties by only very narrow gaps and are functionally and visually related to the urban area);
- e) In relation to farmyards and associated building, as a general rule only farmhouses and closely associated outbuildings on a settlement street frontage are included;
- f) School buildings;
- g) Adjoining small scale brownfield sites;
- h) Recreational or amenity open space, which is physically surrounded by the settlement or adjoined on three sides by the settlement;
- i) Doctor Surgeries.

Criteria for exclusion from a boundary:

- j) Existing Local Plan allocations which are now judged unlikely to be built.
- k) Areas of land which do not fit into the above categories, but which are presently included in the settlement boundary.

1.14. The process undertaken to audit the boundary includes a number of minor changes in each settlement in order to reflect and align to the latest available ordnance survey base mapping. These changes are considered as minor and logical adjustments and are not specifically referenced in this review.

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2 Settlement Boundary Review

- 2.1. This section details the key changes made to the boundary for each settlement. Settlements are presented in alphabetical order. Each table explains the reasoning for any changes, including reference to the relevant methodology criteria outlined in section 1.
- 2.2. **Appendix 1** of this document contains mapping which illustrates the extent of the settlement boundaries as amended through this review document.

2.1 Beeston Regis

The review considered the Local Plan 1998 settlement boundary for Beeston Regis. In accordance with the criteria set out within the Settlement Boundary Methodology, it is proposed to designate a new settlement boundary as illustrated in Appendix 1, with the following amendments:

Site Reference	Criteria	Comment
BEE.01	C, D	Amend boundary to incorporate existing dwelling and its curtilage.
BEE.02	G	Adjoining small-scale brownfield site.

2.2 Erpingham

The review considered the Local Plan 1998 settlement boundary for Erpingham. In accordance with the criteria set out within the Settlement Boundary Methodology, it is proposed to designate a new settlement boundary as illustrated in Appendix 1, with the following amendments:

Site Reference	Criteria	Comment
ERP.01	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
ERP.02	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
ERP.03	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
ERP.04	C, D	Amend boundary to incorporate existing dwellings and their curtilages, including curtilage of the Spread Eagle Public House.
ERP.05	C, D	Amend boundary to incorporate existing dwellings and their curtilages.

2.3 Felmingham

The review considered the Local Plan 1998 settlement boundary for Felmingham. In accordance with the criteria set out within the Settlement Boundary Methodology, it is proposed to designate a new settlement boundary as illustrated in Appendix 1, with the following amendments:

Site Reference	Criteria	Comment
FEL.01	C, D	Amend boundary to incorporate existing dwellings and their curtilages.

FEL.02	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
FEL.03	K	Delete area of land which does not fit into the criteria but which is presently included within the settlement boundary.
FEL.04	K	Delete area of land which does not fit into the criteria but which is presently included within the settlement boundary.
FEL.05	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
FEL.06	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
FEL.07	C, D	Amend boundary to incorporate existing dwelling and its curtilage.

2.4 Great Ryburgh

No changes are proposed. It is not appropriate for the Local Plan process to propose changes to an adopted Neighbourhood Plan. The adopted [Ryburgh Neighbourhood Plan](#) Settlement Boundary for Great Ryburgh village is considered up to date and is not subject to review in this document. The settlement boundary can be viewed in Appendix 1.

2.5 Itteringham

No settlement boundary has previously been defined for Itteringham. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to designate a new settlement boundary as defined in Appendix 1.

2.6 Langham

The review considered the Local Plan 1998 settlement boundary for Langham. In accordance with the criteria set out within the Settlement Boundary Methodology, it is proposed to designate a new settlement boundary as illustrated in Appendix 1, with the following amendments:

Site Reference	Criteria	Comment
LAN.01	C, D	Amend boundary to incorporate existing dwellings and their curtilages. To reflect permitted change of use of land from agricultural to garden from 1 The Green to 25 Holt Road (PF/01/0671).
LAN.02	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
LAN.03	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
LAN.04	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
LAN.05	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
LAN.06	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
LAN. 07	C, D	Amend boundary to incorporate existing dwellings and their curtilages.

2.7 Neatishead

The review considered the Local Plan 1998 settlement boundary for Neatishead. In accordance with the criteria set out within the Settlement Boundary Methodology, and subject to the settlement being selected as a SGV, it is proposed to designate a new settlement boundary as illustrated in Appendix 1, with the following amendments:

Site Reference	Criteria	Comment
NEA.01	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
NEA.02	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
NEA.03	D	Properties which can be considered to be an integral part of the settlement.

2.8 Northrepps

The review considered the Local Plan 1998 settlement boundary for Northrepps. In accordance with the criteria set out within the Settlement Boundary Methodology, it is proposed to designate a new settlement boundary as illustrated in Appendix 1, with the following amendments:

Site Reference	Criteria	Comment
NTR.01	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
NTR.02	C, D	Amend boundary to incorporate existing dwellings and their curtilages (recently completed permission PF/20/1781 for 19 dwellings at Broadgate Close).
NTR.03	D, H	Amend boundary to incorporate recreation/amenity open space physically surrounded on three sides (includes village hall). Designate as an Education/Formal Recreational Area.
NTR.04	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
NTR.05	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
NTR.06	C, D	Amend boundary to incorporate existing dwellings and their curtilages.

2.9 Stibbard

The review considered the Local Plan 1998 settlement boundary for Stibbard. In accordance with the criteria set out within the Settlement Boundary Methodology, it is proposed to designate a new settlement boundary as illustrated in Appendix 1, with the following amendments:

Site Reference	Criteria	Comment
STB.01	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
STB.02	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
STB.03	C, D, F, H	Amend boundary to incorporate school buildings, recreation/amenity open space physically surrounded on three sides, and existing dwelling

		and its curtilage. Designate the relevant open space as an Education/Formal Recreational Area.
STB.04	C, D	Amend boundary to incorporate existing dwelling and its curtilage.
STB.05	C, D	Amend boundary to incorporate existing dwelling and its curtilage.
STB.06	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
STB.07	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
STB.08	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
STB.09	C, D	Amend boundary to incorporate existing dwelling and its curtilage.
STB.10	C, D	Amend boundary to incorporate existing dwelling and its curtilage.

2.10 Tunstead

The review considered the Local Plan 1998 settlement boundary for Tunstead. In accordance with the criteria set out within the Settlement Boundary Methodology, it is proposed to designate a new settlement boundary as illustrated in Appendix 1, with the following amendments:

Site Reference	Criteria	Comment
TUN.01	F	Amend boundary to incorporate all of school building and general hard surfacing and curtilage.
TUN.02	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
TUN.03	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
TUN.04	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
TUN.05	C, D	Amend boundary to incorporate existing dwelling and its curtilage.
TUN.06	C, D	Amend boundary to incorporate existing dwellings and their curtilages.
TUN.07	C, D	Amend boundary to incorporate existing dwelling and its curtilage.
TUN.08	C, D	Amend boundary to incorporate existing dwellings and their curtilages.

