



## Settlement Study

Broads Authority

March 2016

### 1. Introduction

It is proposed to assess all the settlements in the Broads Executive Area for their suitability for a development boundary. The first stage of this process is to assess the sustainability of settlements. This exercise will reflect what kind of service and facilities are within or nearby settlements.

The purpose of a development boundary is to consolidate development around existing built-up communities where there is a clearly defined settlement where further development, if properly designed and constructed, would not be incongruous or intrusive because of the size of the settlement. Development Boundaries have twin objectives of focusing the majority of development towards existing settlements whilst simultaneously protecting the surrounding countryside.

There are currently four areas in the Broads Executive Area that have Development Boundaries. These are detailed in policy XNS9 of the Sites Specifics Local Plan and are shown on the adopted policies maps. The four areas are:

- A. Horning
- B. Wroxham and Hoveton
- C. Oulton Broad
- D. Thorpe St Andrew

There is currently no Settlement Hierarchy of the settlements in the Broads. It is usually the case that the rural part of a Parish is within the Broads Executive Area, with the built up part is in the neighbouring Local Planning Authority's area. However there are some built up areas in the Broads.

Some corrections to the assessment were made in July 2017 and these are marked in red.

### 2. Methodology

The County Parishes in the Broads are well known. The settlements in each County Parish of the Broads Executive Area were then determined. These settlements were then assessed using GIS to ascertain the scale of development in the Broads part of the settlement or built up area.

The settlements with a significant built up area in the Broads were then taken forward to be assessed as per the scoring mechanism set out later in this chapter to determine the potential suitability of a settlement for a development boundary as well as help inform a settlement hierarchy for the Broads. The full list of settlements and parishes can be found at Appendix A. Please note that not all these settlements are in the Broads Executive Area, but they are within parishes which have part of the Broads in them and we acknowledge that some of these settlements are extremely small.

For smaller settlements (villages and hamlets) 'significant' was judged to be either all or a large proportion of the built up area of the settlement in the Broads. For larger settlements (larger villages, towns and Norwich), if there were around five or more buildings of that larger settlement in the Broads, that settlement was assessed.

Following this initial sieve, Broads Authority Planners used a desk-based/internet approach to rate the services in the vicinity of the settlement against the scoring mechanism as set out at Appendix B. It is important to note that it did not matter if the services were outside of the Broads Executive Area.

Norfolk and Suffolk County Council assisted with school bus information.

The draft table was then shared with the County Parishes who were asked to confirm or suggest amendments to the assessment. Their local knowledge also provided extra information.

Data was collected through a desk-based assessment using local knowledge as well as using the internet. Data was collected in 2015.

### 3. Scoring Criteria

The scoring criteria are shown in the following table. The scoring mechanism is shown at Appendix B with further explanation in Appendix C.

Theme	Indicator	Detail
<b>Current Employment Provision</b>	Employment Opportunities	Employment opportunities include areas safeguarded as local employment areas in neighbouring local plans. The availability of employment within close proximity to homes can reduce the need to travel.
<b>Educational Facilities</b>	Further Education College	Access to further education is important for young people and in many cases may also provide educational/leisure facilities for the wider community. This is for up to sixth form at a school or a college. School transport provision is a consideration.
	Secondary School	Access to a secondary school is essential for young people and in many cases they provide facilities for the wider community. This is for up to GCSE level. School transport provision is a consideration.
	Primary School	Access to a primary school is essential for families with young children and they play an important role in many communities
	Early Years Nursery	Early years nurseries are important for childcare provision and child development. All nurseries have been considered in this study.

