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North Norfolk District Council

Settlement Boundary Review: Small Growth Villages Background Paper

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

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Contents

1	Introduction	1
	Policy Context.....	1
	What is a Settlement Boundary?.....	3
	Methodology for Settlement Boundary Review	3
2	Settlement Boundary Review	5
2.1	Aldborough	5
2.2	Bacton	5
2.3	Badersfield	6
2.4	Binham	6
2.5	Catfield	6
2.6	East Runton	6
2.7	Happisburgh.....	7
2.8	High Kelling	7
2.9	Horning.....	7
2.10	Little Snoring	8
2.11	Little Walsingham	8
2.12	Overstrand	9
2.13	Potter Heigham	9
2.14	Roughton.....	9
2.15	Sculthorpe	9
2.16	Sea Palling	10
2.17	Southrepps.....	10
2.18	Sutton.....	10
2.19	Trunch	11
2.20	Walcott.....	11
2.21	West Runton	11
2.22	Weybourne	12
	Appendix A	13

Settlement Boundary Review (Small Growth Villages)

Topic Paper

1 Introduction

- 1.1. 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 preceding North Norfolk Local Plan 1998, other than to remove settlement boundaries for some locations in order to reflect a different spatial strategy and settlement hierarchy. In some instances the boundaries have not been reviewed or changed in detail for over 20 years.
 - 1.2. This paper provides the background, justification and approach for the review of the settlement boundaries in the identified Small Growth Villages. It includes the criteria used when determining if, and how, an existing or former settlement boundary should be changed, or a new one created. Tables throughout the document explain the reasons for the proposed changes, with **Appendix 1** illustrating the proposed changes on an Ordnance Survey base map.
-

Policy Context

- 1.3. 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 review settlement policy boundaries.
- 1.4. The NPPF does provide guidance around the approach to development within rural areas. The NPPF at Para 79 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.”*
- 1.5. It therefore falls to local planning authorities (LPAs) to consider what is appropriate in terms of development within various settlements and the resultant need for specific boundaries around settlements.
- 1.6. The emerging Local Plan includes an updated spatial strategy and settlement hierarchy across the District. The approach provides for 6% growth in any identified **Small Growth Village** from the date of adoption of the Plan, in-line with the overall requirement of 452 dwellings set out in Policy HOU1 ‘Delivering Sufficient Homes’.
- 1.7. The location of acceptable growth will be determined by its proximity to the adopted development boundaries and compliance with other relevant Local Plan policies.

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

Small Growth Village	Starting Position for Boundary Review	
	North Norfolk Local Plan Boundary (1998)	North Norfolk Core Strategy Boundary (2008)
Aldborough		✓
Bacton		✓
Badersfield ¹	N/A	N/A
Binham	✓	
Catfield		✓
Corpusty & Saxthorpe ²	N/A	N/A
East Runton	✓	
Happisburgh		✓
High Kelling	✓	
Horning		✓
Little Snoring		✓
Little Walsingham		✓
Overstrand		✓
Potter Heigham	✓	
Roughton		✓
Sculthorpe	✓	
Sea Palling	✓	
Southrepps		✓
Sutton	✓	
Trunch	✓	
Walcott	✓	
West Runton	✓	
Weybourne		✓

1.9. New settlement boundaries are proposed for the following Small Growth Villages, which do not have a defined settlement boundary in the current spatial hierarchy (Core Strategy, 2008):

- Badersfield
- Binham
- East Runton
- Horning
- Potter Heigham
- Sculthorpe
- Sea Palling
- Sutton
- Trunch
- Walcott
- West Runton

¹ A boundary has not previously been defined for Badersfield.

² The settlement boundary for Corpusty and Saxthorpe is established by the adopted Corpusty & Saxthorpe Neighbourhood Plan (2019) and has therefore not been subject to review through this document.

What is a Settlement Boundary?

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

Methodology for Settlement Boundary Review

- 1.13. A settlement boundary review has been undertaken for each of the selected Small Growth Villages to ensure the boundaries are up to date.
- 1.14. The following approach has been taken:
- Existing defined boundaries have been used as a starting point.
 - Add in developments and planning permissions which have happened since the original boundaries were defined.
 - Add in existing Local Plan allocations where these are yet to be built and where there is a remaining realistic prospect of development happening.
 - Remove any former allocations which are now judged unlikely to be built.
 - Audit the boundary to ensure it follows the logical extent of existing built up areas including houses and their gardens (unless extensive incursions into the countryside would result), schools, public houses, commercial buildings, farmhouses and buildings, public parks and open spaces where appropriate. This process has been undertaken to define the extent of currently built up areas where character is defined by consolidated areas of built development.
- 1.15. In applying the above approach, the following detailed criteria has been applied:
- Criteria for inclusion within a boundary:**
- a) Existing commitments for built development (i.e. planning permissions);
 - b) Existing housing and mixed use allocations within the Local Plan with the exception of those judged unlikely to be built;
 - c) Curtilages of dwellings unless functionally separate to the dwelling or where the land has the capacity to significantly extend the built form of the settlement beyond what is considered to be appropriate;

- d) Properties which can be considered to be an integral part of the settlement (e.g. houses which are separated from adjacent properties by only very narrow gaps and are functionally and visually related to the urban area);
- e) In relation to farmyards and associated building, as a general rule only farmhouses and closely associated outbuildings on a settlement street frontage are included;
- f) School buildings;
- g) Adjoining small scale brownfield sites;
- h) Recreational or amenity open space, which is physically surrounded by the settlement or adjoined on three sides by the settlement;
- i) Doctor Surgeries.

