



Settlement Study

To support the Local Plan for the Broads review

[March 2023](#)

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1. Introduction

We have assessed 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 DM35: Residential development within defined Development Boundaries 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. Whilst there are some built up areas of 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 in the neighbouring Local Planning Authority's area.

[This is an update to the February 2022 study, to reflect comments received as part of the Issues and Options consultation. The comments can be found in Appendix E. The main comment that has resulted in changes, is the suggestion to include access to allotments when scoring settlements. This has been done. Changes in the text of this document are shown by blue underlining.](#)

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 using GIS mapping. These settlements were then assessed, again 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 document to determine the potential suitability of a settlement for a development boundary.

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 Officers 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 Authority Executive Area.

The draft table was then shared with the County Parishes (November and December 2021) 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 and checked with parish and town councils. Data was collected in 2021.

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](#).

It should be noted that not all of these facilities or services are considered as key/core services. But they are included, as together they make up a successful place and they are important to communities. Key/core services, as defined in the HELAA methodology¹ are as follows:

- A primary school
- A secondary school
- A local healthcare service (doctors' surgery)

¹ Norfolk HELAA, 2016: https://www.broads-authority.gov.uk/_data/assets/pdf_file/0025/253294/EB47-Norfolk-HELAA-Methodology.pdf

- Retail and service provision for day to day needs (district/local shopping centre, village shop)
- Local employment opportunities (principally existing employment sites, but designated or proposed employment area in a local plan will also be considered)
- A peak-time public transport service to/from a higher order settlement (peak time for the purposes of this criterion will be 7-9am and 4-6pm)

Theme	Indicator	Detail
Current Employment Provision	Employment Opportunities	Employment opportunities include areas safeguarded as local employment areas in neighbouring local plans/Local Plan for the Broads. Principally existing employment sites, but designated or proposed employment area in a local plan will also be considered. The availability of employment within close proximity to homes can reduce the need to travel.
	Seasonal employment opportunities	Such as hospitality, large areas of holiday accommodation and boatyards.
Educational Facilities	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. Further education in this instance is 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.
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.

Theme	Indicator	Detail
	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 will 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. A village shop selling essentials is 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.
	Open space, such as playing fields and parks (formal/informal sports pitches)	Open spaces are important to encourage outdoor sports and recreation and general health and wellbeing. They also often provide a home for local sports teams. Those open spaces identified and protected in Local and Neighbourhood Plans will be of relevance, as well as local knowledge.

Theme	Indicator	Detail
	Equipped play area	Children’s play areas are valuable for the physical development of young people. Those play areas identified and protected in Local and Neighbourhood Plans will be of relevance, as well as local knowledge.
	<u>Allotments</u>	<u>Allotments enable the growing of food. Users’ mental and physical health tends to benefit from keeping an allotment.</u>
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 that were assessed, what district they are in and the place in the Settlement Hierarchy. It is a summary of the findings of the study. More detail can be found at [Appendix D. The ‘new total’ includes the scoring for the allotment.](#)