Theme	Indicator	Detail
Healthcare Facilities	Doctor's Surgery	Doctor's surgeries are important healthcare facilities. The presence of them in a settlement is especially useful for less mobile people as well as the elderly and infirm.
	Dentist	Dental surgeries are important for general healthcare. Any dentists have been considered in this study.
	Pharmacy	Pharmacies are useful facilities for health care. The presence of them in a settlement is especially useful for less mobile people.
Retail/Shopping Facilities	Supermarket	A supermarket is a larger form of convenience store. Supermarkets offer a wide variety of food and household merchandise and are important to help meet the wider shopping needs of the local community. This category refers to larger supermarkets such as Sainsbury's and Tesco.
	Everyday Shops	Everyday shops such as butchers, bakers, greengrocers and newsagents are important to help meet the day-to-day shopping needs of the local community. To be included in the assessment, shops should be open year round. Local Convenience shops such as Budgens, Coop, Nisa etc are classed as every day shops for the purpose of this exercise. Petrol stations with a shop are also included.
	Post Office	Post Offices are valuable community facilities that allow access to a number of financial and communication services.
	Bank or Cash Point	Banks and cash points are useful for day-to-day banking needs including cash withdrawals.
Community Facilities	Community Hall	Community/village halls are important community facilities, often providing a base for local organisations and community events
	Library (inc. Mobile Service)	Public libraries provide information resources for everyday use and support formal and informal education and lifelong learning.
	Place of Worship	Places of worship contribute to a sense of community and often provide a base for local organisations and community events.
	Public House	Aside from serving food and drink, pubs provide a meeting place for people and can contribute to a sense of community.
Leisure Facilities	Leisure Centre	Leisure centres are valuable facilities for health, fitness and social purposes.
	Playing field (formal/informal sports pitches)	Playing fields are important to encourage outdoor sports and general health and wellbeing. They also often provide a home for local sports teams.

Theme	Indicator	Detail
	Equipped play area	Children's play areas are valuable for the physical development of young people.
Public Transport Services	Bus service to nearest higher order settlement	Higher order settlements tend to host facilities and services which the smaller order settlements do not. Bus services to these higher order settlements provide an alternative to single occupancy car use.
	Train service to nearest higher order settlement	Higher order settlements tend to host facilities and services which the smaller order settlements do not. Not all settlements have a train station and those that do have varied frequency of services to various places. Trains offer an alternative to single occupancy car use.
	Community Transport Scheme	Even the most rural area can be served by a Community Transport Scheme which are beneficial to their residents and provide an alternative to single occupancy car use.
Using the water	Free/private moorings	Access to/from settlements and facilities by water allows an alternative to road travel.
	Directly on a navigable waterway	These water based indicators also bring tourists to an area to spend money in shops and pubs which could assist in their viability and presence to serve the rest of the community.
	Water-side services	Such services (toilets, showers, water, fuel, litter disposal and sewerage disposal) can bring tourists to an area as explained above, but can also make an area suitable for residential moorings.

#### 4. Conclusion

The following table shows the settlements with part of their built up area in the Broads. It is a summary of the findings of the study. More detail can be found at Appendix D.

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Total
Norwich City	Norwich	City	71
Oulton Broad	Waveney	Main Town	69
Thorpe St Andrew	Broadland	Fringe Parish	68
Beccles	Waveney	Market Town	67
Stalham	North Norfolk	Secondary Settlement	61
Bungay	Waveney	Market Town	57

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Total
Hoveton	North Norfolk	Secondary Settlement	57
Wroxham	Broadland	Key Service Centre	56
Brundall	Broadland	Key Service Centre	55
Coltishall	Broadland	Service Village	48
Horning	North Norfolk	Service Village	47
Ludham	North Norfolk	Service Village	44
Ditchingham	South Norfolk	Service Village	39
Ditchingham Dam	Waveney	Open Countryside	39
Potter Heigham Bridge	North Norfolk	Countryside	39
Reedham	Broadland	Service Village	37
Chedgrave	South Norfolk	Key Service Centre	36
Burgh Castle	Great Yarmouth	Secondary Village	31
Dilham and Thimble Hill	North Norfolk	Countryside	30
Repps	Great Yarmouth	Secondary Village	30
Filby	Great Yarmouth	Secondary Village	29
Somerton (West)	Great Yarmouth	Tertiary Village	29
Smallburgh	North Norfolk	Countryside	28
St Olaves	Great Yarmouth	Secondary Village	27
Neatishead	North Norfolk	Countryside	26
Stokesby	Great Yarmouth	Tertiary Village	22
Dockney	South Norfolk	Countryside	20
Dunburgh	South Norfolk	Countryside	20
Wayford Bridge	North Norfolk	Countryside	20
Ranworth	Broadland	Countryside	19
Bramerton Common	South Norfolk	Bramerton is a service village, but the common area is not in the hierarchy.	18
Belaugh	Broadland	Countryside	17
Limpenhoe Hill	Broadland	Countryside	16
Runham	Great Yarmouth	Tertiary Village	16
Johnson Street	North Norfolk	Countryside	15
Thurne	Great Yarmouth	Tertiary Village	15
Irstead	North Norfolk	Countryside	9
Hardley Street	South Norfolk	Smaller rural communities/the countryside.	8
Upper Street	North Norfolk	Countryside	4
Tunstall	Broadland	Countryside	1

