

North Norfolk District Council

Background Paper 8 Settlement Boundary Review, Small Growth Villages

Contains details of North Norfolk Council's methodological approach to the identification of settlement boundaries in Small Growth Villages

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Settlement Boundary Review Background Paper

1 Introduction

Settlement boundaries have been used as a policy tool in North Norfolk for a considerable time. The Settlement boundaries in the adopted Core Strategy 2008-2021 were generally unchanged from the proceeding North Norfolk Local Plan 1998. In some cases the boundaries have not been changed or reviewed in detail for over 20 years. Development boundaries will continue to be used in the new Local Plan being used to determine the extent of the 'countryside' designation and the built up limits of selected settlements. As part of the plan preparation process the opportunity has been taken to review the defined boundaries.

This paper provides the background, justification and approach for the review of the settlement boundaries. It also includes maps illustrating the proposed changes and explaining the reasons for them.

1.1 Policy Context

National policy remains largely silent on any specific requirement for settlement boundaries. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) do identify the need for certain specific policy boundaries, with town centres for retail-planning purposes and Green Belt being the main areas that feature. However, there is no set guidance within the NPPF or PPG on how to use, or define, settlement boundaries.

The NPPF does provide guidance around the approach to development within rural areas. It states that "to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning Policies should identify opportunities for villages to grow and thrive, especially where this will support local services. (Para. 78)

The Local Plan includes an updated- spatial strategy and settlement hierarchy across the District. Draft Policy SD3 provides for 6% housing growth in each of the identified Small Growth Villages over the period of the Plan. The Policy states that appropriate residential development will be permitted where all of the following criteria are satisfied:

1. The development is of an appropriate scale and design to the settlement;
2. It would not lead to the number of dwellings in the settlement increasing by significantly more than 6%¹ from the date of adoption of the Plan.
3. Is located inside the settlement boundary or immediately and functionally adjoining it;
4. The design contributes to preserving and enhancing the historic nature of the settlement
5. Incorporates substantial community benefits, including necessary infrastructure and service improvements and improved connectivity to the village and wider GI network;
6. There is demonstrable clear local community support².

¹ refers to the number of dwellings inside the defined settlement boundary

² demonstrable community support means that at the point of submission of a planning application to the LPA there should be clear evidence of local community support for the scheme, generated through pre application community consultation and support from the applicable Parish Council

The identified Small Growth Villages are:

Settlement	Position in Hierarchy
Aldborough, Bacton, Badersfield, Binham, Catfield, Corpusty & Saxthorpe ³ , East Runton, Happisburgh, High Kelling, Horning, Little Snoring, Little Walsingham, Overstrand, Roughton, Sculthorpe, Southrepps, Sutton, Trunch, West Runton, Weybourne. Potter Heigham, Sea Palling and Walcott	Small Growth Villages

To ensure that this policy can be applied it is necessary to define settlement boundaries for each of these communities.

1.2 What is a settlement boundary?

Settlement Boundaries are a policy tool which establishes and contains built-up areas. It 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. Areas outside settlement boundaries are considered open countryside and a different, more restrictive planning policy would apply.

To support this approach, the emerging Local Plan contains policies identifying Selected Settlements, with the extent of built development within each defined by a development boundary with a boundary shown on the accompanying Policies Map.

1.3 Methodology for Settlement Boundary Review

2.2. A settlement boundary review has been undertaken for each of the selected Small Growth Villages to ensure the boundaries are up to date.

2.3. The following approach has been taken:

- The existing defined boundaries (where available) have been used as a starting point.
- Add in any developments and planning permissions which have happened since the original boundaries were defined.
- Add in any 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, and public parks and open spaces. This process has been undertaken to define the extent of currently built up areas where character is defined by consolidated areas of built development.

Boundaries will include:

³ Corpusty and Saxthorpe Boundary established through the adopted Neighbourhood-Plan.

Bounda ry																	
AO: Retain Existing Settlem ent Bounda ry	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0
The preferred option is to amend the existing settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to retain the existing settlement boundary.																	



Conclusion/ Recommendations:

Some minor amendments to the current settlement boundary will be necessary around the doctor's surgery and dwellings associated with the built up form. Planning permission was granted for two dwellings and the boundary has been revised to incorporate this area along with small area of rounding off.

2.2 Bacton

The review considered the existing boundary for Bacton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make eight amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Bacton	BACT.01	C	Amend boundary to incorporate existing curtilage.
Bacton	BACT.02	C	Amend boundary to incorporate existing dwellings.
Bacton	BACT.03	C	Amend boundary to incorporate existing dwellings.
Bacton	BACT.04	C	Amend boundary to incorporate existing curtilage.
Bacton	BACT.05	H	Amend boundary to incorporate bowling green.
Bacton	BACT.06	F	Amend boundary to incorporate school building and associated playing fields.
Bacton	BACT.07	C	Amend boundary to incorporate existing dwelling.
Bacton	BACT.08	C	Amend boundary to incorporate existing dwelling.



Conclusion/ Recommendations:

The revised settlement boundary follows the built up area of Bacton incorporating a number of existing dwellings which are associated with the built up form. The revised boundary includes BACT.06 the school building with the associated playing fields and BACT.05 the Bowling Green and proposes to designate these as Open Land Areas.

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2.3 Badersfield

The review considered the Local Plan 1998 settlement boundary for Badersfield. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .





Conclusion/ Recommendations:

The settlement boundary for Badersfield from Local Plan 1998 has been reinstated. The western edge follows the district boundary and rest follows the built up area.

[illegible]

The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.

2.4 Binham

The review considered the Local Plan 1998 settlement boundary for Binham. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .



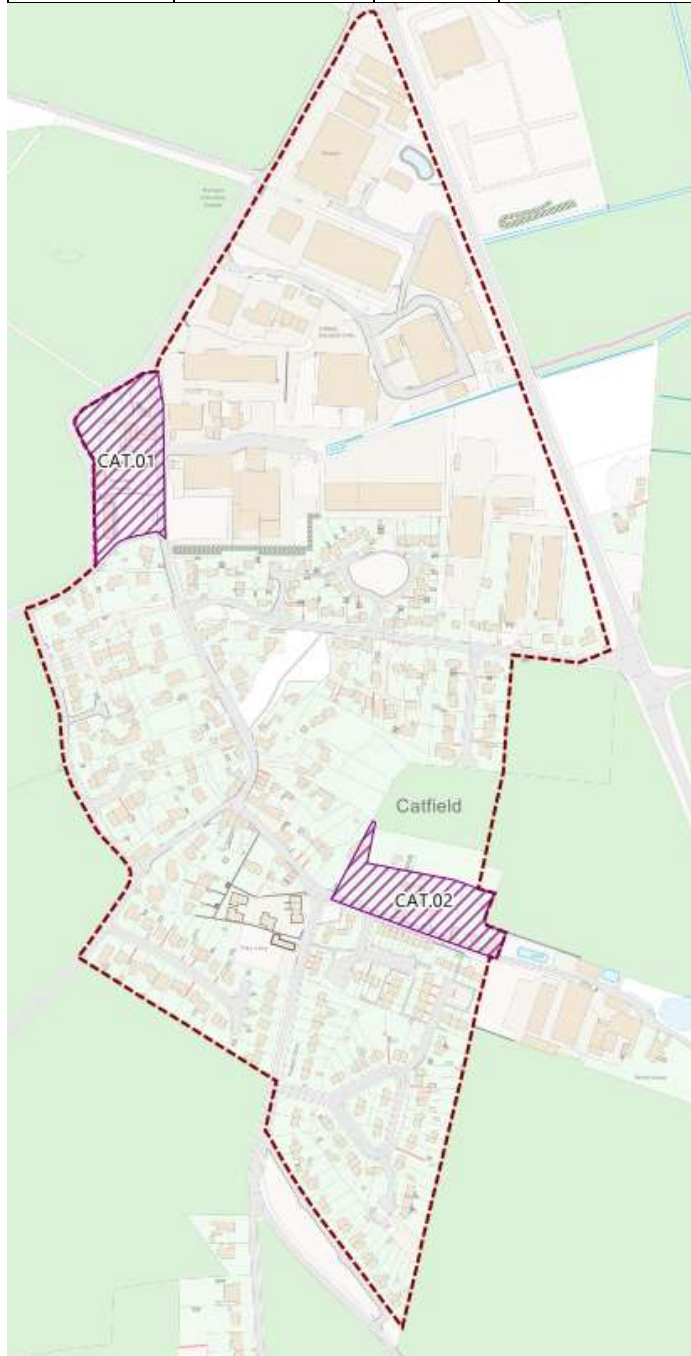
Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: No Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.

2.5 Catfield

The review considered the existing boundary for Catfield. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make two amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Catfield	CAT.01	C	Amend boundary to incorporate existing dwellings
Catfield	CAT.02	C	Amend boundary to incorporate existing dwellings





Conclusion/ Recommendations:

Some minor amendments to the current development boundary will be necessary. The revised settlement boundary follows the built up area of Catfield incorporating a number of existing

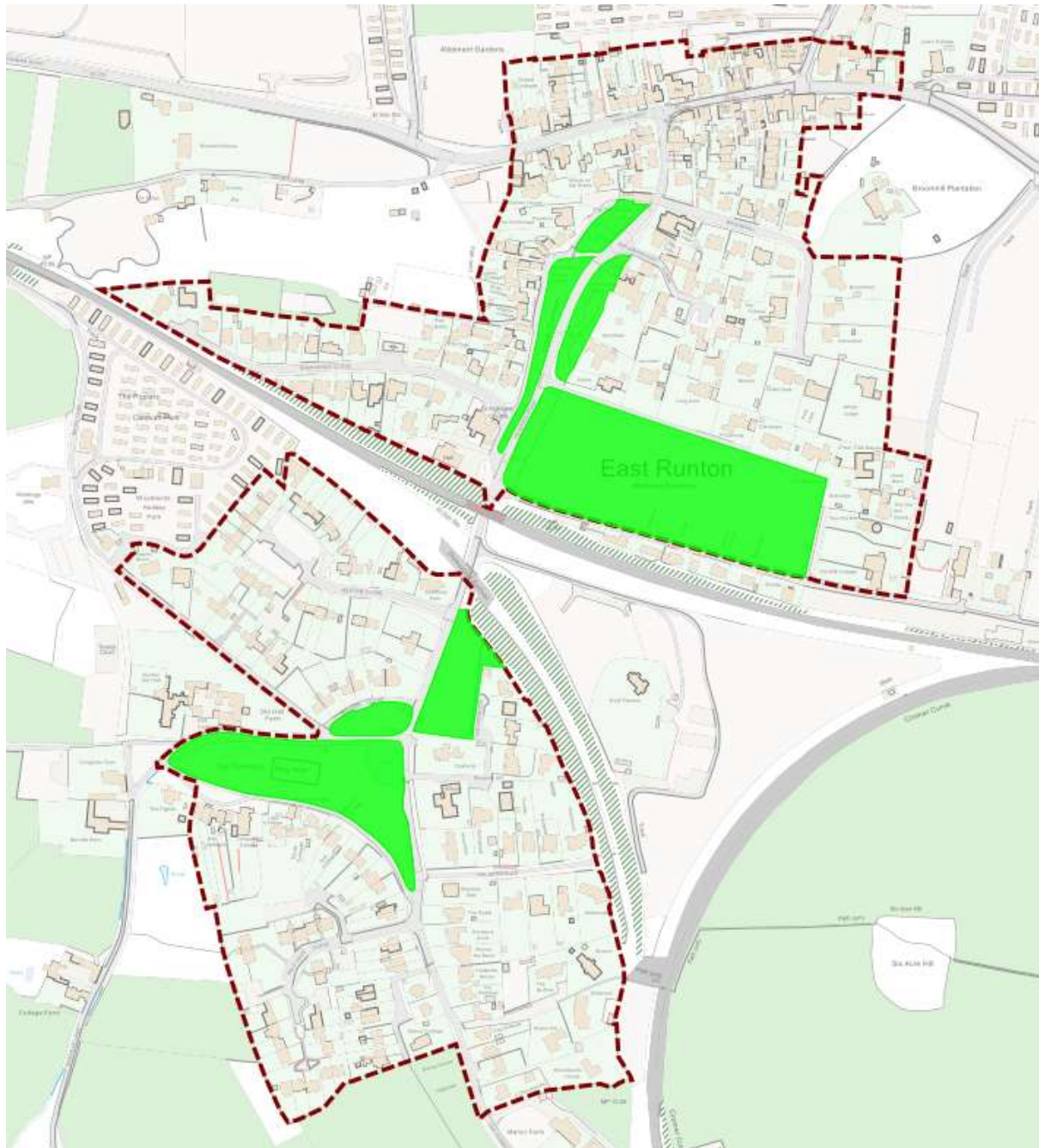
dwellings on the western side of The Street and north side of Limes Road which are associated with the built up form.

[illegible]

2.6 East Runton

The review considered the Local Plan 1998 settlement boundary for East Runton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .