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Total	<u>New Total</u>
Norwich City	Norwich	City	66	<u>68</u>
Great Yarmouth	Great Yarmouth Borough	Main town	66	<u>68</u>
Beccles	Waveney	Market Town	64	<u>66</u>
Thorpe St Andrew	Broadland	Fringe Parish	62	<u>64</u>
Loddon	South Norfolk	Key Service Centre	61	<u>62</u>
Oulton Broad	Waveney	Main Town	58	<u>59</u>
Hoveton	North Norfolk	Small Growth Town	58	<u>58</u>
Brundall	Broadland	Key Service Centre	56	<u>57</u>
Bungay	Waveney	Service Centre	53	<u>54</u>
Trowse with Newton	South Norfolk	Fringe Parish	46	<u>48</u>
Coltishall	Broadland	Village cluster	45	<u>46</u>
Wroxham	Broadland	Key Service Centre	46	<u>46</u>
Reedham	Broadland	Village cluster	44	<u>45</u>
Ditchingham Dam	Waveney	Open Countryside	44	<u>45</u>
Ditchingham	South Norfolk	Village cluster	44	<u>45</u>
Chedgrave	South Norfolk	Key Service Centre	44	<u>45</u>
Horning	North Norfolk	Small growth village	43	<u>44</u>
Stalham Staithe	North Norfolk	Small Growth Town	39	<u>40</u>
Ludham	North Norfolk	Large Growth Villages	39	<u>39</u>
Cantley	Broadland	Village cluster	38	<u>38</u>
Filby	Great Yarmouth	Secondary Village	34	<u>35</u>
Burgh Castle	Great Yarmouth	Secondary Village	30	<u>30</u>
West Caister	Great Yarmouth Borough	Tertiary Village	29	<u>30</u>
Smallburgh	North Norfolk	Countryside	29	<u>29</u>
Dilham	North Norfolk	Countryside	28	<u>28</u>
St Olaves	Great Yarmouth	Secondary Village	27	<u>27</u>
Somerton (West)	Great Yarmouth	Tertiary Village	27	<u>27</u>
Neatishead	North Norfolk	Countryside	26	<u>27</u>
Thimble Hill (near Dilham)	North Norfolk	Countryside	25	<u>25</u>
Runham (near stokesby)	Great Yarmouth	Tertiary Village	24	<u>24</u>
Burgh St Peter	South Norfolk	Village cluster	24	<u>24</u>
Wayford Bridge	North Norfolk	Countryside	21	<u>22</u>
Upper Street	North Norfolk	Countryside	21	<u>21</u>
Stokesby	Great Yarmouth	Tertiary Village	21	<u>21</u>
Repps	Great Yarmouth	Secondary Village	21	<u>21</u>
Haddiscoe	South Norfolk	Village cluster	21	<u>21</u>
Ranworth	Broadland	Village cluster	20	<u>20</u>
Bramerton Common	South Norfolk	Village cluster	18	<u>19</u>
Ellingham	South Norfolk	Village cluster	18	<u>18</u>

Settlement	District/Borough	Place in District's Settlement Hierarchy.	Total	<u>New Total</u>
Wickhampton	Broadland	Village cluster	17	<u>17</u>
Johnson Street (near Ludham)	North Norfolk	Countryside	16	<u>16</u>
Belaugh	Broadland	Village cluster	15	<u>15</u>
Thurne	Great Yarmouth	Tertiary Village	13	<u>13</u>
Limpenhoe (and Southwood)	Broadland	Village cluster	9	<u>9</u>
Irstead	North Norfolk	Countryside	7	<u>7</u>
Tunstall	Broadland	Village cluster	4	<u>4</u>
Dockney (near Geldeston)	South Norfolk	Village cluster	2	<u>2</u>
Nogdam End	South Norfolk	Village cluster	1	<u>1</u>
Dunburgh (near Geldeston)	South Norfolk	Countryside	1	<u>1</u>

Notes:

- Norwich: There are regular busses and trains out of Norwich, but for most services and facilities, Norwich itself is the higher order settlement.
- Great Yarmouth: There are regular busses and trains out of Great Yarmouth, but for most services and facilities, Great Yarmouth itself is the higher order settlement.
- Beccles: Scores 2 for sports facilities as the facilities at the School are only available out of school times.
- Hoveton: the library is in Wroxham.
- Wroxham: Slightly lower score for Wroxham than Hoveton for education as the schools are in Hoveton. Wroxham PC keen to emphasise that Wroxham is a different settlement.
- Chedgrave: To be consistent, Chedgrave has been considered as a separate settlement to Loddon.
- West Caister: To be consistent, West Caister is considered as a separate settlement to Casiter on Sea. They are linked by a footbdige over the main road that separates them.
- Stalham Staithe: To be consistent, Stalham Staithe is considered as a separate settlement to Stalham. They are linked by a pedestrian refuge in the main road that separates them.
- Stokesby: There is a shop in Stokesby that is run by the pub, but it is not open every day – it was closed from the start of January 2023 to 10 February 2023. As such, there is a zero score for shops.