PF/24/0665 for three single storey dwellings on land east of market street is pending at the time of review and is therefore not a current commitment as it has no active permission. Therefore, this is not incorporated within the proposed boundary.

2.11 Worstead

The review considered the Local Plan 1998 settlement boundary for Worstead. In accordance with the criteria set out within the Settlement Boundary Methodology, it is proposed to designate a new settlement boundary as illustrated in Appendix 1, with the following amendments:

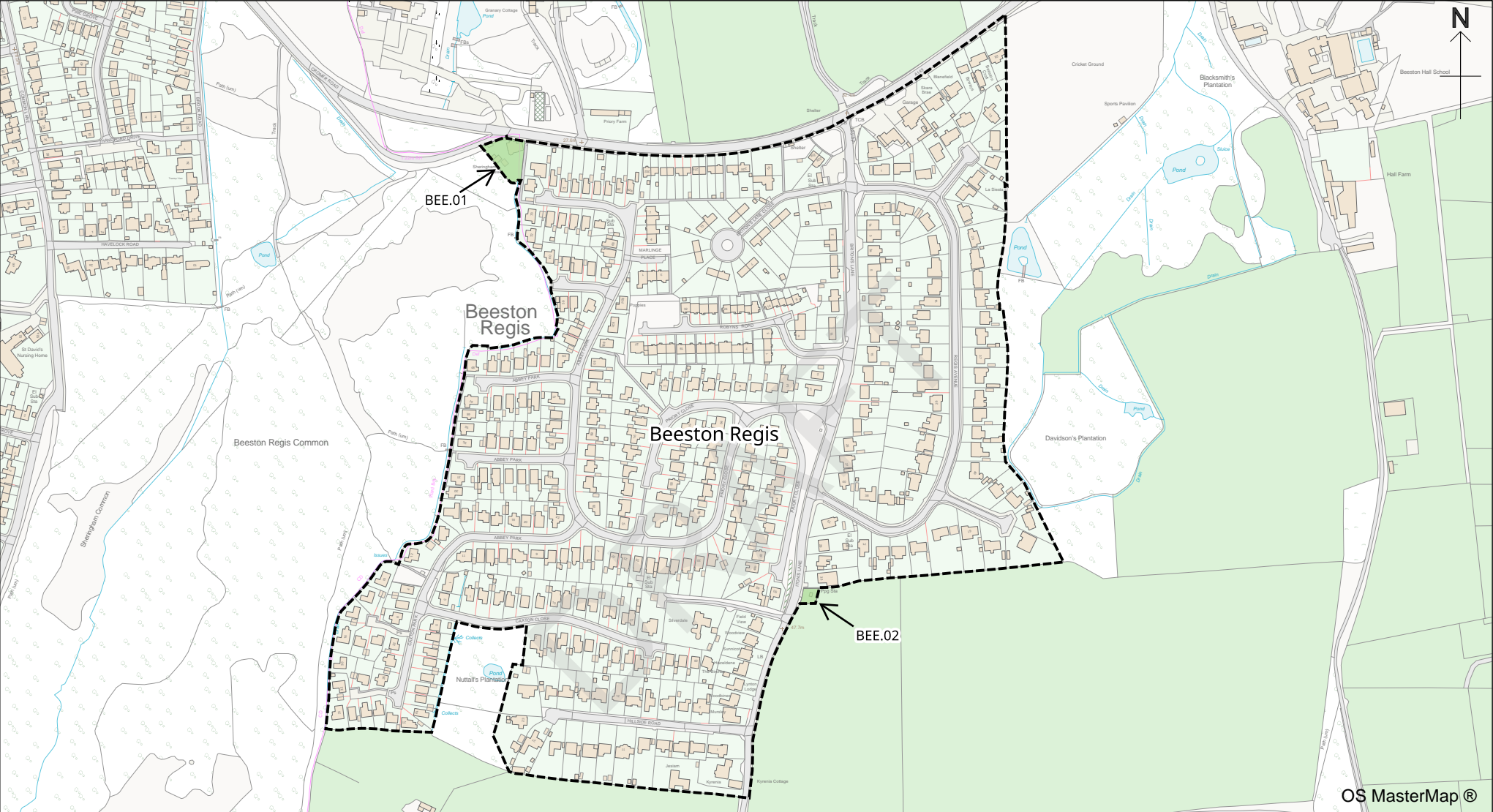
Site Reference	Criteria	Comment
WOR.01	C, D, F, H, G	Amend boundary to incorporate recreation/amenity open space physically surrounded on three sides (church yard), existing dwellings and their curtilages, village hall and car park.
WOR.02	G	Adjoining small-scale brownfield site.

Settlement Boundary Review (Small Growth Villages) Background Paper Addendum





Appendix 1: Settlement Maps

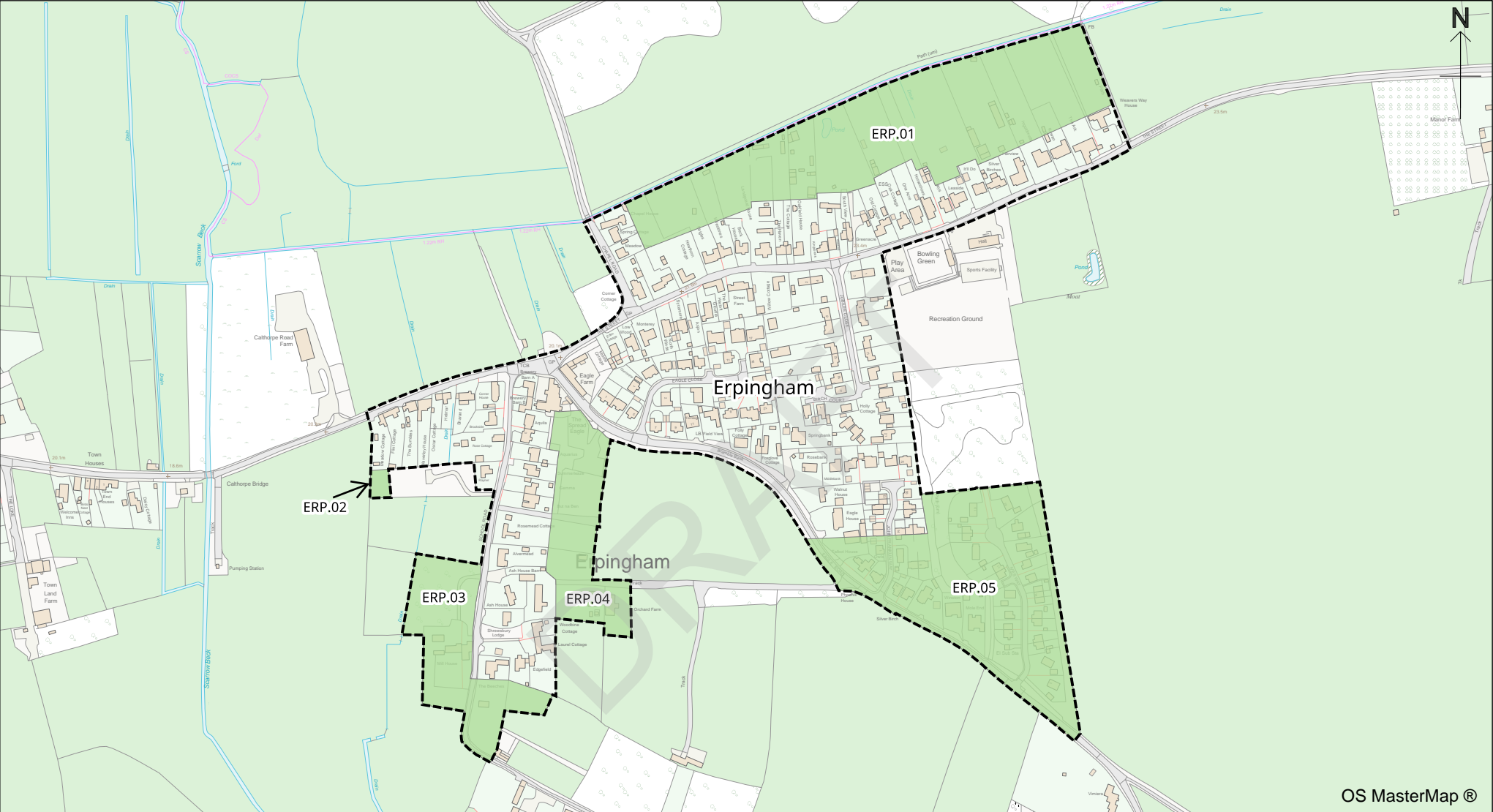
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	<p>Beeston Regis</p>		<p>25/09/2024</p>		
	<p> Proposed Addition</p>	<p> Proposed Deletion</p>	<p> Revised Settlement Boundary</p>	<p>North Norfolk District Council Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN 01263 513811 www.north-norfolk.gov.uk</p>	