Criteria for exclusion from a boundary:

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

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

2 Settlement Boundary Review

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

2.1 Aldborough

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

Site Reference	Criteria	Comment
ALD.01	A	Amend boundary to incorporate planning application PF/19/1154 for two dwellings to the east of Pipits Meadow.
ALD.02	I	Amend boundary to incorporate the doctors surgery.
ALD.03	D	Amend boundary to incorporate dwelling and curtilage.
ALD.04	C	Amend boundary to incorporate curtilage of dwelling.
ALD.05	C	Amend boundary to incorporate curtilage of dwelling.
ALD.06	C	Amend boundary to incorporate curtilage of dwelling.

2.2 Bacton

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

Site Reference	Criteria	Comment
BACT.01	C	Amend boundary to incorporate existing curtilage.
BACT.02	D	Amend boundary to incorporate existing dwellings.
BACT.03	D	Amend boundary to incorporate existing dwellings.
BACT.04	C	Amend boundary to incorporate existing curtilage.
BACT.06	F	Amend boundary to incorporate school building.
BACT.07	D	Amend boundary to incorporate existing dwellings.
BACT.08	D	Amend boundary to incorporate existing dwelling.
BACT.09	D	Amend boundary to incorporate existing dwelling. Planning application 87/0824 removed former agricultural occupancy condition on this dwelling.
BACT.10	D	Amend boundary to incorporate existing dwellings.
BACT.11	J	Amend boundary to exclude former residential allocation (Ref BACT03, Site Allocations Plan 2011) now judged unlikely to be developed.

BACT.12	J	Amend boundary to exclude former open land area allocation (Ref BACT03, Site Allocations Plan 2011) as the allocation is now judged unlikely to be developed.
BACT.05	D	Amend boundary to incorporate existing dwellings.

2.3 Badersfield

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

2.4 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 designate a new settlement boundary as follows with the following amendments:

Site Reference	Criteria	Comment
BIN.01	D	Amend boundary to incorporate existing dwellings and curtilages.
BIN.02	D	Amend boundary to incorporate existing dwellings and curtilages, including The Chequers Public House.

2.5 Catfield

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

Site Reference	Criteria	Comment
CAT.01	D	Amend boundary to incorporate existing dwellings and curtilages.
CAT.02	D	Amend boundary to incorporate existing dwellings and curtilages.

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 designate a new settlement boundary with the following amendments:

Site Reference	Criteria	Comment
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ERN.01	D, H	Amend boundary to incorporate existing dwellings and curtilages and recreation/amenity open space (allotment gardens).
ERN.02	D	Amend boundary to incorporate existing dwelling and curtilage.
ERN.03	D	Amend boundary to incorporate existing dwelling and curtilage.
ERN.04	C	Amend boundary to incorporate existing curtilages.

2.7 Happisburgh

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

Site Reference	Criteria	Comment
HAP.01	D	Amend boundary to incorporate existing dwellings.
HAP.02	F	Amend boundary to incorporate school buildings.
HAP.03	D	Amend boundary to incorporate existing dwellings.
HAP.04	C	Amend boundary to incorporate dwelling curtilages.
HAP.05	J	Amend boundary to exclude former residential allocation (Ref HAP07, Land West of Whimpwell Street, Site Allocations Plan 2011) now judged unlikely to be developed.
HAP.06	C	Amend boundary to incorporate dwelling curtilages.
HAP.07	D	Amend boundary to incorporate existing dwellings and The Hill House Public House.
HAP.08	D	Amend boundary to incorporate existing dwellings and Village Hall (St. Marys Church Rooms).
HAP.09	D	Amend boundary to incorporate existing dwelling.

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 designate a new settlement boundary as defined in Appendix 1.

Site Reference	Criteria	Comment
		No changes proposed.

2.9 Horning

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

Site Reference	Criteria	Comment
HORN.01	D	Amend boundary to incorporate existing dwellings.
HORN.02	D	Amend boundary to incorporate existing dwelling.

2.10 Little Snoring

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

Site Reference	Criteria	Comment
LSN.01	D	Amend boundary to incorporate existing dwellings.
LSN.02	F	Amend boundary to incorporate school building.
LSN.03	A	Amend boundary to incorporate planning application PF/19/0404 for one dwelling.
LSN.04	D	Amend boundary to incorporate existing dwellings and Green Man Public House.
LSN.05	J	Amend boundary to exclude former residential allocation (Ref SN05, Land Adjacent to Little Snoring Primary School, Site Allocations Plan 2011) now judged unlikely to be developed.
LSN.06	C	Amend boundary to incorporate existing curtilages.
LSN.07	D	Amend boundary to incorporate existing dwelling, curtilage and shop adjacent Crossways Caravan Site, A148.

2.11 Little Walsingham

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

Site Reference	Criteria	Comment
WAL.01	D, F	Amend boundary to incorporate dwellings and curtilages, village hall and school building.
WAL.02	J	Amend boundary to exclude former residential allocation (Ref WAL01, Land East of Wells Road, Site Allocations Plan 2011) now judged unlikely to be developed.
WAL.03	D	Amend boundary to incorporate St. Seraphims Orthodox Chapel, Station Road, as considered to be functionally and visually related to the settlement.

2.12 Overstrand

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

Site Reference	Criteria	Comment
OVS.01	D	Amend boundary to incorporate existing dwellings.
OVS.02	D	Amend boundary to incorporate existing dwellings.
OVS.03	D	Amend boundary to incorporate existing dwellings and Sea Marge Hotel.