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	East Suffolk	Larger Village	No	No
Barsham and Shipmeadow PC	Barsham	East Suffolk	Rural areas	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	East Suffolk	Market Town	Yes	Yes
Beighton PC	Beighton	Broadland	Countryside	No	No
Belaugh PC	Belaugh	Broadland	Village cluster	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	East Suffolk	Larger Village	No	No
Bradwell PC	Bradwell	Great Yarmouth Borough	Key Service Centre	No	No
Bramerton PC	Bramerton Common (near Bramerton)	South Norfolk	Village cluster	Yes	Yes
Broome PC	Broome	South Norfolk	Service Village	No	No
Broome PC	Broome Street	South Norfolk	Countryside	No	No
Belton with Browston PC	Browston Green	Great Yarmouth Borough	Tertiary Village	No	No
Brumstead PC	Brumstead Grange	North Norfolk	Countryside	No	No
Brundall PC	Brundall	Broadland	Key Service Centre	Yes	Yes
Bungay Town Council	Bungay	East Suffolk	Service Centre	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	Village cluster	Yes	Yes
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	Village cluster	Sugarbeet factory, but also around 5 or so houses	Yes
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	East Suffolk	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	Yes	Yes
Claxton PC	Claxton	South Norfolk	Other Village	No (farm buildings)	No
Coltishall PC	Coltishall	Broadland	Village cluster	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	Village cluster	Yes	Yes
Bungay Town Council	Ditchingham Dam	East Suffolk	Open Countryside	Yes	Yes
Geldeston PC	Dockeney (near Geldeston)	South Norfolk	Village cluster	Yes	Yes

Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
Geldeston PC	Dunburgh (near Geldeston)	South Norfolk	Village cluster	Yes	Yes
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	Village cluster	Yes	Yes
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	East Suffolk	Rural area	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	Great Yarmouth	Great Yarmouth Borough	Main Town	Yes	Yes
Haddiscoe and Toft Monks PC	Haddiscoe	South Norfolk	Village cluster	Yes	Yes
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	East Suffolk	Rural area	No	No
Hickling PC	Hickling	North Norfolk	Countryside	No	No
Hickling PC	Hickling Green	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
Horse PC	Horse	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 (near Ludham)	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 (residential on side of road not in the Broads)	No
Langley with Hardley PC	Langley Street	South Norfolk	Other Village	No (residential on side of road not in the Broads)	No
Cantley PC	Limpenhoe	Broadland	Countryside	Yes	Yes
Cantley PC	Limpenhoe Hill (near Reedham)	Broadland	Village cluster	A few buildings, but could be the farm.	Yes
Loddon PC	Loddon	South Norfolk	Key Service Centre	Yes	Yes
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	East Suffolk	Rural area	No	No

Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
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	Yes	Yes
North Cove PC	North Cove	East Suffolk	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	Mostly the waterworks, so no	No
Oulton PC	Oulton	East Suffolk	Main Town	No	No
Oulton Broad Town Council	Oulton Broad	East Suffolk	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 (boatyards, chalets and retail only)	No
Woodbastwick PC	Ranworth	Broadland	Village cluster	Yes	Yes
Reedham PC	Reedham	Broadland	Village cluster	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
Rollesby PC	Rollesby	Great Yarmouth Borough	Secondary Village	No	No
Mautby and Runham PC	Runham (near Stokesby)	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	East Suffolk	Rural area	No	No
Smallburgh PC	Smallburgh (near Dilham)	North Norfolk	Countryside	Yes	Yes
Ashby, Herringfleet and Somerleyton PC	Somerleyton	East Suffolk	Larger village	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 Green	North Norfolk	Countryside	No	No
Stalham Town Council	Stalham Staithe	North Norfolk	Secondary Settlement	Yes	Yes
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 (near Dilham)	North Norfolk	Countryside	Yes	Yes
Thorpe St Andrew PC	Thorpe St Andrew	Broadland	Fringe Parish	Yes	Yes
Neatishead PC	Threehammer Common	North Norfolk	Countryside	No	No
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
Trowse with Newton PC	Trowse with Newton	South Norfolk	Fringe Parish	Yes	Yes
Halvergate PC	Tunstall	Broadland	Village cluster	Yes	Yes
Horning PC	Upper Street	North Norfolk	Countryside	No	No

Parish/Town Council	Settlement	District	Neighbouring LPA Category	'Significant' Built up Area in the Broads?	To be assessed?
Hoveton PC	Upper Street (near Bewilderwood)	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	Yes	Yes
West Caister PC	West End	Great Yarmouth Borough	Countryside	No (mainly caravan site)	No
Burgh St Peter and Wheatacre PC	Wheatacre	South Norfolk	Other Village/Countryside	No	No
Freethorpe PC	Wickhampton	Broadland	Village cluster	Yes	Yes
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	East Suffolk	Market Town	No	No
Wroxham PC	Wroxham	Broadland	Key Service Centre	Yes	Yes

Appendix B: Settlement Scoring Mechanism

It is important to note the following:

- When considering if the service is within a walkable distance from the settlement, the actual route is considered – in particular, is there a surfaced footway for the entire route or not. So a service may well be within walking distance of a settlement, but may not have a suitably surface route that can be used all year round.