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Erpingham

- Proposed Addition
- Proposed Deletion
- Revised Settlement Boundary

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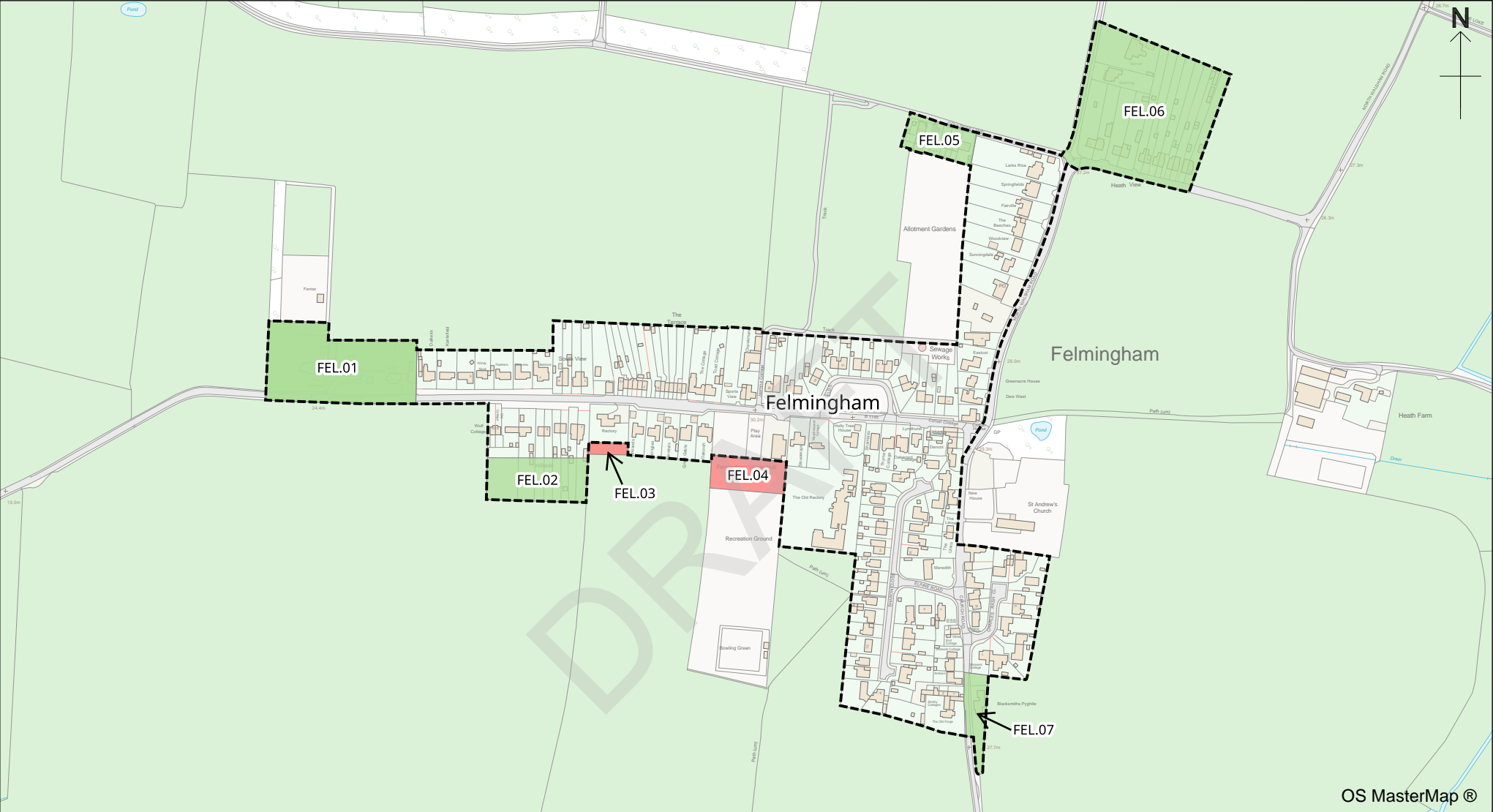
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Settlement Boundary Review (Small Growth Villages)