2.13 Potter Heigham

The review considered the Local Plan 1998 settlement boundary for Potter Heigham. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to designate a new settlement boundary with the following amendments:

Site Reference	Criteria	Comment
POT.01	D	Amend boundary to incorporate existing dwellings.
POT.02	D	Amend boundary to incorporate existing dwellings.
POT.03	D	Amend boundary to incorporate existing dwellings.

2.14 Roughton

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

Site Reference	Criteria	Comment
ROU.01	F	Amend boundary to incorporate school building.
ROU.02	D	Amend boundary to incorporate existing dwellings.
ROU.03	D	Amend boundary to incorporate existing dwellings.
ROU.04	D	Amend boundary to incorporate existing dwellings.
ROU.05	C	Amend boundary to incorporate dwelling curtilages.
ROU.06	D	Amend boundary to fully incorporate existing dwelling and curtilage.
ROU.07	K	Exclude Roughton Common from the boundary as this is not part of the built-form of the settlement. Conflicts with criterion H.

2.15 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 designate a new settlement boundary with the following amendments:

Site Reference	Criteria	Comment
SCU.01	C	Amend boundary to incorporate existing curtilages.
SCU.02	C	Amend boundary to incorporate existing curtilages.
SCU.03	C	Amend boundary to incorporate existing curtilages.
SCU.04	D	Amend boundary to incorporate existing dwellings and curtilages.
SCU.05	D	Amend boundary to incorporate existing dwellings and curtilages.
SCU.06	C	Amend boundary to incorporate existing curtilages.

2.16 Sea Palling

The review considered the Local Plan 1998 settlement boundary for Sea Palling. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to designate a new settlement boundary with the following amendment:

Site Reference	Criteria	Comment
SP.01	K	Exclude area of Golden Beach Caravan Park used for siting of static caravans.

2.17 Southrepps

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

Site Reference	Criteria	Comment
SOU.01	D	Amend boundary to incorporate existing dwellings.
SOU.02	J	Amend boundary to exclude former residential allocation (Ref SOU07, Land North of Thorpe Road, Site Allocations Plan 2011) now judged unlikely to be developed.
SOU.03	D	Amend boundary to incorporate existing dwellings.

2.18 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 designate a new settlement boundary with the following amendment:

Site Reference	Criteria	Comment
SUT.01	D	Amend boundary to incorporate existing dwellings.

2.19 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 designate a new settlement boundary with the following amendments:

Site Reference	Criteria	Comment
TRU.01	D	Amend boundary to incorporate existing dwellings.
TRU.02	D	Amend boundary to incorporate existing dwelling.
TRU.03	D	Amend boundary to incorporate existing dwelling.
TRU.04	D	Amend boundary to incorporate existing dwelling.
TRU.05	D	Amend boundary to incorporate existing dwellings.
TRU.06	K	Amend boundary to exclude former Open Land Area.
TRU.07	D	Amend boundary to incorporate existing curtilages.
TRU.08	D	Amend boundary to incorporate existing dwellings.
TRU.09	D	Amend boundary to incorporate existing dwelling.

2.20 Walcott

The review considered the Local Plan 1998 settlement boundary for Walcott. In accordance with the criteria set out within the Settlement Boundary Methodology it is proposed to designate a new settlement boundary with the following amendments:

Site Reference	Criteria	Comment
WCT.01	D	Amend boundary to incorporate existing dwellings.
WCT.02	D	Amend boundary to incorporate existing dwellings.
WCT.03	D	Amend boundary to incorporate existing dwellings.
WCT.04	D	Amend boundary to incorporate existing dwellings.
WCT.05	D	Amend boundary to incorporate existing dwellings.
WCT.06	K	Amend boundary to exclude non-curtilage areas.

2.21 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 designate a new settlement boundary with the following amendments:

Site Reference	Criteria	Comment
WSR.01	D	Amend boundary to incorporate existing dwellings.
WSR.02	K	Amend boundary to union together two separate sections into one continuous boundary.
WSR.03	D	Amend boundary to incorporate existing dwelling.

2.22 Weybourne

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

Site Reference	Criteria	Comment
WEY.01	J	Amend boundary to exclude former residential allocation (Ref WEY09, Land South of Beck Close, Site Allocations Plan 2011) now judged unlikely to be developed.
WEY.02	D	Amend boundary to incorporate existing dwelling and business.
WEY.03	D	Amend boundary to incorporate existing dwelling.
WEY.04	D	Amend boundary to incorporate existing dwelling.