Conclusion/ Recommendations:

The settlement boundary for East Runton from Local Plan 1998 has been reinstated. The green areas shows the proposed Open Land Areas.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: No Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.

2.7 Happisburgh

The review considered the existing boundary for Happisburgh. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make five amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Happisburgh	HAP.01	C	Amend boundary to incorporate existing dwellings.
Happisburgh	HAP.02	C	Amend boundary to incorporate existing dwellings.
Happisburgh	HAP.03	C	Amend boundary to incorporate existing dwellings.
Happisburgh	HAP.04	H	Amend boundary to incorporate allotments.
Happisburgh	HAP.05	C	Amend boundary to incorporate dwelling curtilages.



Settlement Boundary																	
The preferred option is to amend the existing settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to retain the existing settlement boundary.																	

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2.8 High Kelling

The review considered the Local Plan 1998 settlement boundary for High Kelling. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows:

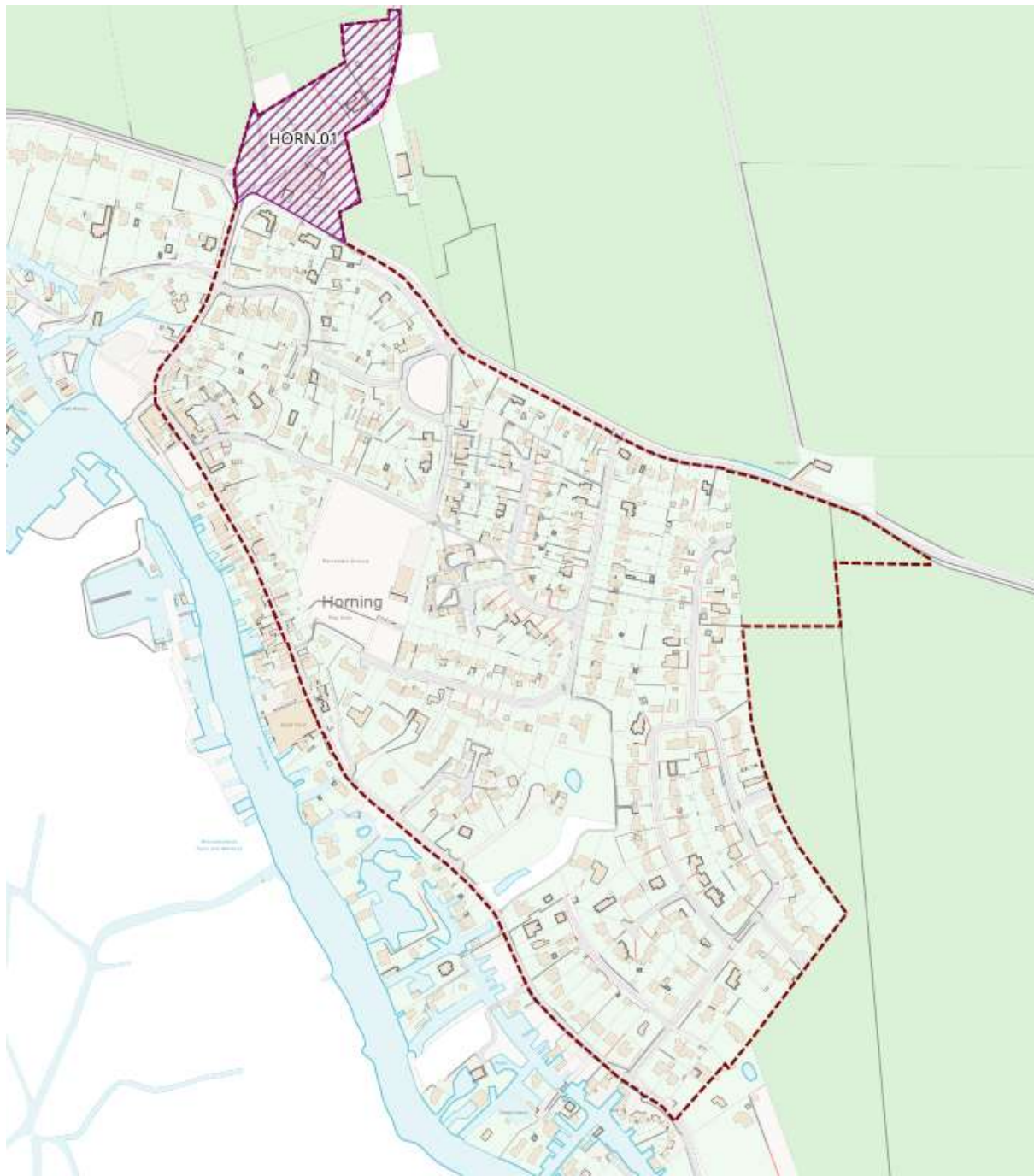


2.9 Horning

The review considered the existing boundary for Horning. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make one amendment to the boundary. The following amendment is proposed:

Settlement	Site Reference	Criteria	Comment
Horning	HORN.01	C	Amend boundary to incorporate existing dwellings





Conclusion/ Recommendations:

The revised settlement boundary follows the built up area of Horning with existing housing to the north along Tunstead Road incorporated into the revised settlement boundary. The housing to the west of Lower Street has not been included as the majority of this falls within Flood Risk Zone 3.

[illegible]