Theme	Indicator	Detail	Score
Current Employment Provision	Employment Opportunities	Within settlement	3
		Within a walkable distance from the settlement	2
		Easily accessed by public transport from the settlement	1
	Seasonal 'visitor economy' employment opportunities (note that the maximum score is 2 because this employment opportunity is not all year round)	Within settlement	2
		Within a walkable distance or easily accessed by public transport from the settlement	1
Educational Facilities	Further education	Within a settlement	3
		Within a walkable distance from the settlement	2
		Easily access by public transport from the settlement	1
	Secondary School	Within settlement	3
		Within a walkable distance from the settlement	2
		Easily accessed by public transport from the settlement	1
Primary School	Within settlement	3	
		Within a walkable distance from the settlement	2
Early Years Nursery	Within settlement	3	
	Within a walkable distance from the settlement	2	
Healthcare Facilities	Doctor's Surgery	Within a settlement	3
		Within a walkable distance from the settlement	2
		Easily access by public transport from the settlement	1
	Dentist (note that the maximum score is 2 as a doctors is considered more of a key service than dentist)	Within settlement	2
		Within a walkable distance or easily accessed by public transport from the settlement	1
Pharmacy (note that the maximum score is 2 as a doctors is considered more of a key service than a pharmacy)	Within settlement	2	
		Within a walkable distance or easily accessed by public transport from the settlement	1
Retail/Shopping Facilities	Supermarket	2 or more in settlement	4
		1 in settlement	3
		Within a walkable distance	2
		Easily accessed by public transport	1
	Every day shops	3 or more in settlement	4
		2 in settlement	3
		1 in settlement	2
		Within a walkable distance from the settlement	1
Post Office (note that the maximum score is 2 as a shop selling essentials/supermarket is more of a key service than a Post Office)	Within settlement	2	
		Within a walkable distance or easily accessed by public transport from the settlement	1
Bank or cash point (note that the maximum score is 2 as a shop selling essentials/supermarket is more of a key service than cashpoint or bank)	Within settlement	2	
		Within a walkable distance or easily accessed by public transport from the settlement	1
Community Facilities	Library (libraries have a maximum score of 3 as they offer a variety of things to the community)	Within settlement	3
		Within a walkable distance from the settlement	2
		Settlement is on a mobile library route	1

Theme	Indicator	Detail	Score
	Community Hall (Community Halls have a maximum score of 3 as they offer a variety of things to the community)	Within settlement	3
		Within a walkable distance from the settlement	2
		Easily accessed by public transport	1
	Place of Worship (note that the maximum score is 2 as a library is considered more of a key service than a place of worship)	Within settlement	2
		Within a walkable distance from the settlement	1
	Public House (note that the maximum score is 2 as a library is considered more of a key service than a pub)	Within settlement	2
		Within a walkable distance from the settlement	1
Leisure Facilities	Leisure/sports Centre	Within settlement	3
		Within a walkable distance	2
		Easily accessed by public transport	1
Leisure Facilities	Playing field (formal/informal sports pitches)	2 or more in settlement	2
		1 in settlement	1
Leisure Facilities	Equipped play area	2 or more in settlement	2
		1 in settlement	1
Leisure Facilities	<u>Allotments</u>	<u>2 or more in settlement</u>	<u>2</u>
		<u>1 in settlement</u>	<u>1</u>
Public Transport	Bus service to nearest higher order settlement	For bus services/stops within the settlement only:	
		• Half hourly, or more frequent, throughout the day including the AM and PM peak (7-10am and 4-7pm)	3
		• Hourly service to a main centre throughout the day including the AM and PM peak (7-10am and 4-7pm)	2
		• Daily service – less than hourly but at least one in the AM and PM peak (7-10am and 4-7pm)	1
		Bus services, with peak hour service, that is walking distance from the settlement	1
Public Transport	Train service to nearest higher order settlement	If train station within settlement:	
		• Half hourly, or more frequent, throughout the day including the AM and PM peak (7-10am and 4-7pm)	3
		• Hourly service to a main centre throughout the day including the AM and PM peak (7-10am and 4-7pm)	2
		• Daily service – less than hourly but at least in the AM and PM peak (7-10am and 4-7pm)	1
		Train station, with peak hour service, that is walking distance from the settlement	1
Public Transport	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
Using the water	Free 24 hour moorings	Within settlement	2
		Within a walkable distance from the settlement	1
Using the water	Water-side services	Boatyard with most water-side services within settlement	3
		Boatyard with limited water-side services within settlement	2
		Within a walkable distance from the settlement (most or limited water-side services)	1
		Limited waterside services within settlements	1