Felmingham

- Proposed Addition
- Proposed Deletion
- Revised Settlement Boundary

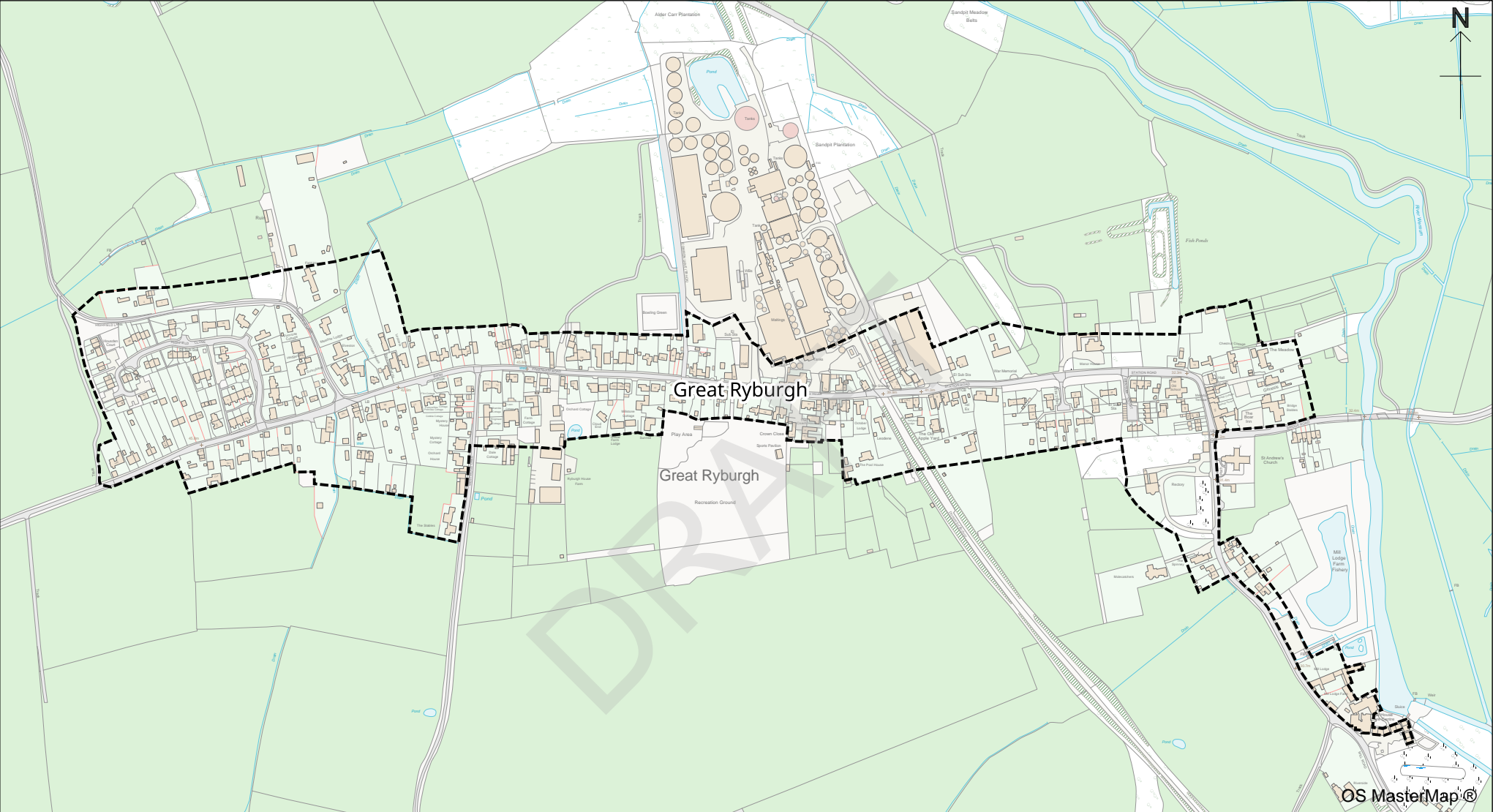
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Great Ryburgh

- Proposed Addition
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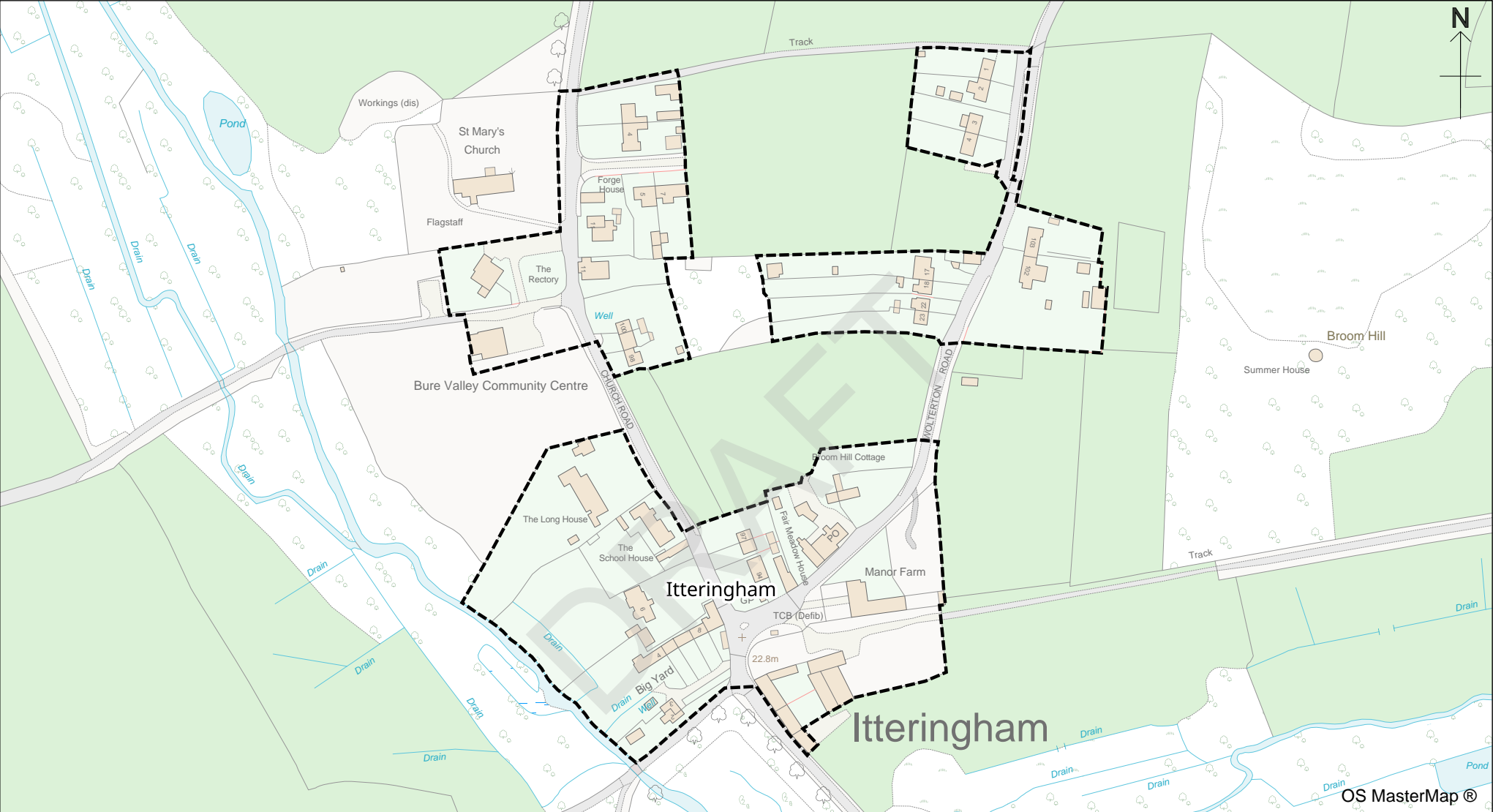
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Itteringham