2.10 Little Snoring

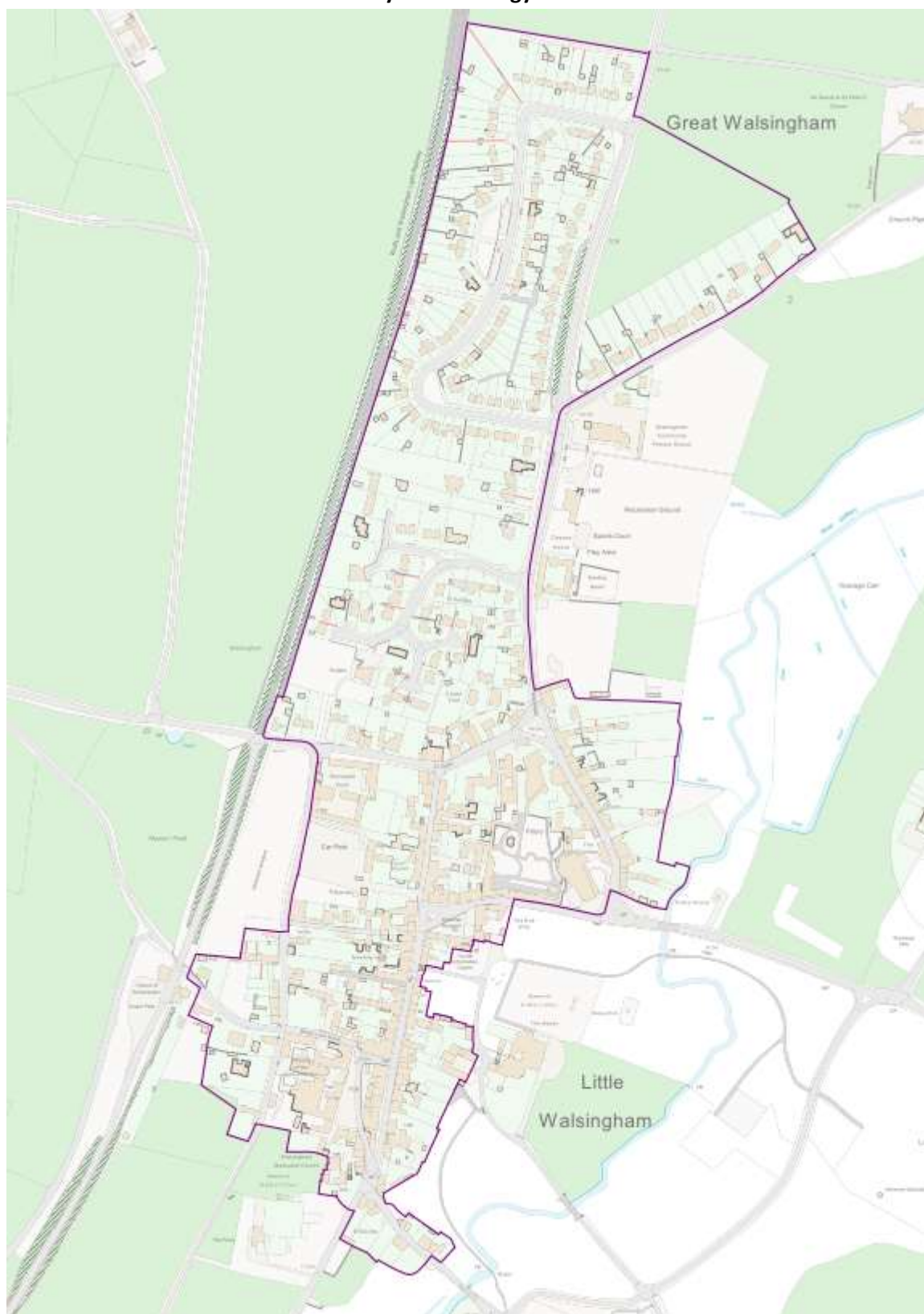
The review considered the existing boundary for Little Snoring. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make four amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Little Snoring	LSnor.1	C	Amend boundary to incorporate existing dwellings.
Little Snoring	LSnor.2	F	Amend boundary to incorporate school building.
Little Snoring	LSnor.3	A	Amend boundary to incorporate planning application PF/19/0404 for one dwelling.
Little Snoring	LSnor.4	C	Amend boundary to incorporate existing dwellings



2.11 Little Walsingham

The review considered the existing boundary for Little Walsingham. In accordance with the criteria set out within the Settlement Boundary Methodology.





Conclusion/ Recommendations:

In terms of the extent of the settlement boundary, it was last reviewed in 2008. The boundary remains logical and no further amendments are proposed at this time.

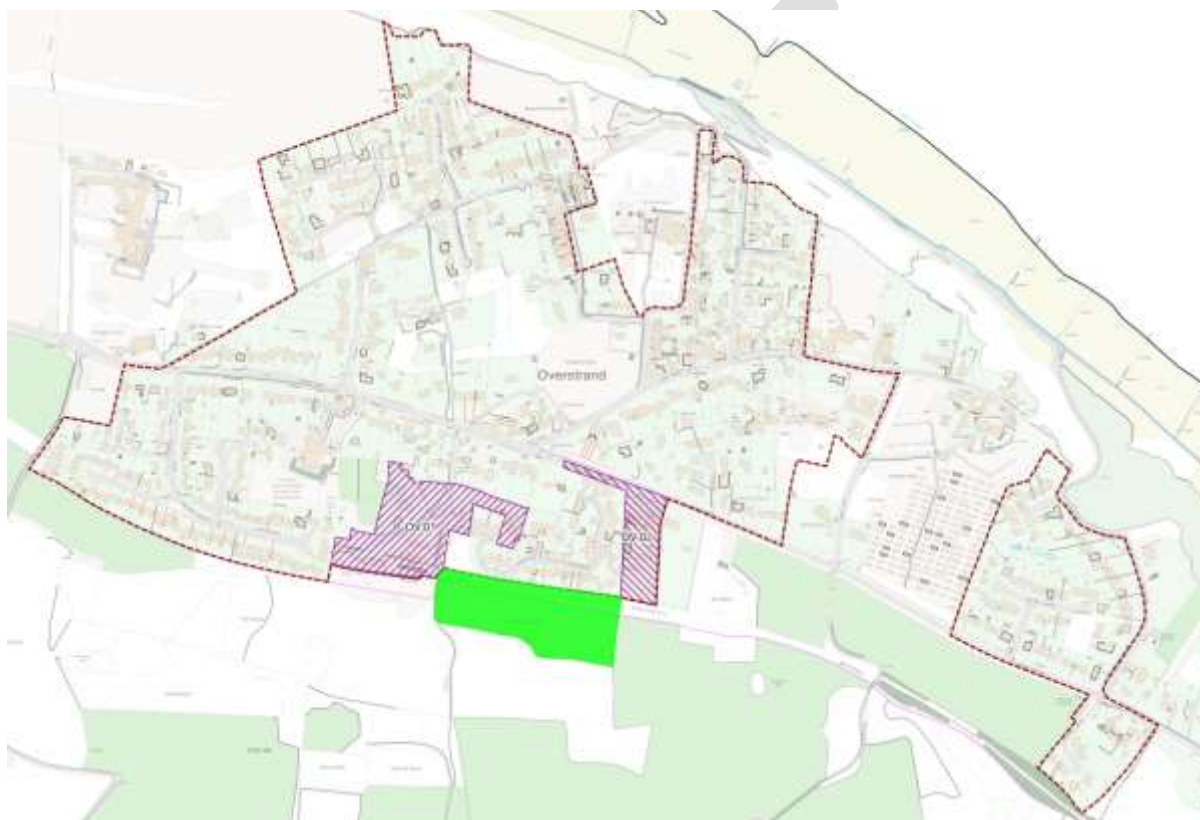
No changes proposed to the existing settlement boundary for Little Walsingham. The Eastern side of Wells Road is considered to be a more rural character including the hall and school.