Appendix C: Explanations – walking distance and public transport

Transportation Mode	Accessibility Criteria	Justification
Walking	800m/10 minute walk on a surfaced route, able to be used year round, to a primary/nursery school, supermarket/shop selling essentials, employment opportunities and to a doctor's surgery.	During the examination of the Local Plan, the Planning Inspector supported amendments to the residential moorings policy in relation to walking distance – the policy used 800m/10 minute walk and also qualified the quality of the route. As such, that wording is used. The types of facilities also reflect the residential moorings policy and the Housing and Economic Land Availability Assessment Methodology (Norfolk HELAA ² , 2016)
	2 mile walk on a surfaced routes able to be used all year round, to all other services as defined in Appendix B.	Whilst the statutory walking distance is 3 miles for pupils over 8 this study uses 2 miles as an acceptable distance to high schools. For the purposes of this study, it is also considered an acceptable maximum walking distance to other everyday services/ facilities.
Public Transport	45 minute bus journey (door to door) to access employment opportunities, FE college, secondary school/sixth form. Journeys must be during 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 journey times 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 (and other services listed in Appendix B).	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 website has been used to ascertain bus services, length of bus journey as well as length of walk

² https://www.broads-authority.gov.uk/_data/assets/pdf_file/0025/253294/EB47-Norfolk-HELAA-Methodology.pdf

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. The quality of the route for walking needs consideration – for example, it needs to be a surfaced route that could be used all year round.

- 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.