**Appendix A: Settlements in the Broads/in the Parishes of the Broads**

Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
Acle PC	Acle	Broadland	Key Service Centre	No	No
Aldeby PC	Aldeby	South Norfolk	Other Village	No	No
Ashby with Oby PC	Ashby and Oby	Great Yarmouth Borough	Tertiary Village	No	No
Barnby PC	Barnby	Waveney	Larger Village	No	No
Barsham and Shipmeadow PC	Barsham	Waveney	Open Countryside	No	No
Barton Turf and Irstead PC	Barton Turf	North Norfolk	Countryside	Boatyard so no	No
Repps with Bastwick PC	Bastwick	Great Yarmouth Borough	Secondary Village	No	No
Beccles Town Council	Beccles	Waveney	Market Town	Yes	Yes
Beighton PC	Beighton	Broadland	Countryside	No	No
Belaugh PC	Belaugh	Broadland	Countryside	Yes	Yes
Belton with Browston PC	Belton	Great Yarmouth Borough	Primary Village	No	No
Fleggburgh PC	Billockby	Great Yarmouth Borough	Tertiary Village	No	No
Blundeston and Flixton PC	Blundeston	Waveney	Larger Village	No	No
Bradwell PC	Bradwell	Great Yarmouth Borough	Key Service Centre	No	No
Bramerton PC	Bramerton	South Norfolk	Service Village	No	No
Broome PC	Broome	South Norfolk	Service Village	No	No
Broome PC	Broome Street	South Norfolk	Countryside	No	No
Belton with Browston PC	Browston	Great Yarmouth Borough	Tertiary Village	No	No
Brumstead PC	Brumstead Grange	North Norfolk	Countryside	No	No
Brundall PC	Brundall	Broadland	Key Service Centre	Yes, the Marina	Yes
Bungay Town Council	Bungay	Waveney	Market Town	Yes	Yes
Burgh Castle PC	Burgh Castle	Great Yarmouth Borough	Secondary Village	Yes	Yes
Burgh St Peter and Wheatacre PC	Burgh St Peter	South Norfolk	Other Village	No	No
Neatishead PC	Butcher's Common	North Norfolk	Countryside	No	No
Ingham PC	Calthorpe Street	North Norfolk	Countryside	No	No
Neatishead PC	Cangate	North Norfolk	Countryside	No	No
Cantley PC	Cantley	Broadland	Other Village	No	No
Upton with Fishley PC	Cargate Green	Broadland	Countryside	No	No
Carleton St Peter PC	Carleton St Peter	South Norfolk	Countryside	No	No
Carlton Colville PC	Carlton Colville	Waveney	Main Town	No	No
Catfield PC	Catfield	North Norfolk	Service Village	No	No
Smallburgh PC	Cat's Common	North Norfolk	Countryside	No	No
Chedgrave PC	Chedgrave	South Norfolk	Key Service Centre	Some riverside properties, but assessed on request of Parish.	Yes
Claxton PC	Claxton	South Norfolk	Other Village	No	No
Coltishall PC	Coltishall	Broadland	Service Village	Yes	Yes
Crostwick Parish Council	Crostwick	Broadland	Countryside	No	No
Honing and Crostwight PC	Crostwight	North Norfolk	Countryside	No	No
Acle PC	Damgate	Broadland	Countryside	No	No
Dilham PC	Dilham	North Norfolk	Countryside	Yes	Yes
Ditchingham PC	Ditchingham	South Norfolk	Service Village	Yes	Yes
Bungay Town Council	Ditchingham Dam	Waveney	Open Countryside	Yes	Yes
Geldeston PC	Dockeney	South Norfolk	Countryside	Yes	Yes
Geldeston PC	Dunburgh	South Norfolk	Countryside	Yes	Yes

Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
Earsham PC	Earsham	South Norfolk	Service Village	No	No
East Ruston PC	East Ruston	North Norfolk	Countryside	No	No
Somerton West/East PC	East Somerton	Great Yarmouth Borough	Tertiary Village	No	No
Ellingham and Kirby Cane PC	Ellingham	South Norfolk	Service village/Countryside	No	No
Filby PC	Filby	Great Yarmouth Borough	Secondary Village	Yes	Yes
Upton with Fishley PC	Fishley	Broadland	Countryside	Some buildings associated with Fishley Hall	No
Fleggburgh PC	Fleggburgh	Great Yarmouth Borough	Secondary Village	Some buildings such as farms, but no.	No
Blundeston and Flixton PC	Flixton	Waveney	Open Countryside	No	No
Freethorpe PC	Freethorpe	Broadland	Service Village	No	No
Fritton and St Olaves PC	Fritton	Great Yarmouth Borough	Secondary Village	No	No
Geldeston PC	Geldeston	South Norfolk	Service Village	No	No
Gillingham PC	Gillingham	South Norfolk	Service Village	No	No
Great Yarmouth/Gorleston on Sea	Great Yarmouth/Gorleston on Sea	Great Yarmouth Borough	Main Town	No	No
Haddiscoe and Toft Monks PC	Haddiscoe	South Norfolk	Other Village	No	No
Halvergate PC	Halvergate	Broadland	Countryside	No	No
Hales and Heckingham PC	Heckingham	South Norfolk	Service village/Countryside	No	No
Rockland St Mary with Hellington PC	Hellington	South Norfolk	Countryside	No	No
Hemsby PC	Hemsby	Great Yarmouth Borough	Primary Village	No	No
Ashby, Herringfleet and Somerleyton PC	Herringfleet	Waveney	Open Countryside	No	No
Hickling PC	Hickling	North Norfolk	Countryside	No	No
Hickling PC	Hickling Heath	North Norfolk	Countryside	No	No
Hickling PC	Hill Common	North Norfolk	Countryside	No	No
Honing and Crostwight PC	Honing	North Norfolk	Countryside	No	No
Horning PC	Horning	North Norfolk	Service Village	Yes	Yes
Horseley PC	Horseley	North Norfolk	Countryside	No	No
Horstead with Stanninghall PC	Horstead	Broadland	Service Village	No	No
Hoveton PC	Hoveton	North Norfolk	Secondary Settlement	Yes	Yes
Ingham PC	Ingham	North Norfolk	Countryside	No	No
Ingham PC	Ingham Corner	North Norfolk	Countryside	No	No
Barton Turf and Irstead PC	Irstead	North Norfolk	Countryside	Yes	Yes
Ludham PC	Johnson Street	North Norfolk	Countryside	Yes	Yes
Kirby Bedon PC	Kirby Bedon	South Norfolk	Countryside	No	No
Ellingham and Kirby Cane PC	Kirby Cane	South Norfolk	Service Village	No	No
Langley with Hardley PC	Langley Green	South Norfolk	Countryside	No	No
Langley with Hardley PC	Langley Street	South Norfolk	Other Village	No	No
Cantley PC	Limpenhoe	Broadland	Countryside	No	No
Cantley PC	Limpenhoe Hill	Broadland	Countryside	A few buildings, but could be the farm.	Yes
Loddon PC	Loddon	South Norfolk	Key Service Centre	No	No
Thurlton PC	Lower Thurlton	South Norfolk	Countryside	No	No
Ludham PC	Ludham	North Norfolk	Service Village	Yes	Yes
Martham PC	Martham	Great Yarmouth Borough	Primary Village	No	No
Mettingham PC	Mettingham	Waveney	Open Countryside	No	No
Beighton PC	Moulton St Mary	Broadland	Countryside	No	No
Neatishead PC	Neatishead	North Norfolk	Countryside	Yes	Yes
Norton Subcourse PC	Nogdam End	South Norfolk	Countryside	No	No



Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
North Cove PC	North Cove	Waveney	Larger Village	No	No
Norton Subcourse PC	Norton Subcourse	South Norfolk	Service Village	No	No
Norwich City	Norwich City	Norwich	City	Utilities Site, but not built out yet. Cremorne Lane.	Yes
Ormesby St Michael PC	Ormesby St Michael	Great Yarmouth Borough	Secondary Village	Waterworks only.	No
Oulton PC	Oulton	Waveney	Main Town	No	No
Lowestoft/Oulton Broad	Oulton Broad	Waveney	Main Town	Yes	Yes
Woodbastwick PC	Panxworth	Broadland	Countryside	No	No
South Walsham PC	Pilson Green	Broadland	Countryside	No, although some buildings off Fleet Lane	No
Postwick with Witton PC	Postwick	Broadland	Countryside	No	No
Potter Heigham PC	Potter Heigham	North Norfolk	Countryside	No	No
Woodbastwick PC	Ranworth	Broadland	Countryside	Yes	Yes
Reedham PC	Reedham	Broadland	Service Village	Some development on the periphery of the village.	Yes
Repps with Bastwick PC	Repps	Great Yarmouth Borough	Secondary Village	Yes	Yes
Rockland St Mary with Hellington PC	Rockland St Mary	South Norfolk	Service Village	No	No
Rollsby PC	Rollsby	Great Yarmouth Borough	Secondary Village	No	No
Mautby and Runham PC	Runham	Great Yarmouth Borough	Tertiary Village	Yes	Yes
Salhouse PC	Salhouse	Broadland	Service Village	No	No
Sea Palling and Waxham PC	Sea Palling	North Norfolk	Countryside	No	No
Catfield PC	Sharp Street	North Norfolk	Countryside	No	No
Barsham and Shipmeadow PC	Shipmeadow	Waveney	Open Countryside	No	No
Smallburgh PC	Smallburgh	North Norfolk	Countryside	Yes	Yes
Ashby, Herringfleet and Somerleyton PC	Somerleyton	Waveney	Open Countryside	No	No
Somerton West/East PC	Somerton (West)	Great Yarmouth Borough	Tertiary Village	Yes	Yes
South Walsham PC	South Walsham	Broadland	Service Village	No	No
Cantley PC	Southwood	Broadland	Countryside	No	No
Fritton and St Olaves PC	St Olaves	Great Yarmouth Borough	Secondary Village	Yes	Yes
Stalham Town Council	Stalham	North Norfolk	Secondary Settlement	Yes	Yes
Stalham Town Council	Stalham Green	North Norfolk	Countryside	No	No
Stokesby with Herringby PC	Stokesby	Great Yarmouth Borough	Tertiary Village	Yes	Yes
Strumpshaw PC	Strumpshaw	Broadland	Other Village	No	No
Surlingham PC	Surlingham	South Norfolk	Service Village	No	No
Sutton PC	Sutton	North Norfolk	Countryside	Sutton Staithe Hotel, no	No
Smallburgh PC	Thimble Hill	North Norfolk	Countryside	Freeview Park - check	Yes
Thorpe St Andrew PC	Thorpe St Andrew	Broadland	Fringe Parish	Yes	Yes
Mautby and Runham PC	Thrigby	Great Yarmouth Borough	Countryside	No	No
Thurlton PC	Thurlton	South Norfolk	Service Village	No	No
Thurne PC	Thurne	Great Yarmouth Borough	Tertiary Village	Yes	Yes
Hickling PC	Town Street	North Norfolk	Countryside	No	No
Trowse with Newton PC	Trowse with Newton	South Norfolk	Fringe Parish	No	No
Halvergate PC	Tunstall	Broadland	Countryside	Yes	Yes
Horning PC	Upper Street	North Norfolk	Countryside	No	No
Hoveton PC	Upper Street	North Norfolk	Countryside	Yes	Yes
Upton with Fishley PC	Upton	Broadland	Countryside	A few buildings, but not significant.	No
Sea Palling and Waxham PC	Waxham	North Norfolk	Countryside	No	No
Stalham Town Council	Wayford Bridge	North Norfolk	Countryside	Yes	Yes
West Caister PC	West Caister	Great Yarmouth Borough	Tertiary Village	No	No
West Caister PC	West End	Great Yarmouth Borough	Countryside	No	No
Burgh St Peter and Wheatacre PC	Wheatacre	South Norfolk	Other Village/Countryside	No	No



Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
Ludham PC	Whitegates	North Norfolk	Countryside	No	No
Winterton-on-Sea PC	Winterton on Sea	Great Yarmouth Borough	Primary Village	No	No
Postwick with Witton PC	Witton	Broadland	Countryside	No	No
Catfield PC	Wood Street	North Norfolk	Countryside	No	No
Woodbastwick PC	Woodbastick	Broadland	Countryside	No	No
Neatishead PC	Workhouse Common	North Norfolk	Countryside	No	No
Worlingham PC	Worlingham	Waveney	Market Town	No	No
Wroxham PC	Wroxham	Broadland	Key Service Centre	Yes	Yes