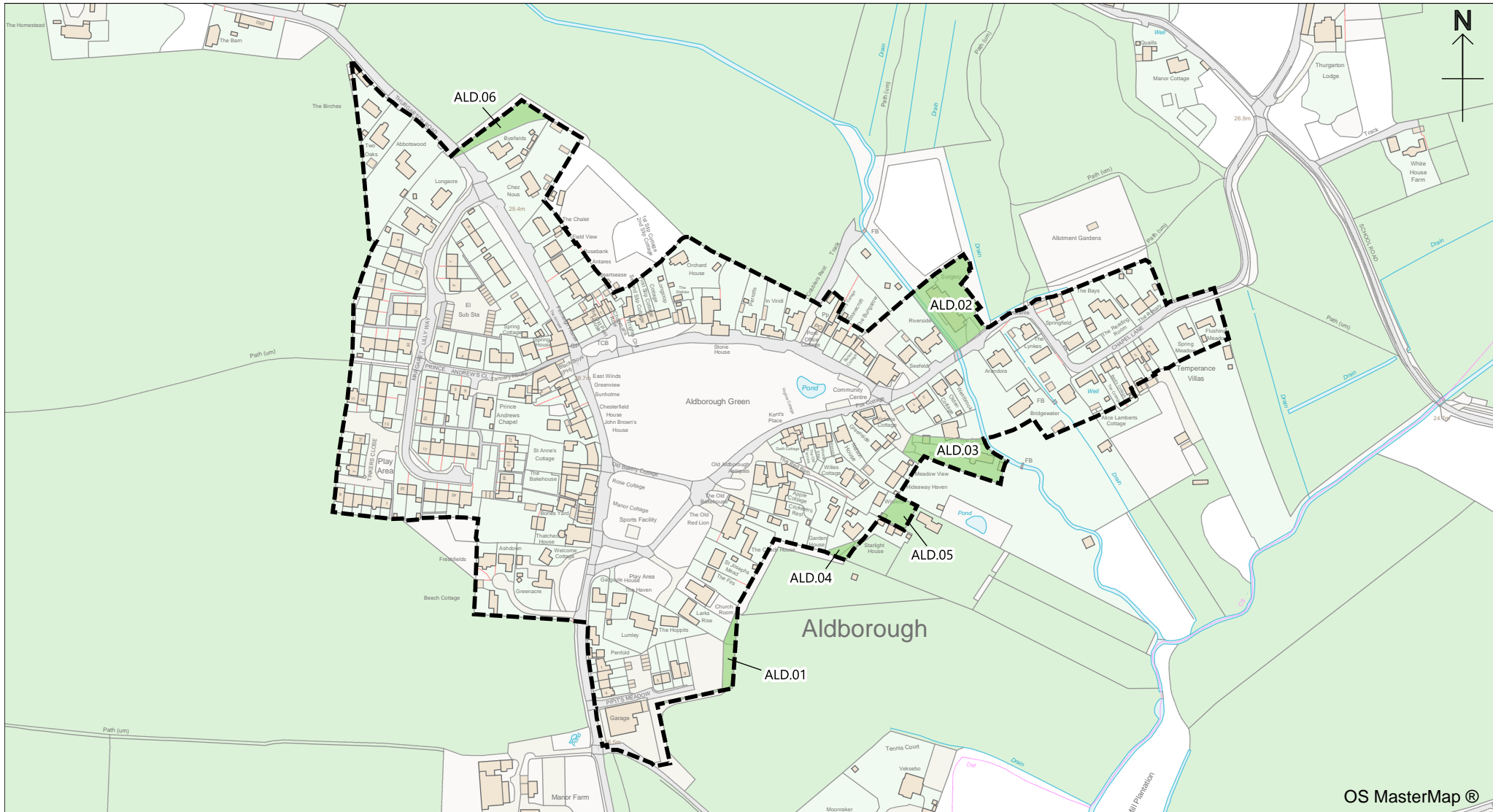
Correction Note:

This document was first published to support the Regulation 19 Stage Local Plan consultation in January 2022. Paragraph 1.6 of this document referred to 'the overall requirement of 400 dwellings set out in Policy HOU1'. This figure did not accord with Policy HOU1, which stated a figure of 452 dwellings. Consequently, this figure has been updated in this document.

Settlement Boundary Review (Small Growth Villages) Topic Paper

Appendix A: Settlement Maps

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Settlement Boundary Review (Small Growth Villages)

Aldborough

- Proposed Addition
- Proposed Deletion
- Revised Settlement Boundary

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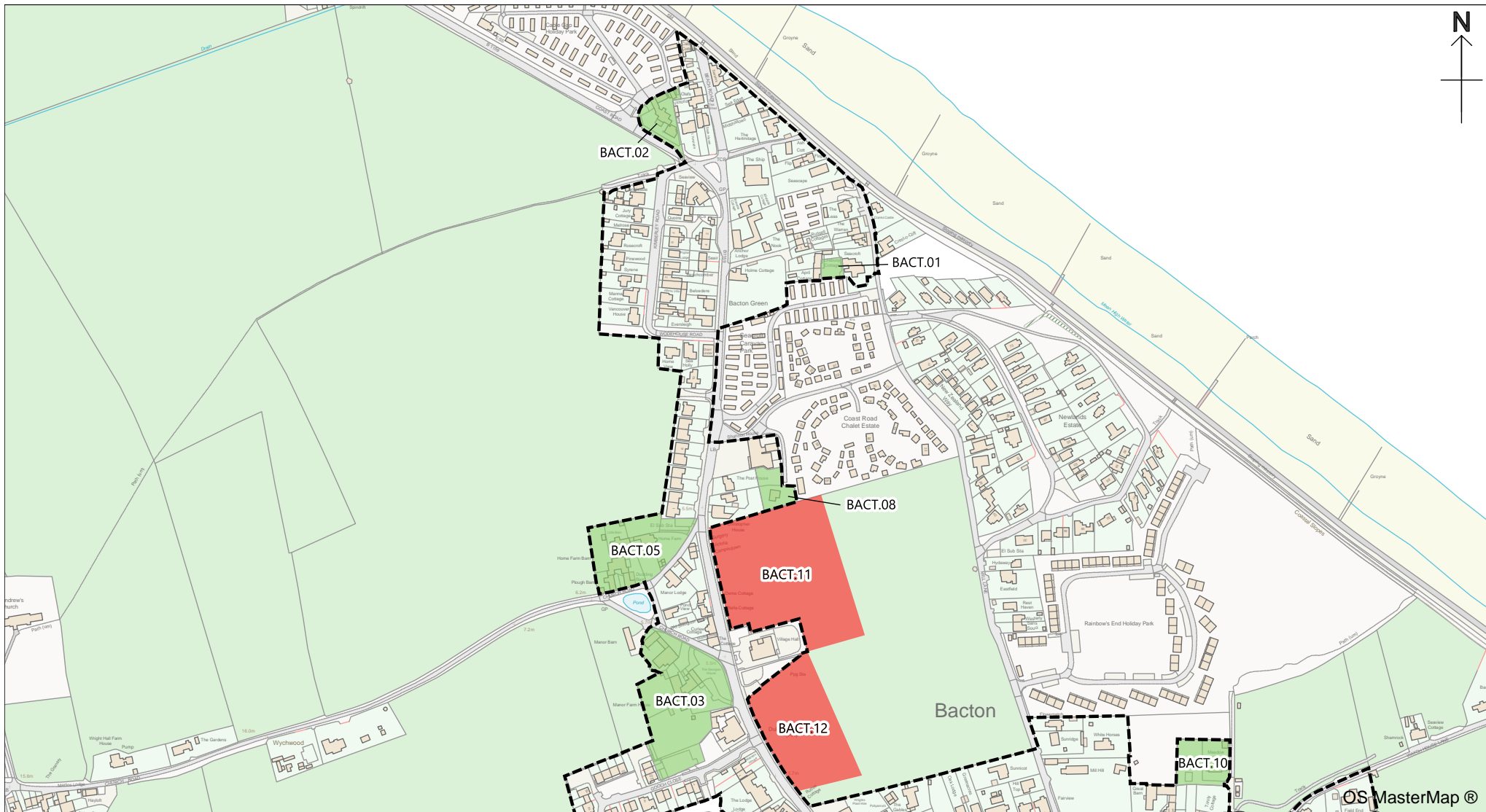
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Bacton (Map 1 of 2)