- Proposed Addition
- Proposed Deletion
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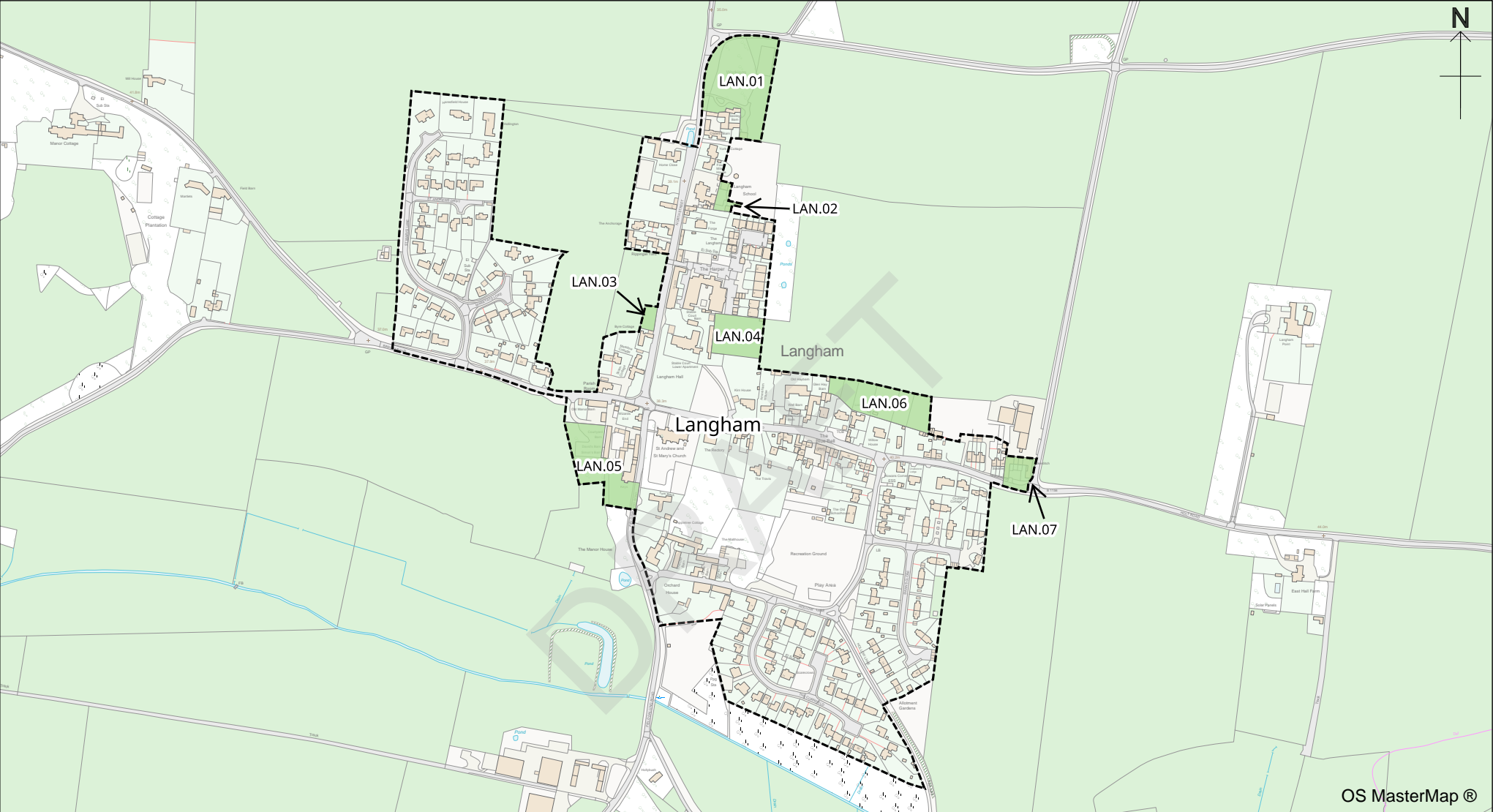
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Settlement Boundary Review (Small Growth Villages)

Langham

- Proposed Addition
- Proposed Deletion
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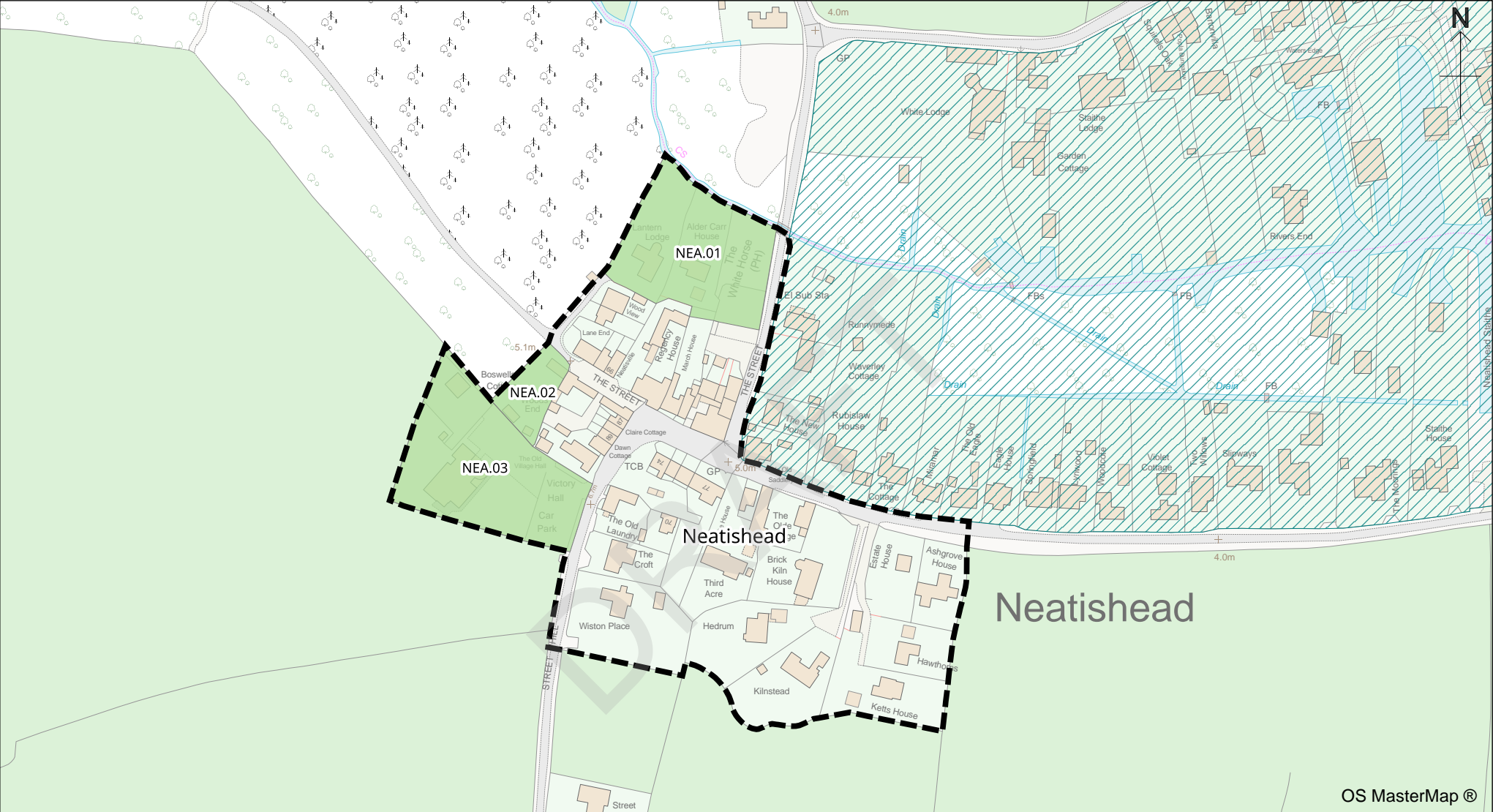
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Settlement Boundary Review (Small Growth Villages)