**Appendix B: Settlement Scoring Mechanism**

Theme	Indicator	Detail	Score
<b>Current Employment Provision</b>	Employment Opportunities	Within settlement	3
		Within a walkable distance	2
Easily accessed by public transport		1	
	Seasonal 'visitor economy' employment opportunities	Within settlement	2
		Within a walkable distance or easily accessed by public transport	1
<b>Educational Facilities</b>	FE College	Within a settlement	3
		Within a walkable distance	2
		Easily access by public transport	1
	Secondary School	Within settlement	3
Within a walkable distance		2	
	Easily accessed by public transport	1	
Primary School	Within settlement	3	
	Within a walkable distance	2	
Early Years Nursery	Within settlement	3	
	Within a walkable distance	2	
<b>Healthcare Facilities</b>	Doctor's Surgery	Within a settlement	3
		Within a walkable distance	2
		Easily access by public transport	1
Dentist	Within settlement	2	
	Within a walkable distance or easily accessed by public transport	1	
Pharmacy	Within settlement	2	
	Within a walkable distance or easily accessed by public transport	1	
<b>Retail/Shopping Facilities</b>	Supermarket	2 or more in settlement	4
		1 in settlement	3
		Within a walkable distance or easily accessed by public transport	2
	Every day shops	3 or more in settlement	4
2 in settlement		3	
	1 in settlement	2	
Post Office	Within settlement	2	
	Within a walkable distance or easily accessed by public transport	1	
Bank or cash point	Within settlement	2	
	Within a walkable distance or easily accessed by public transport	1	
<b>Community Facilities</b>	Community Hall	Within settlement	2
		Within a walkable distance	1
	Library	Within settlement	3
		Within a walkable distance	2
Settlement is on a mobile library route		1	
Place of Worship	Within settlement	2	
	Within a walkable distance	1	
Public House	Within settlement	2	
	Within a walkable distance	1	
<b>Leisure Facilities</b>	Leisure Centre	Within settlement	2
		Within a walkable distance	1
	Playing field (formal/informal sports pitches)	2 or more in settlement	2
1 in settlement		1	
Equipped play area	2 or more in settlement	2	
	1 in settlement	1	
<b>Public Transport</b>	Bus service to nearest higher order settlement	Half hourly, or more frequent, throughout the day.	3
		Hourly service to a main centre throughout the day.	2
		Daily service – less than hourly but at least one morning and one late afternoon/evening	1
Train service to nearest higher order settlement	Half hourly, or more frequent, throughout the day.	3	
	Hourly service to a main centre throughout the day.	2	
	Daily service – less than hourly but at least one morning and one late afternoon/evening	1	
Community Transport Scheme	Settlement served by a Community Transport Scheme	2	
	Potential for nearby service to include a village that is not listed on the website.	1	
<b>Using the water</b>	Free 24 hour moorings	Within settlement	2
		Within a walkable distance	1
	Navigation	Settlement on a navigable waterway	1
Navigable waterway within a walkable distance		2	
Water-side services	Within settlement	3	
	Limited services	2	
	Within a walkable distance	1	

### Appendix C: Explanations – walking distance and public transport

Transportation Mode	Accessibility Criteria	Justification
<b>Walking</b>	1 mile walk (on a route with a footpath/public right of way) to a primary/nursery school and to doctor's surgery.	Whilst the statutory minimum walking distance is 2 miles for pupils under 8, this study uses 1 mile as an acceptable distance to primary schools. 1 mile is also an acceptable walking distance to a doctor's surgery, considering young families/ the elderly.
	2 mile walk (on a route with a footpath/public right of way) to all other services as defined in Appendix B.	Whilst the statutory minimum walking distance is 3 miles for pupils over 8 this study uses 2 miles as an acceptable distance to high schools. It is also considered an acceptable walking distance to other everyday services/ facilities.
<b>Public Transport</b>	45 minute bus journey (door to door) to access employment opportunities, FE college, secondary school/sixth form. Journeys must be at working/school hours (9-5) and must have at least 2 services to arrive before 9am.	These criteria are equal to or below the maximum distances provided by Norfolk County Council (highway authority); 60 minutes to work or a job centre, 90 minutes to an FE college and 75 minutes to a high school with sixth form. This is door to door and therefore includes walking time.
	30 minute bus journey (door to door) to access a doctor's surgery, supermarket, post office or cash point.	This is door to door and therefore includes walking time.