- Proposed Addition
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- Revised Settlement Boundary

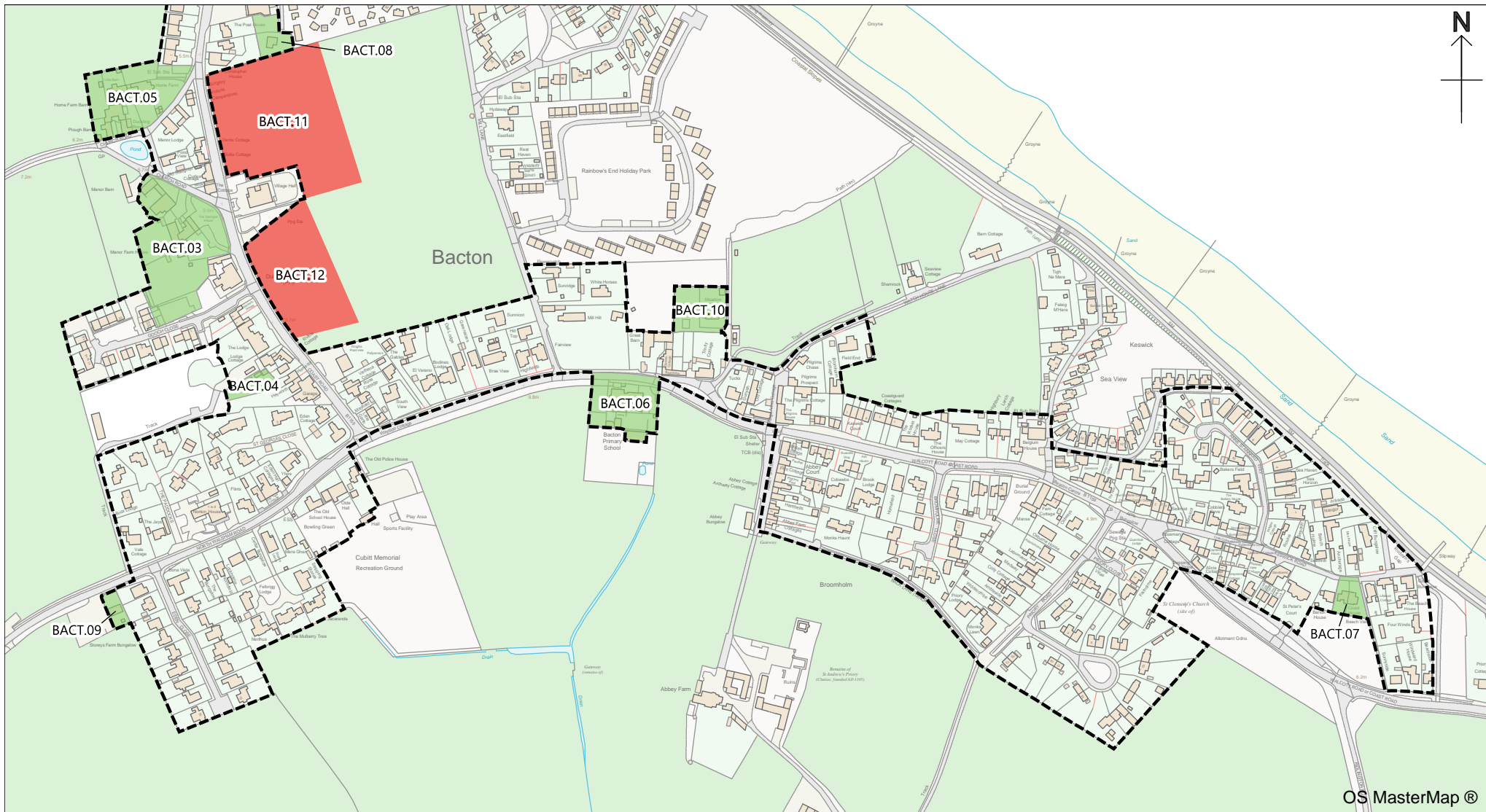
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Bacton (Map 2 of 2)