Neatishead

 Proposed Addition

 Proposed Deletion

 Broads Authority Executive Area

 Revised Settlement Boundary

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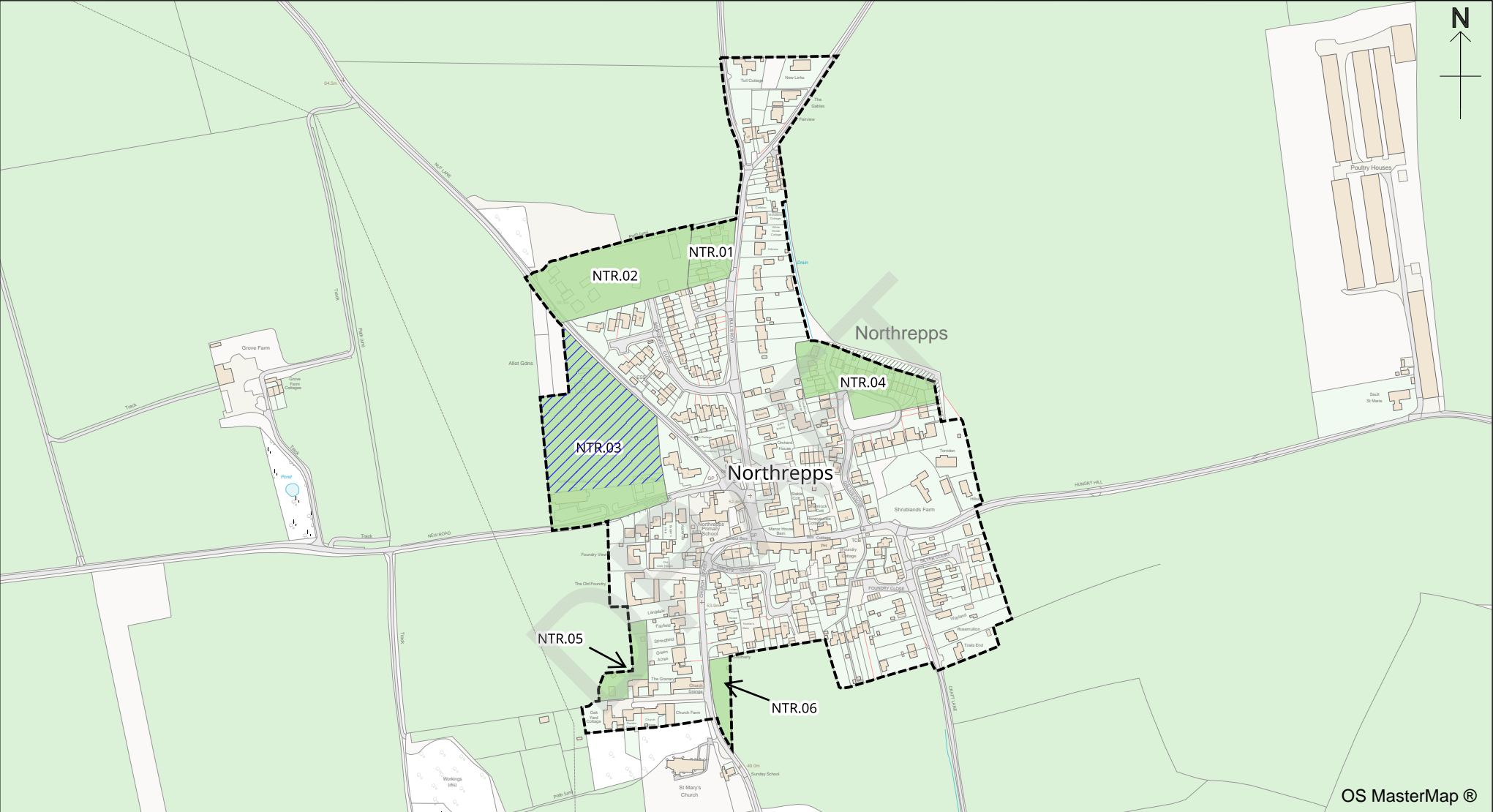
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Settlement Boundary Review (Small Growth Villages)