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2.12 Overstrand

The review considered the existing boundary for Overstrand. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make two amendments to the boundary. The following amendments are proposed:

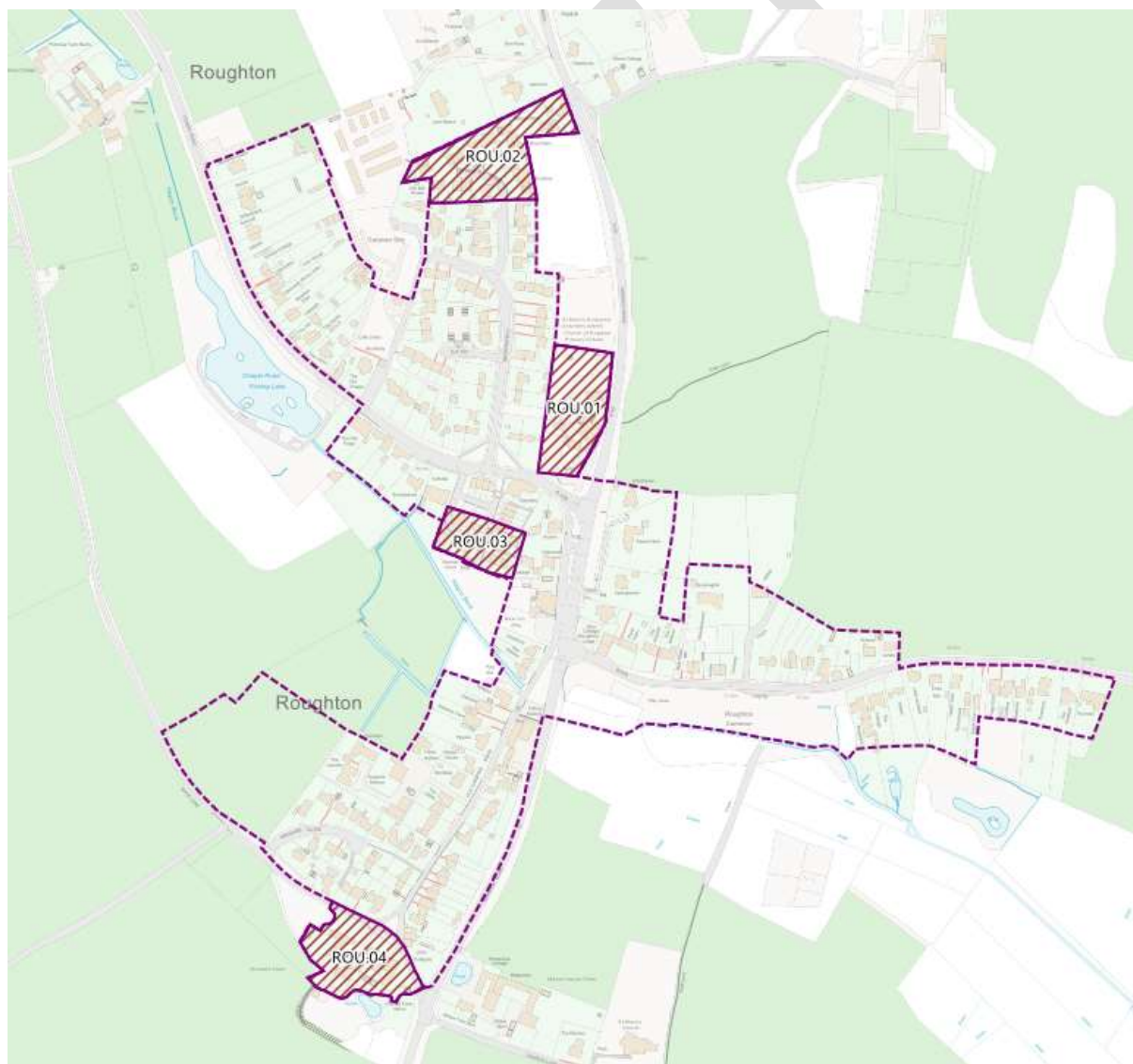
Settlement	Site Reference	Criteria	Comment
Overstrand	OV.01	C	Amend boundary to incorporate existing dwellings.
Overstrand	OV.02	C	Amend boundary to incorporate existing dwellings.



2.13 Roughton

The review considered the existing boundary for Roughton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make four amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Roughton	ROU.01	F	Amend boundary to incorporate school building.
Roughton	ROU.02	C	Amend boundary to incorporate existing dwellings.
Roughton	ROU.03	C	Amend boundary to incorporate existing dwellings.
Roughton	ROU.04	C	Amend boundary to incorporate existing dwellings.