- Proposed Addition
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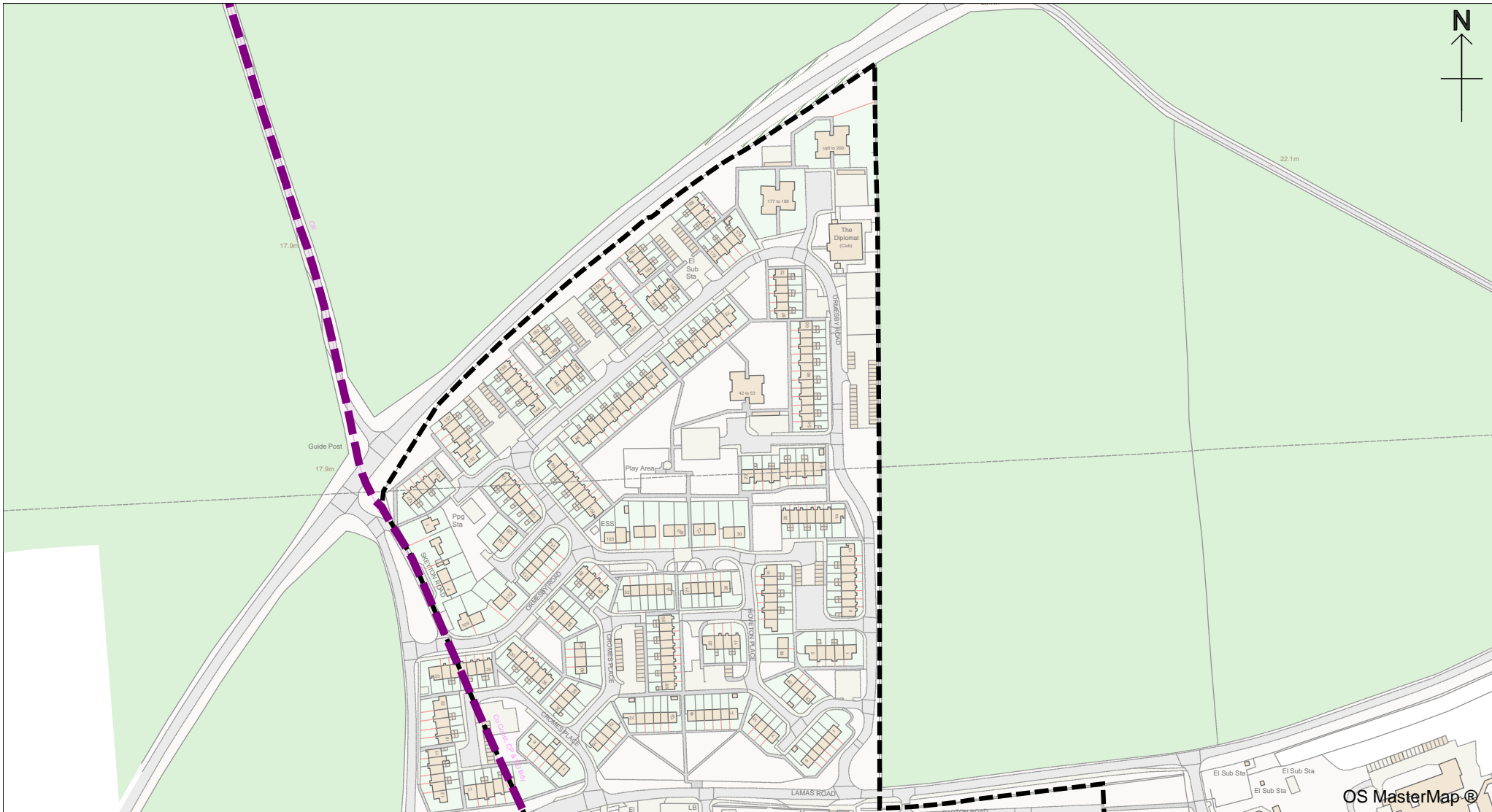
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Settlement Boundary Review (Small Growth Villages)

Badersfield (Map 1 of 2)