Northrepps

 Proposed Addition

 Proposed Education / Formal Recreation Area

 Proposed Deletion

 Revised Settlement Boundary

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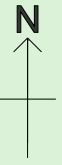
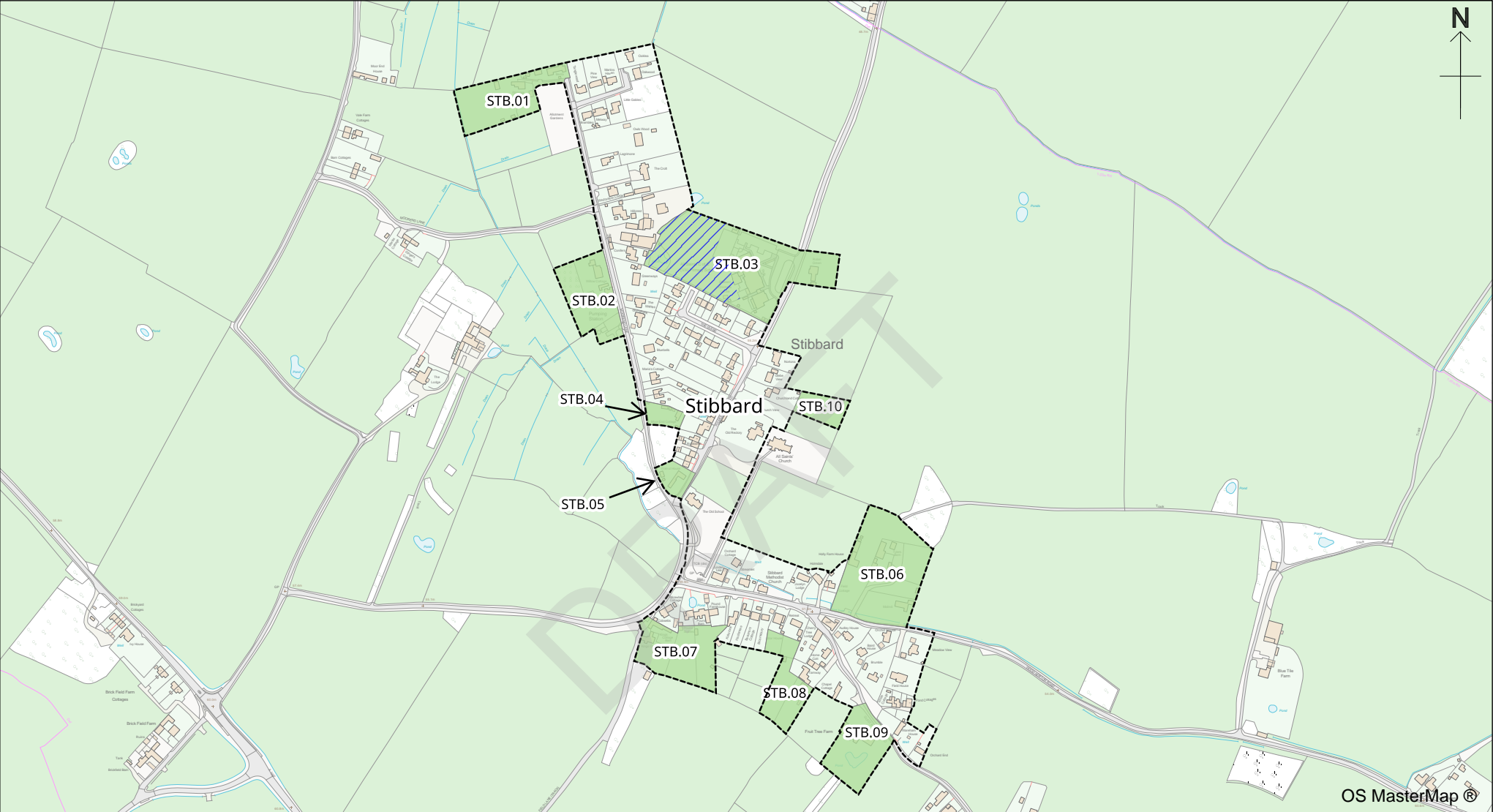
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Settlement Boundary Review (Small Growth Villages)

Stibbard

 Proposed Addition

 Proposed Education / Formal Recreation Area

 Proposed Deletion

 Revised Settlement Boundary

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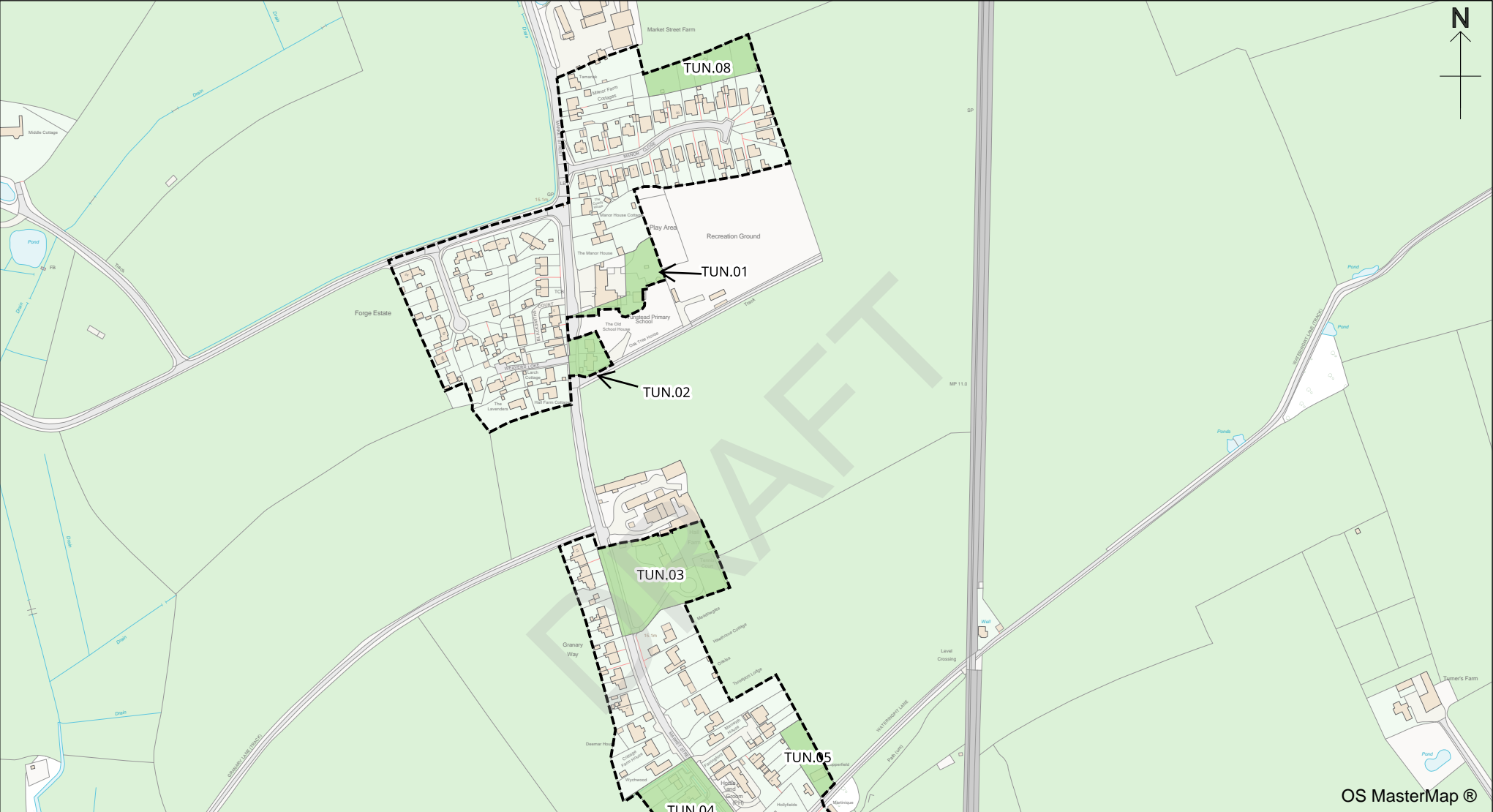
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Tunstead