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	Allotments	Bus Services		Train Service	Community Transport	Moorings	Waterside Services	
Great Yarmouth	Great Yarmouth Borough	Main town	3	2	3	3	3	3	3	2	2	4	4	2	2	3	3	2	2	3	2	2	2	3	3	2	2	3	68	
Norwich City	Norwich	City	3	2	3	3	3	3	3	2	2	4	4	2	2	3	3	2	2	3	2	2	2	3	3	2	2	3	68	
Beccles	East Suffolk	Market Town	3	2	3	3	3	3	3	2	2	4	4	2	2	3	3	2	2	2	2	2	2	3	2	2	2	3	66	
Thorpe St Andrew	Broadland	Fringe Parish	3	2	3	3	3	3	3	2	2	3	4	2	2	3	3	2	2	2	2	2	2	3	1	2	2	3	64	
Loddon	South Norfolk	Key Service Centre	3	3	1	3	3	3	3	3	3	3	3	2	2	3	3	2	2	3	2	2	1	3	0	2	2	2	62	
Oulton Broad	East Suffolk	Main Town	3	2	1	1	3	3	3	1	2	2	4	2	2	3	3	2	2	2	2	2	1	3	3	2	2	3	59	
Hoveton	North Norfolk	Small Growth Town	3	2	1	3	3	3	3	2	2	3	2	2	2	3	2	2	2	1	2	2	0	3	3	2	2	3	58	
Brundall	Broadland	Key Service Centre	3	2	1	1	3	3	3	2	2	1	3	2	2	3	3	2	2	1	2	2	1	3	3	2	2	3	57	
Bungay	East Suffolk	Service Centre	3	1	3	3	3	3	3	2	2	1	4	2	2	3	3	2	2	3	1	2	1	3	0	2	0	0	54	
Trowse with Newton	South Norfolk	Fringe Parish	3	2	2	3	2	2	2	2	2	2	2	1	1	3	1	2	2	2	1	1	2	3	1	2	2	0	48	
Coltishall	Broadland	Village cluster	1	2	1	1	3	3	3	1	2	1	2	1	2	3	1	2	2	1	2	1	1	3	0	2	2	3	46	
Wroxham	Broadland	Key Service Centre	3	2	1	2	2	2	1	1	1	2	2	1	1	3	3	2	1	1	2	2	0	3	1	2	2	3	46	
Chedgrave	South Norfolk	Key Service Centre	3	2	1	2	2	2	2	2	1	2	2	1	1	3	1	2	2	1	1	2	1	3	0	2	2	3	45	
Ditchingham	South Norfolk	Village cluster	2	1	2	2	3	3	2	1	1	1	2	2	2	3	2	2	2	2	2	2	1	3	0	2	0	0	45	
Ditchingham Dam	East Suffolk	Open Countryside	2	1	2	2	3	3	2	1	1	1	2	2	2	3	2	2	2	2	2	2	1	3	0	2	0	0	45	
Reedham	Broadland	Village cluster	1	2	1	1	3	3	3	1	1	1	2	2	2	3	1	2	2	1	1	1	2	3	1	2	2	2	45	
Horning	North Norfolk	Small growth village	3	2	1	1	3	3	1	1	1	1	3	2	2	3	1	1	2	1	2	1	1	2	0	2	2	3	44	
Stalham Staithe	North Norfolk	Small Growth Town	3	2	1	2	2	2	2	1	1	2	1	1	1	2	2	1	1	2	1	1	1	1	0	2	2	3	40	
Ludham	North Norfolk	Large Growth Villages	1	0	0	1	3	3	3	1	1	1	2	2	2	3	1	2	2	1	1	1	3	0	1	2	1	1	39	
Cantley	Broadland	Village cluster	3	1	0	1	3	3	1	1	1	1	1	1	1	3	2	2	2	1	1	1	0	2	3	1	2	0	38	
Filby	Great Yarmouth	Secondary Village	1	1	1	1	3	2	0	0	0	1	2	2	2	3	1	2	2	3	1	1	1	2	0	2	0	1	35	
Burgh Castle	Great Yarmouth	Secondary Village	1	2	1	1	0	0	1	1	1	1	0	1	1	3	0	2	2	2	1	1	0	2	0	1	2	3	30	
West Caister	Great Yarmouth Borough	Tertiary Village	2	2	1	2	2	2	1	1	1	1	1	1	1	2	2	2	1	1	0	1	1	0	2	0	0	0	30	
Smallburgh	North Norfolk	Countryside	1	1	1	1	0	0	1	1	1	1	0	1	1	3	1	2	2	1	1	1	2	0	2	0	2	2	29	