Proposed Addition
 Proposed Deletion

NNDC Administrative Boundary

Proposed Settlement Boundary

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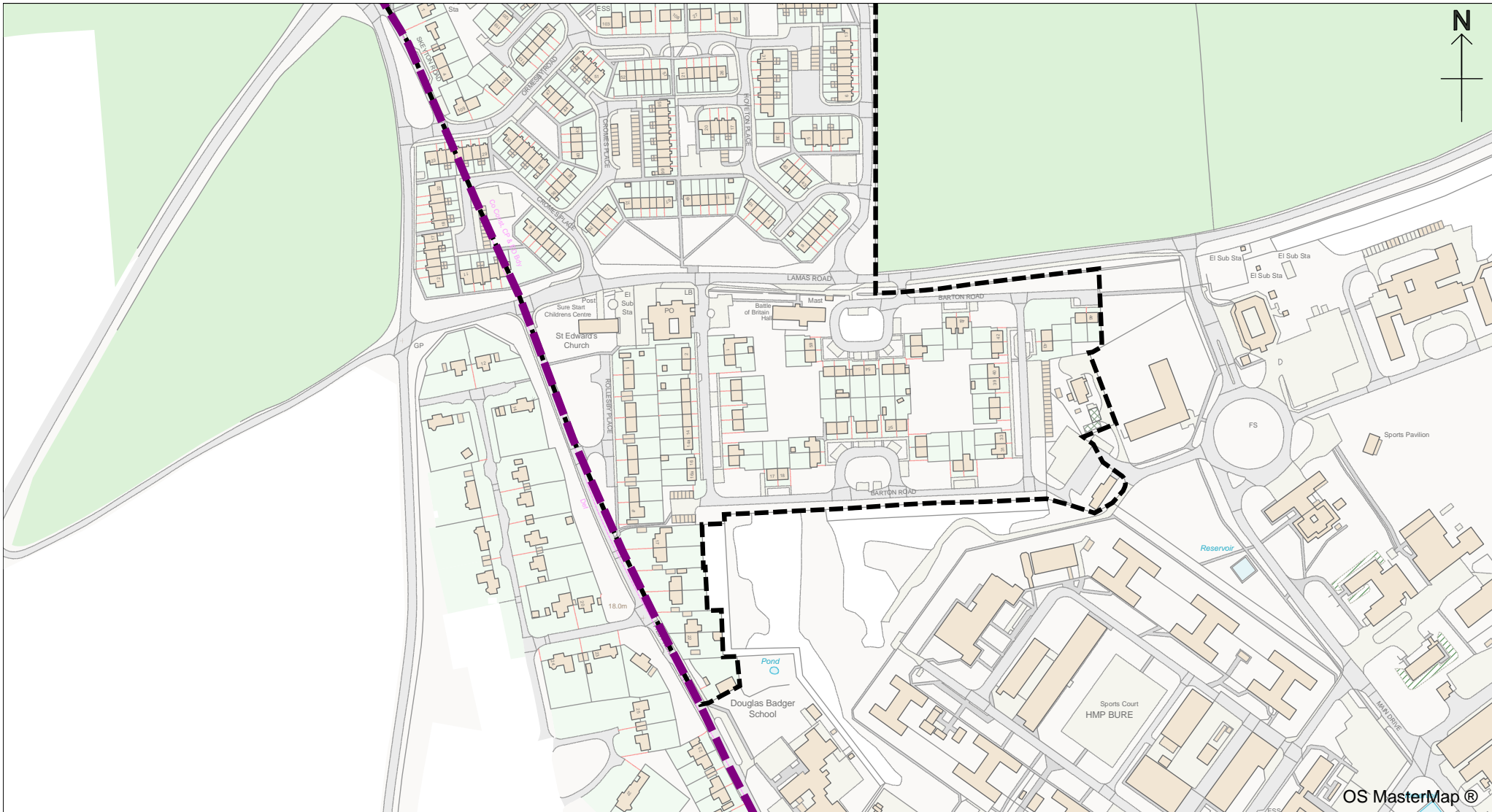
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Settlement Boundary Review (Small Growth Villages)

Badersfield (Map 1 of 2)

Proposed Addition
 Proposed Deletion

NNDC Administrative Boundary

Proposed Settlement Boundary

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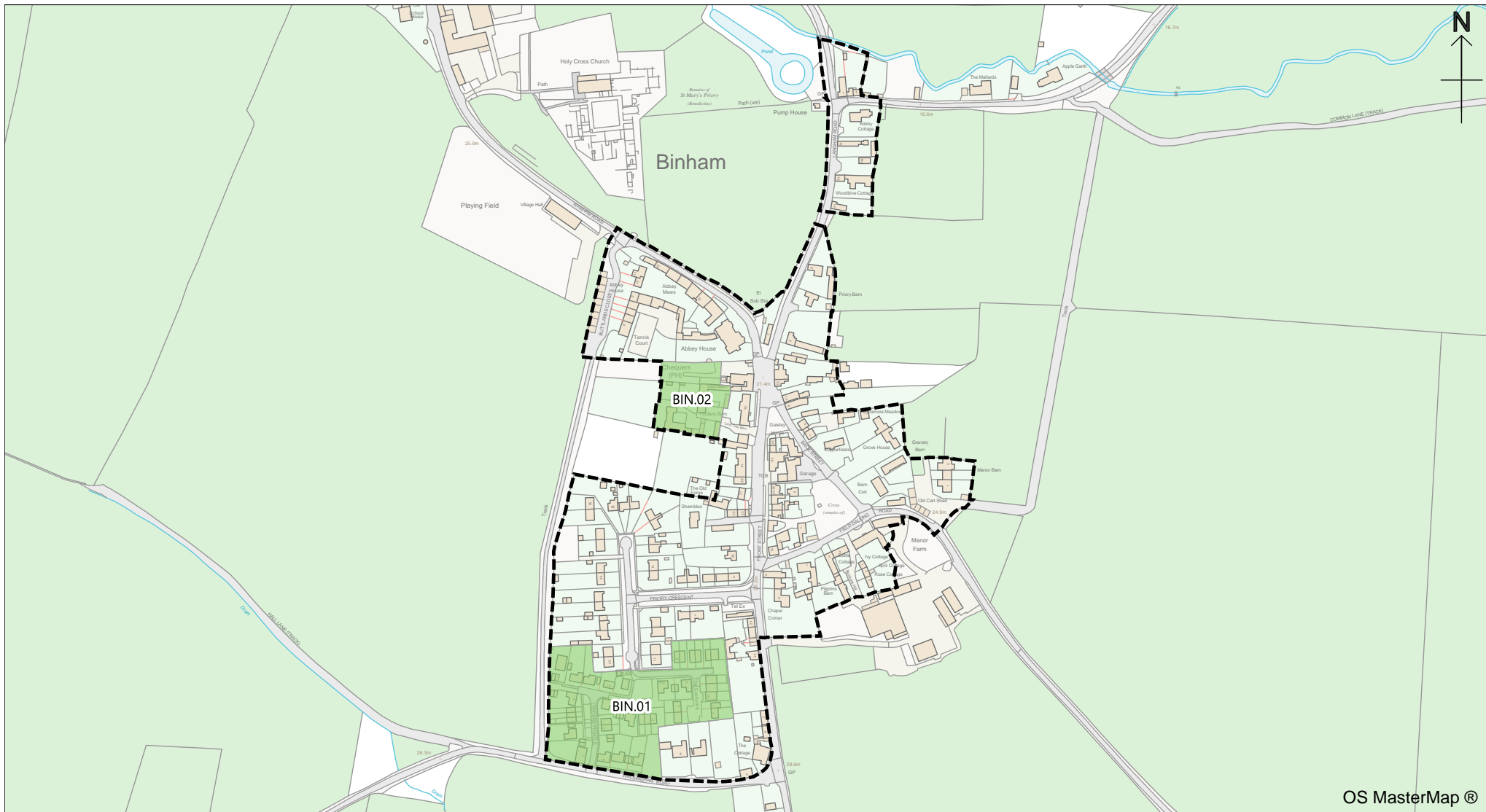
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Settlement Boundary Review (Small Growth Villages)