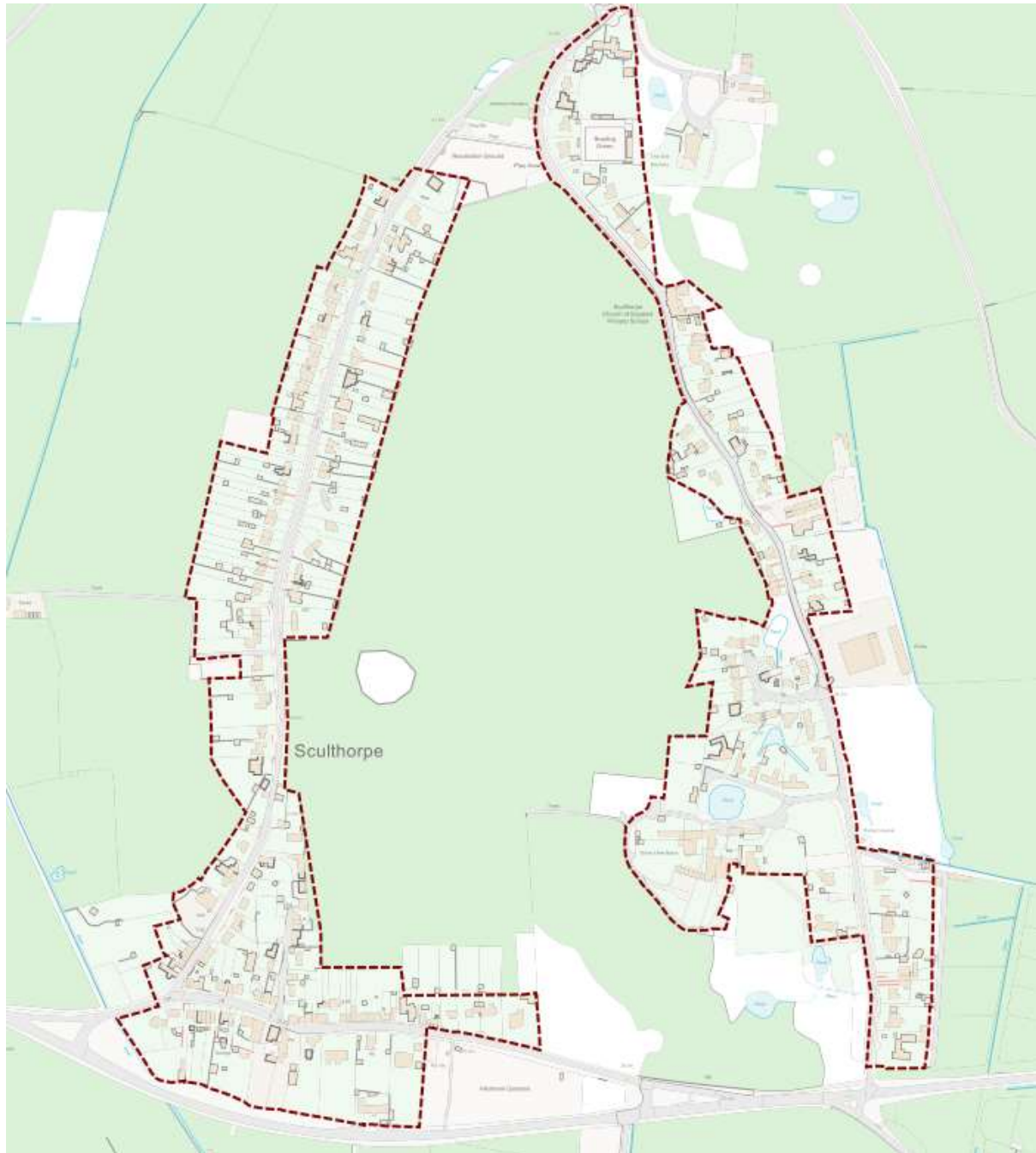
Conclusion/ Recommendations:

The revised settlement boundary follows the built up area of Roughton incorporating existing dwellings at the end of St Marys Close, Wilfred Davison Way & Orchard Farm Barns and the Primary School. The built up area along Church Loke has not been included as this is considered to be outside of the built up area of Roughton.

[illegible]

12.14 Sculthorpe

The review considered the Local Plan 1998 settlement boundary for Sculthorpe. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .



Bounda ry																	
AO: No Settlem ent Bounda ry	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.																	

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2.15 Southrepps

The review considered the existing boundary for Southrepps. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make two amendments to the boundary. The following amendments are proposed:

Settlement	Site Reference	Criteria	Comment
Southrepps	SOU.01	H	Amend boundary to incorporate Recreation Hall and Recreation Ground and Allotment Gardens.
Southrepps	SOU.02	C	Amend boundary to incorporate existing dwellings.



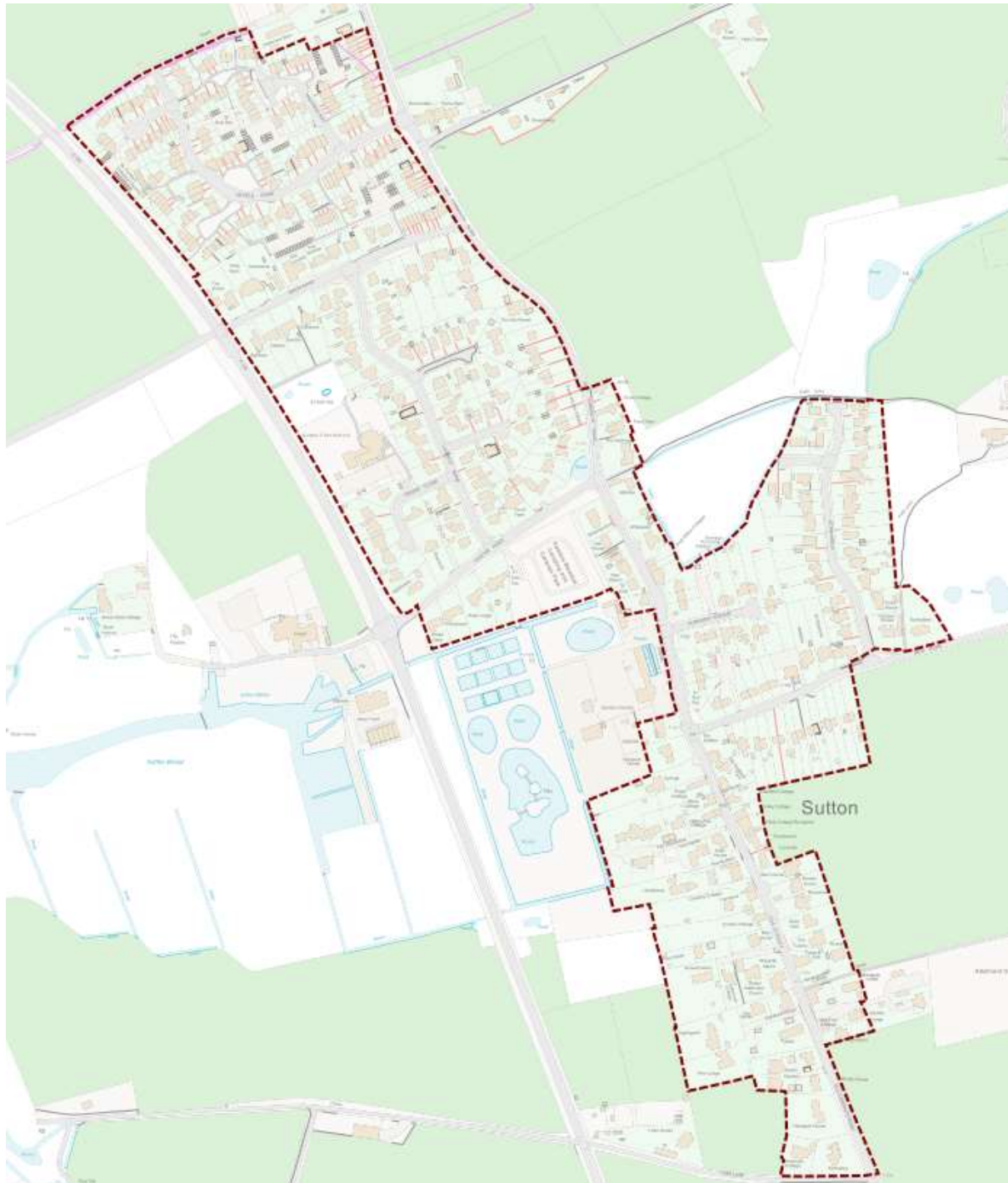


Conclusion/ Recommendations:

The revised settlement boundary follows the built up area of Southrepps Upper Street incorporating existing dwellings at the end of Church St and current recreational ground at the south of the village. It is proposed to designate this as Open Land Area.