Regarding public transport:

- It is not only the bus journey itself that is of consideration, but the walk to the bus stop and then from the bus stop to the destination. The Travel Line East Anglia website has been used to ascertain bus services, length of bus journey as well as length of walk to/from the bus. In order to be considered as 'easily accessible by public transport' a walking time to the bus stop of a maximum of 20 minutes has been used. The same length of time for walking from where passengers alight to the end destination is also assumed.
- For FE Colleges and Secondary Schools, school transport officers at Suffolk and Norfolk County Councils provided advice as well as Travel Line East Anglia website information.

Regarding walking distance:

- Google maps were used to ascertain actual walking routes, distances and times to and from a destination.
- Google Street View was also used to check if suitable footways existed for the majority of the journey.
- OS maps were used to check if there were footpaths or bridleways that were direct and convenient.

**Appendix D: Broads Settlement Analysis**

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Employment		Education				Health			Community Facilities					Leisure Facilities			Public/Community Transport			Using the Water			Total			
			Employment Opportunities	Seasonal 'visitor economy' Employment Opportunities	FE College	Secondary School	Primary School	Early Years Nursery	Doctor's Surgery	Dentist	Pharmacy	Supermarket	Everyday Shops	Post Office	Bank or Cash Point	Community Hall	Library	Place of Worship	Public House	Leisure Centre	Playing Field (formal/informal playing pitches)	Equipped Play Area	Bus Services	Train Service	Community Transport		Moorings	Navigable Waterways	Waterside Services
Norwich City	Norwich	City	3	2	3	3	3	3	3	3	3	4	4	3	3	3	2	2	2	2	3	3	2	2	2	2	3	71	
Oulton Broad	Waveney	Main Town	3	2	3	3	3	3	3	3	3	4	4	3	3	3	2	2	1	2	3	3	2	2	2	2	2	69	
Thorpe St Andrew	Broadland	Fringe Parish	3	2	3	3	3	3	3	3	4	4	3	3	3	3	2	2	1	1	3	3	2	2	2	2	3	68	
Beccles	Waveney	Market Town	3	2	3	3	3	3	3	2	2	4	4	3	3	3	2	2	0	2	3	3	2	2	2	2	3	67	
Stalham	North Norfolk	Secondary Settlement	3	1	1	3	3	3	3	1	2	3	4	3	3	3	2	2	2	2	3	0	2	2	2	2	3	61	
Bungay	Waveney	Market Town	3	2	3	3	3	3	3	2	2	4	4	3	3	3	2	2	2	1	2	0	2	0	0	0	57		
Hoveton	North Norfolk	Secondary Settlement	3	1	1	1	3	3	1	1	3	4	3	3	3	3	2	2	0	1	1	3	3	2	2	2	3	57	
Wroxham	Broadland	Key Service Centre	3	2	1	3	3	3	3	3	2	3	4	3	3	3	2	2	0	1	1	3	3	2	0	2	3	56	
Brundall	Broadland	Key Service Centre	3	1	1	1	3	3	3	2	2	2	2	3	3	2	2	0	1	1	3	3	1	2	2	2	3	55	
Coltishall	Broadland	Service Village	3	1	1	1	3	0	3	0	2	2	3	3	3	1	2	2	0	2	3	0	2	2	2	2	2	48	
Horning	North Norfolk	Service Village	3	1	0	1	3	3	1	1	1	2	4	3	3	3	1	2	2	0	2	0	1	2	2	2	3	47	
Ludham	North Norfolk	Service Village	1	1	1	1	3	3	3	1	1	2	2	3	3	3	1	2	2	0	1	2	0	1	2	2	2	44	