Dilham	North Norfolk	Countryside	1	1	1	1	0	0	1	1	1	1	0	1	1	3	1	2	2	1	1	0	0	2	0	2	2	2	28	
Neatishead	North Norfolk	Countryside	0	0	1	1	3	3	0	0	0	0	2	0	0	3	1	2	2	0	1	1	1	0	0	2	2	2	27	
Somerton (West)	Great Yarmouth	Tertiary Village	1	1	1	1	0	0	1	1	1	1	0	1	1	3	1	2	2	0	1	1	0	2	0	2	2	1	27	
St Olaves	Great Yarmouth	Secondary Village	3	2	1	1	0	0	1	1	1	1	0	0	1	3	1	0	2	1	1	0	0	2	0	1	2	2	27	
Thimble Hill (near Dilham)	North Norfolk	Countryside	3	3	1	1	0	0	1	1	1	1	0	1	1	0	1	0	0	1	0	0	3	0	2	2	2	2	25	
Burgh St Peter	South Norfolk	Village cluster	0	2	0	0	0	0	1	1	1	1	1	2	1	2	1	2	2	1	0	0	1	0	1	2	2	2	24	
Runham (near stokesby)	Great Yarmouth	Tertiary Village	1	1	0	1	0	3	1	1	1	1	1	1	1	3	1	2	0	1	0	0	2	0	2	0	0	0	24	
Repps	Great Yarmouth	Secondary Village	2	1	1	1	0	0	0	0	0	2	1	1	1	3	1	2	1	0	1	1	1	1	0	1	0	0	22	
Haddiscoe	South Norfolk	Village cluster	1	1	1	1	0	0	1	1	1	1	0	1	1	2	1	2	2	1	0	0	2	0	1	0	0	0	21	
Stokesby	Great Yarmouth	Tertiary Village	1	1	1	1	0	0	0	0	0	0	0	0	0	3	1	2	2	0	1	1	0	1	0	2	2	2	21	
Upper Street	North Norfolk	Countryside	2	2	1	1	0	0	1	1	1	1	1	1	1	1	0	1	1	1	0	0	3	0	1	0	0	0	21	
Wayford Bridge	North Norfolk	Countryside	1	1	1	1	0	0	1	1	1	1	1	1	1	1	0	0	1	1	0	0	3	0	2	2	0	0	21	
Ranworth	Broadland	Village cluster	0	2	0	0	0	0	0	1	1	1	1	1	1	2	1	2	2	0	0	0	1	0	1	0	1	2	20	
Bramerton Common	South Norfolk	Village cluster	0	1	0	0	0	0	0	0	0	0	0	0	0	3	1	2	2	0	0	2	1	0	0	1	2	2	19	
Ellingham	South Norfolk	Village cluster	0	0	0	0	3	3	1	0	0	1	0	1	1	0	1	2	0	1	1	1	0	1	0	1	0	0	0	18
Wickhampton	Broadland	Village cluster	0	0	1	1	0	0	1	1	1	1	1	1	1	0	1	0	0	0	0	1	0	0	2	2	2	2	17	
Johnson Street (near Ludham)	North Norfolk	Countryside	1	1	1	1	0	0	1	1	1	1	1	1	1	1	0	0	0	1	0	0	2	0	1	0	0	0	16	
Belauagh	Broadland	Village cluster	1	0	0	1	0	0	1	1	1	1	0	1	1	1	0	0	0	0	0	0	0	0	0	2	2	1	15	
Thurne	Great Yarmouth	Tertiary Village	0	2	0	1	0	0	0	0	0	0	0	0	0	0	1	2	2	0	1	1	0	0	0	1	1	1	13	
Limpenhoe (and Southwood)	Broadland	Village cluster	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	2	0	0	0	1	0	0	0	2	0	0	9	
Irstead	North Norfolk	Countryside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	1	2	2	7	7	
Tunstall	Broadland	Village cluster	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	1	0	0	4	4
Dockney (near Geldeston)	South Norfolk	Village cluster	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	2	2
Dunburgh (near Geldeston)	South Norfolk	Countryside	0	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	1
Nogdam End	South Norfolk	Village cluster	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1