- Proposed Addition
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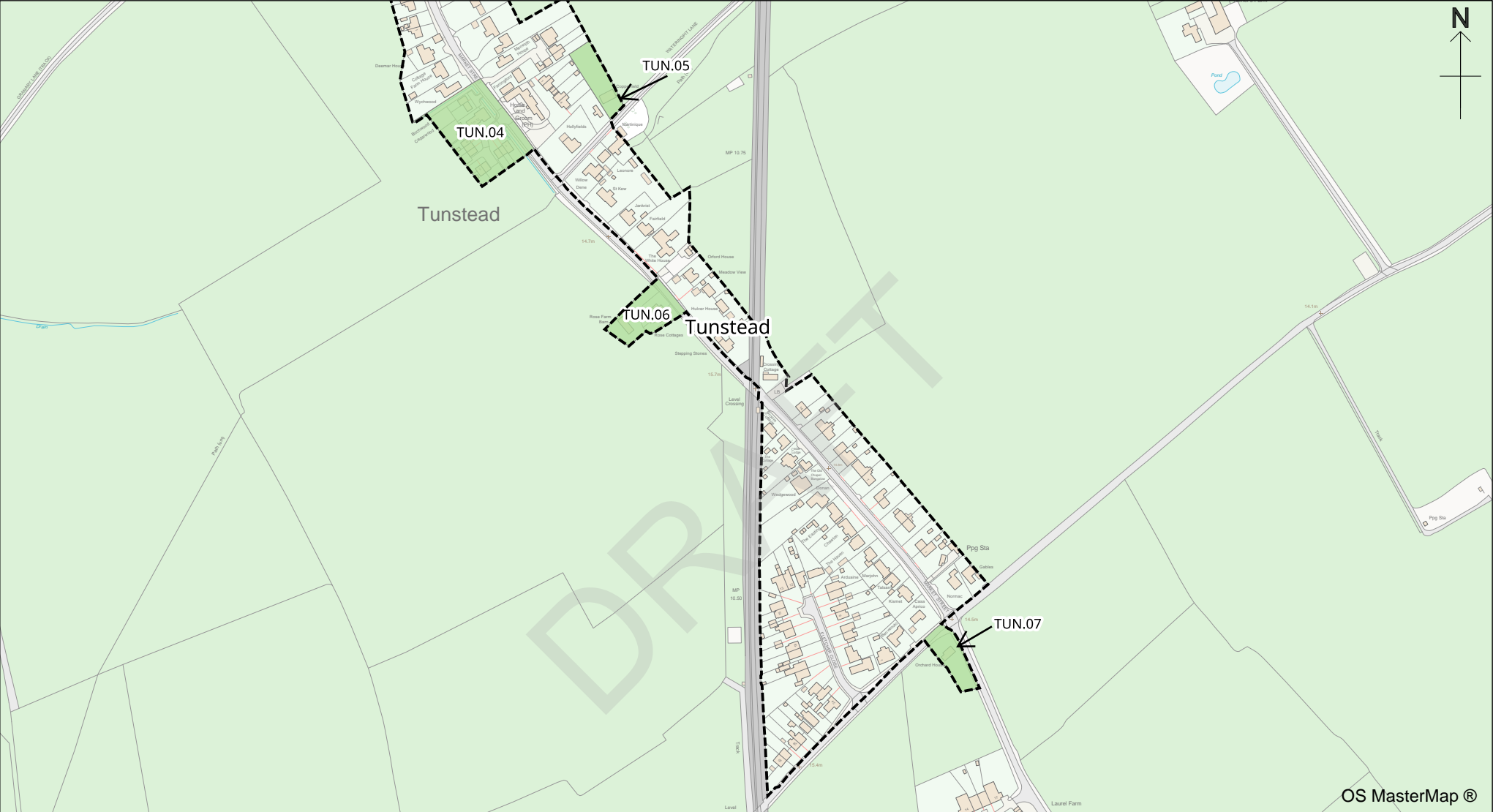
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Tunstead

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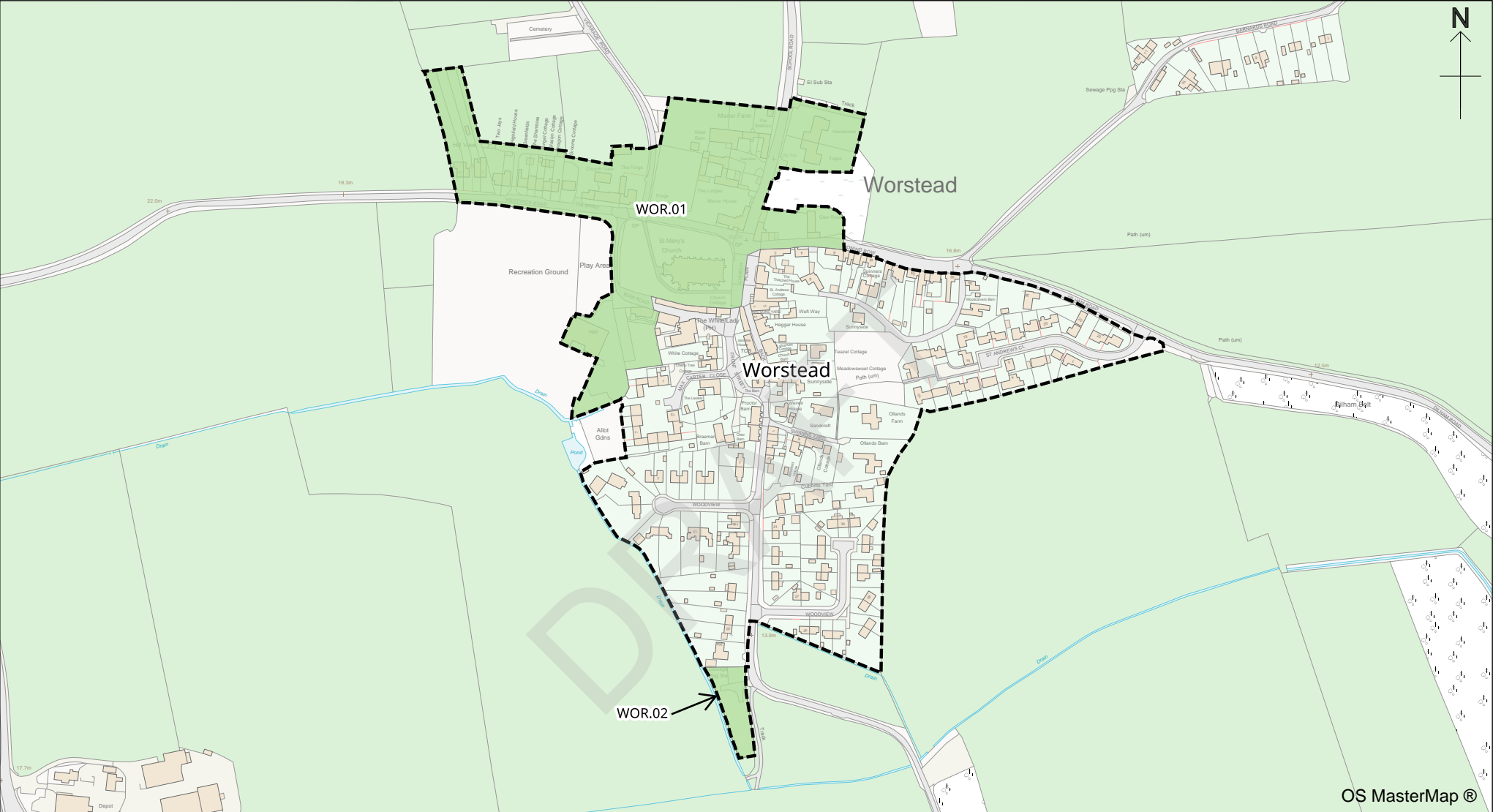
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Settlement Boundary Review (Small Growth Villages)

Worstead

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