Ditchingham	South Norfolk	Service Village	2	1	1	1	3	3	1	1	1	2	0	3	3	3	2	2	1	0	2	3	0	2	0	0	0	39	
Ditchingham Dam	Waveney	Open Countryside	See Ditchingham (0.8 miles away, with access to footpath)																							39			
Potter Heigham Bridge	North Norfolk	Countryside	3	0	1	1	0	0	1	0	1	2	4	3	1	3	1	2	2	0	1	1	2	0	2	3	2	3	39
Reedham	Broadland	Service Village	1	1	0	0	3	3	0	0	0	0	0	3	1	3	1	2	2	0	1	1	3	1	2	2	3	37	
Chedgrave	South Norfolk	Key Service Centre	3	1	1	3	2	2	1	1	1	2	0	0	0	3	2	2	2	0	2	2	0	2	2	2	0	36	
Burgh Castle	Great Yarmouth	Secondary Village	1	1	1	1	0	0	1	1	1	2	0	3	1	3	0	0	2	0	1	0	3	0	2	2	2	3	31
Dilham and Thimble Hill	North Norfolk	Countryside	1	1	1	1	0	0	1	1	1	2	0	1	1	3	1	2	2	0	1	1	3	0	2	2	2	0	30
Repps	Great Yarmouth	Secondary Village	1	1	0	0	3	3	0	1	2	0	0	3	1	3	1	2	1	0	1	0	0	1	0	2	0	30	
Filby	Great Yarmouth	Secondary Village	0	1	1	0	3	2	0	0	0	2	3	3	3	3	1	2	2	1	1	1	0	2	0	0	0	29	
Somerton (West)	Great Yarmouth	Tertiary Village	1	1	1	1	0	0	1	1	1	2	0	1	1	3	1	2	2	0	0	1	2	0	1	2	2	29	
Smallburgh	North Norfolk	Countryside	1	1	1	1	0	0	1	1	1	2	0	1	1	3	1	2	2	0	1	1	3	0	2	0	2	28	
St Olaves	Great Yarmouth	Secondary Village	3	1	1	1	0	0	0	1	0	2	2	0	0	3	3	0	2	0	1	0	2	0	1	2	2	27	
Neatishead	North Norfolk	Countryside	0	0	0	0	3	3	0	0	0	0	2	0	0	3	1	2	2	0	1	0	0	2	2	2	2	26	
Stokesby	Great Yarmouth	Tertiary Village	0	1	1	1	0	0	0	0	0	2	2	0	0	3	1	0	2	0	1	1	0	2	2	2	0	22	
Dockney	South Norfolk	Countryside	0	0	1	1	0	0	1	1	1	2	0	1	1	1	1	1	0	1	1	3	0	2	0	0	0	20	
Dunburgh	South Norfolk	Countryside	See Dockney.																							20			
Wayford Bridge	North Norfolk	Countryside	1	0	0	0	0	0	0	0	1	2	2	1	1	0	0	0	2	0	0	0	2	0	2	2	2	20	
Ranworth	Broadland	Countryside	0	0	0	0	0	0	0	0	0	0	0	2	3	0	3	1	2	2	0	0	0	0	2	2	2	19	
Bramerton Common	South Norfolk	Bramerton is a service village, but the common area is not in the hierarchy.	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	2	2	0	1	0	0	2	2	2	2	18	
Belaugh	Broadland	Countryside	1	1	1	1	0	0	0	0	0	2	0	1	1	0	1	0	0	0	0	2	0	2	2	2	0	17	
Limpenhoe Hill	Broadland	Countryside	1	1	1	1	0	0	0	0	0	0	0	0	0	3	1	2	0	0	1	1	3	0	1	0	0	16	
Runham	Great Yarmouth	Tertiary Village	0	1	1	0	0	3	0	0	0	0	0	0	3	1	2	0	0	1	1	1	0	2	0	0	0	16	
Johnson Street	North Norfolk	Countryside	0	1	1	1	0	0	3	1	1	2	0	1	1	0	0	0	0	0	0	2	0	1	0	0	0	15	
Thurne	Great Yarmouth	Tertiary Village	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	2	0	1	1	0	0	2	2	2	2	15	
Irstead	North Norfolk	Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0	2	2	2	0	9	
Hardley Street	South Norfolk	Smaller rural communities/the countryside.	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	0	0	0	0	2	1	1	0	8	
Upper Street	North Norfolk	Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	4	
Tunstall	Broadland	Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	

Some revisions made in July 2017 mainly to the Neatishead scoring.

The commentary and justification for these scores (background research) is available on request.