2.16 Sutton

The review considered the Local Plan 1998 settlement boundary for Sutton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows:

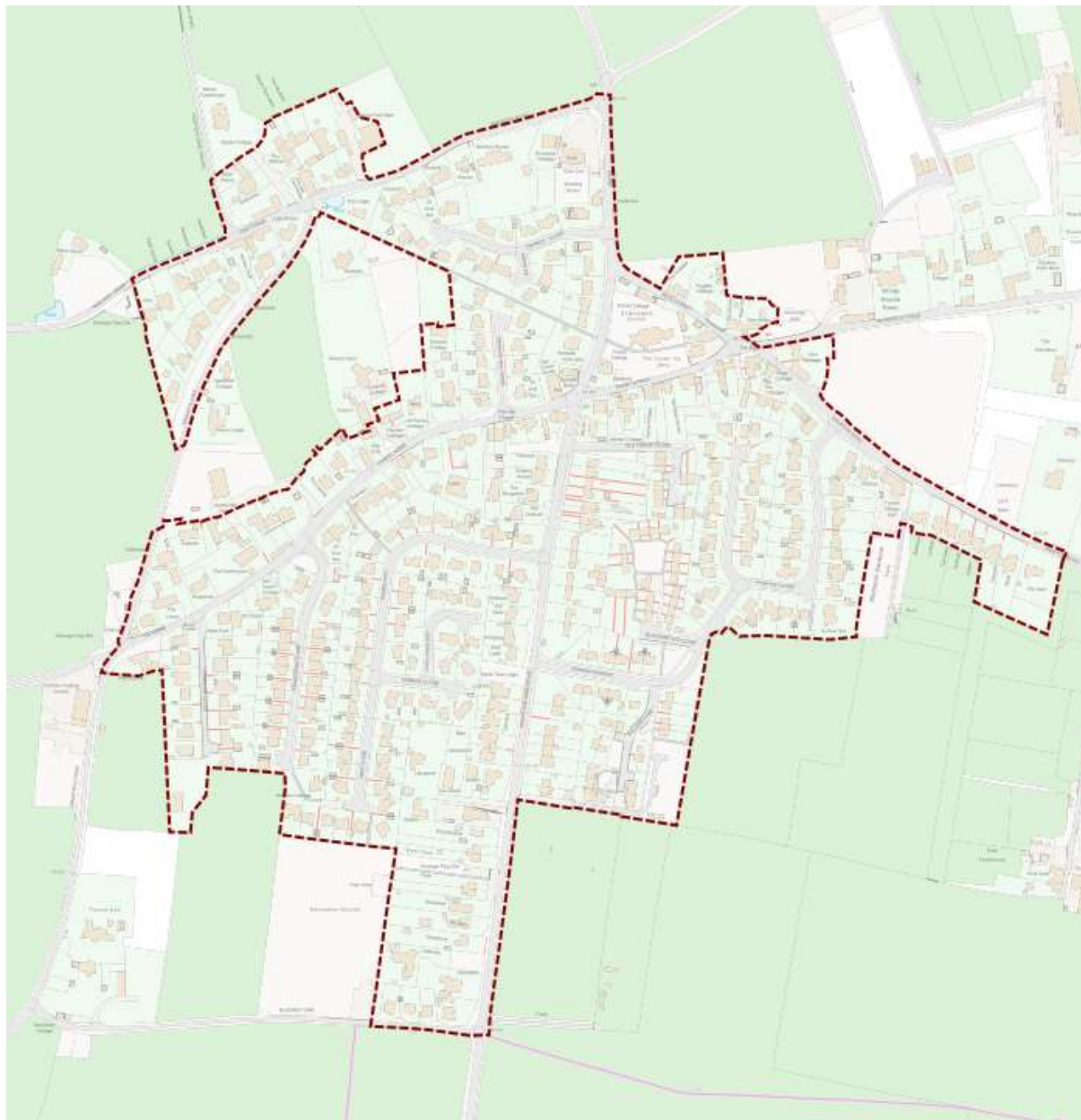


Bounda ry																	
AO: No Settlem ent Bounda ry	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.																	

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2.17 Trunch

The review considered the Local Plan 1998 settlement boundary for Trunch. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .

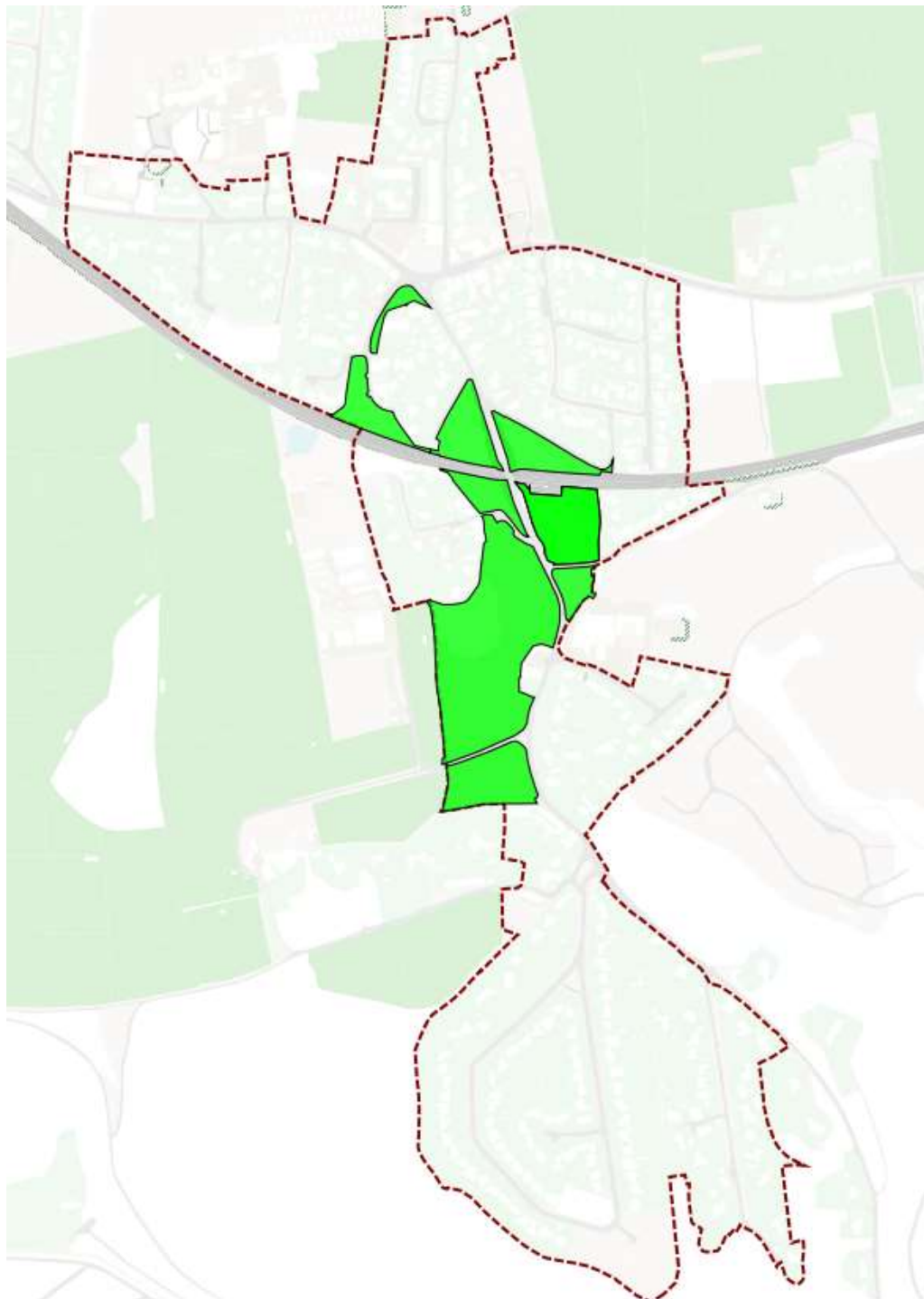


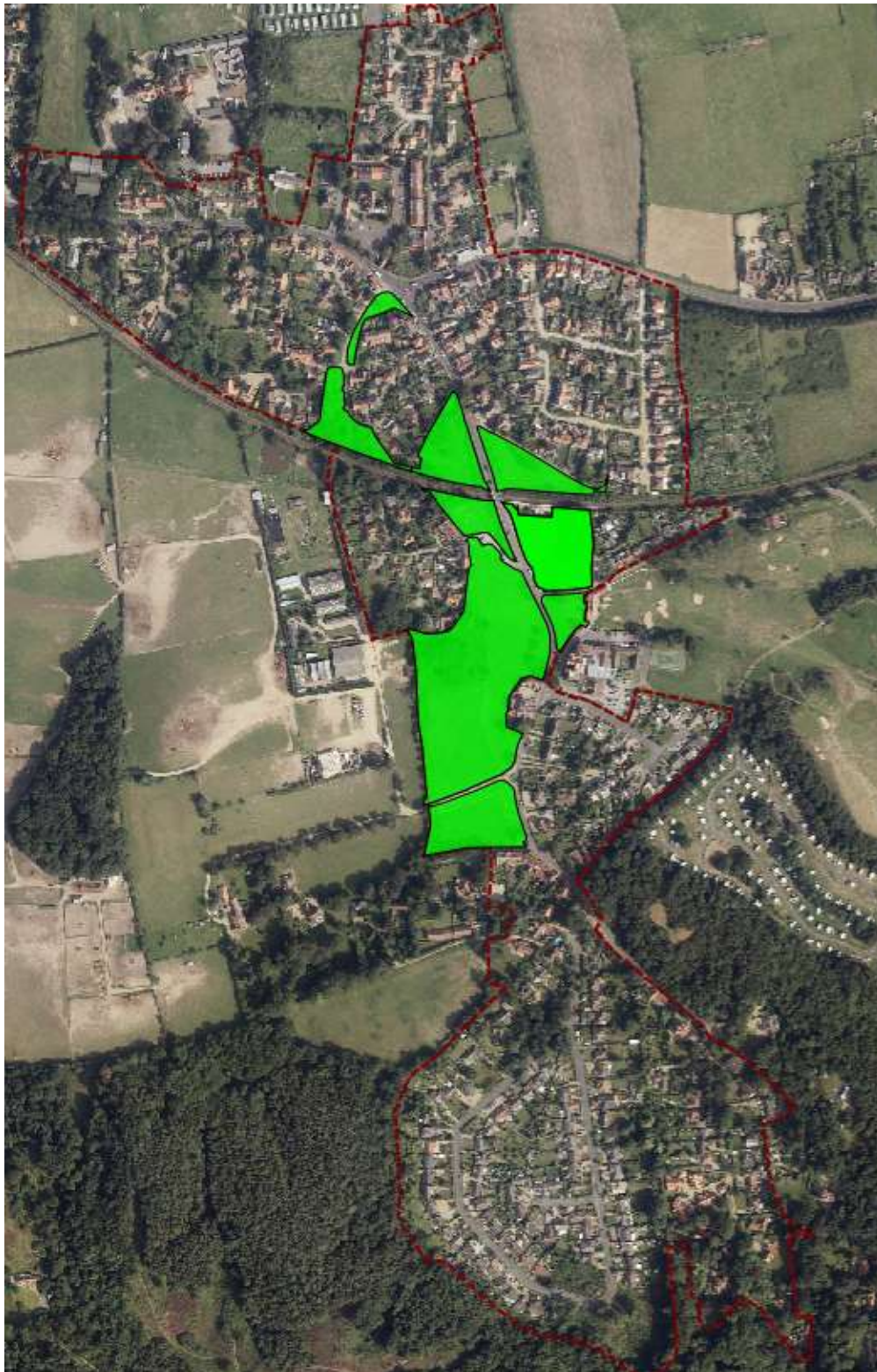
The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.

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2.18 West Runton

The review considered the Local Plan 1998 settlement boundary for West Runton. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to make a new settlement boundary as follows: .





Conclusion/ Recommendations:

The settlement boundary for West Runton from the Local Plan 1998 has been reinstated. The green areas shows the proposed Open Land Areas.

Objective	SA 1	SA 2	SA 3	SA 4	SA 5	SA 6	SA 7	SA 8	SA 9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16
PO: New Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0
AO: No Settlement Boundary	+	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0

The preferred option is to form a new settlement boundary. The boundary changes are in line with the criteria of methodology. The alternative option is to not have a settlement boundary.

2.19 Weybourne

The review considered the existing boundary for Weybourne. In accordance with the criteria set out within the Settlement Boundary Methodology.





Conclusion/ Recommendations:

In terms of the extent of the settlement boundary, it was last reviewed in 2008. The boundary remains logical and no further amendments are proposed at this time.