Appendix E: Comments on Original Settlement Study, received as part of Issues and Options consultation.

[During the Issues and Options consultation³, we asked the following questions:](#)

[Question 37: Do you have any comments on the development boundaries as they are currently drawn?](#)

[Question 38: Do you have any comments on the Settlement Study?](#)

[Question 39: Do you have any comments on the Development Boundary Topic Paper?](#)

Question	Respondent	Comment	BA response	Action for Local Plan
Question 37, 38, 39	Great Yarmouth Borough Council	The Borough Council offers no comment in relation to the existing development boundaries as these lie outside of our planning administrative area. The Borough Council has noted the most recent Broads' Settlement Study (2022) evidence base, including scorings for settlements based upon their access to services and facilities and potential suitability for development boundaries as commented in Table 7 of the current consultation document.	Noted.	No further action.
Question 37, 38, 39	Great Yarmouth Borough Council	The Borough Council is also in the process of preparing an update to its Settlement Study to inform the potential hierarchy of settlements and approach to development limits for its own Local Plan review. The Borough Council would therefore be keen to liaise with the Broads Authority to ensure that approaches taken to identify and justify development boundaries in settlements which straddle the shared planning boundary are complementary to the aims of both emerging development plans.	Noted. We would be happy to be involved.	Contact GYBC re their work.
Question 38	Bradwell Parish Council	No comment	Noted.	No further action.
Question 38	Broads Society	The study solely assesses 'walking distance and public transport against bus routes and not train routes. The example of Brundall is such that Authorities have failed to provide adequate provision for public access to Brundall Station and hence the scoring within the Study is inaccurate.	The study includes access to a train station and therefore it is not clear how the scoring is inaccurate.	No further action.
Question 38	Broads Society	Improved links and access for pedestrians and cyclists to Brundall Station is embodied within the vision and policies of the Brundall Neighbourhood Plan 2016-2026 and is impacted further by approved housing developments and the inevitable population increase of Brundall and surrounding areas.	In general, we would support the access to the train station being improved, however it seems the comments implies this is about access from the side of the rail lines that is in Broadland Council's area.	No further action.
Question 38	Brooms Boats	The study solely assesses 'walking distance and public transport against bus routes and not train routes. The example of Brundall is such that Authorities have failed to provide adequate provision for public access to Brundall Station and hence the scoring within the Study is inaccurate.	The study includes access to a train station and therefore it is not clear how the scoring is inaccurate.	No further action.
Question 38	Brooms Boats	Improved links and access for pedestrians and cyclists to Brundall Station is embodied within the vision and policies of the Brundall Neighbourhood Plan 2016-2026 and is impacted further by approved housing developments and the inevitable population increase of Brundall and surrounding areas.	In general, we would support the access to the train station being improved, however it seems the comments implies this is about access from the side of the rail lines that is in Broadland Council's area.	No further action.
Question 38	East Suffolk Council	East Suffolk Council broadly welcomes the Settlement Study, however, there are some additional elements that the Broads Authority may wish to consider for inclusion in the Settlement Study.	Noted.	See actions for each comment.
Question 38	East Suffolk Council	Allotments are a valuable community resource, providing residents with the opportunity to grow their own food. This in turn enables allotment holders to exercise and socialise. Therefore there may be value in including them in appendix D of the Settlement Study. The East Suffolk Council: Suffolk Coastal Local Plan Settlement Hierarchy Topic Paper provides an example of where this has been done, see https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/Final-Settlement-Hierarchy-Topic-Paper.pdf	Noted and will add this as another consideration.	Amend study to assess provision of allotments.
Question 38	East Suffolk Council	Appendix D of the Settlement Study does also not include proximity to major towns as a consideration. The close proximity of a smaller settlement to larger settlement/market town provides access to a wider range of shops, employment opportunities, public services and other facilities and can therefore increase the sustainability of the smaller settlement and increases the feasibility of sustainable modes of transport. Again, the Suffolk Coastal Local Plan Settlement Hierarchy considered this. See https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/Final-Settlement-Hierarchy-Topic-Paper.pdf	This is considered. The facility or service considered might be in another settlement.	No change to study.
Question 38	East Suffolk Council	In addition to the comments above, please note that appendix D of the Settlement Study still refers to Beccles, Oulton Broad and Bungay as being located in Waveney. This should be updated to refer to East Suffolk.	Noted and will amend.	Amend study to say ESC rather than Waveney.

³ [The Local Plan for the Broads: Review - Issues and Options Consultation \(broads-authority.gov.uk\)](#), section 29.

Question	Respondent	Comment	BA response	Action for Local Plan
Question 38	Sequence UK LTD/Brundall Riverside Estate Association	2.90 No specific comments on the findings of the Settlement Study, which reflect our views on Brundall as a Key Service Centre with a good range of services and facilities.	Noted.	No further action.
Question 38	South Norfolk Council	The approach appears to be generally consistent with Agreement 3 of the NSPF. In respect of question 38, it is important to recognise how services and facilities are distributed across the broads authority area. Careful consideration needs to be given to ensuring that important services and facilities are maintained, and it may be the case that some of these may not be in the best served villages. In this regard, when determining the location of new development consideration should be given to paragraph 79 of the NPPF which sets out that where there are groups of smaller settlements, development in one village may support services in a nearby village.	Noted.	Consider these sections of the NPPF when producing housing sections of the Preferred Options.
Question 38	Broadland Council	The approach appears to be generally consistent with Agreement 3 of the NSPF. In respect of question 38, it is important to recognise how services and facilities are distributed across the broads authority area. Careful consideration needs to be given to ensuring that important services and facilities are maintained, and it may be the case that some of these may not be in the best served villages. In this regard, when determining the location of new development consideration should be given to paragraph 79 of the NPPF which sets out that where there are groups of smaller settlements, development in one village may support services in a nearby village.	Noted.	Consider these sections of the NPPF when producing housing sections of the Preferred Options.