Binham

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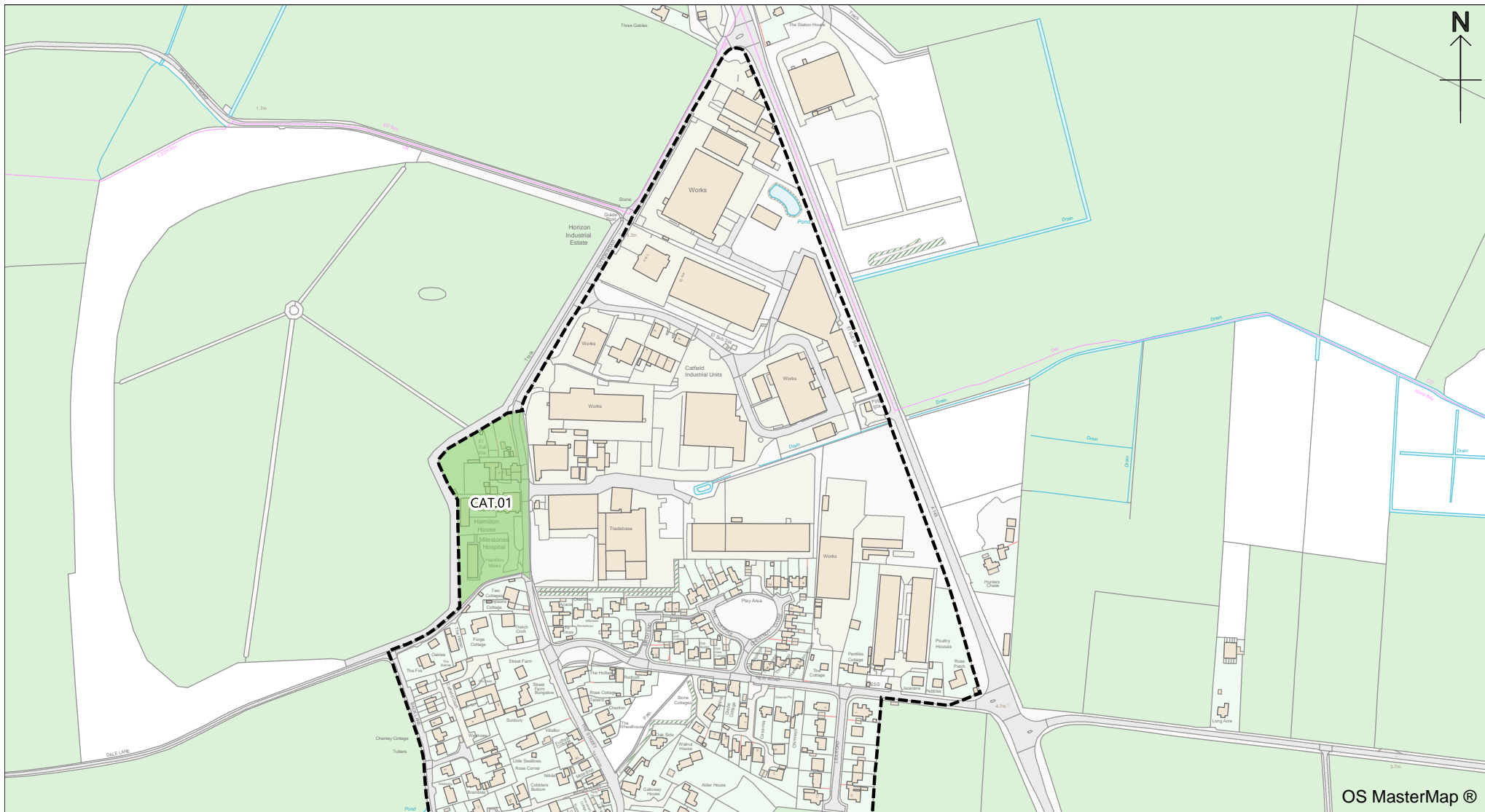
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Settlement Boundary Review (Small Growth Villages)

Catfield (Map 1 of 2)

- Proposed Addition
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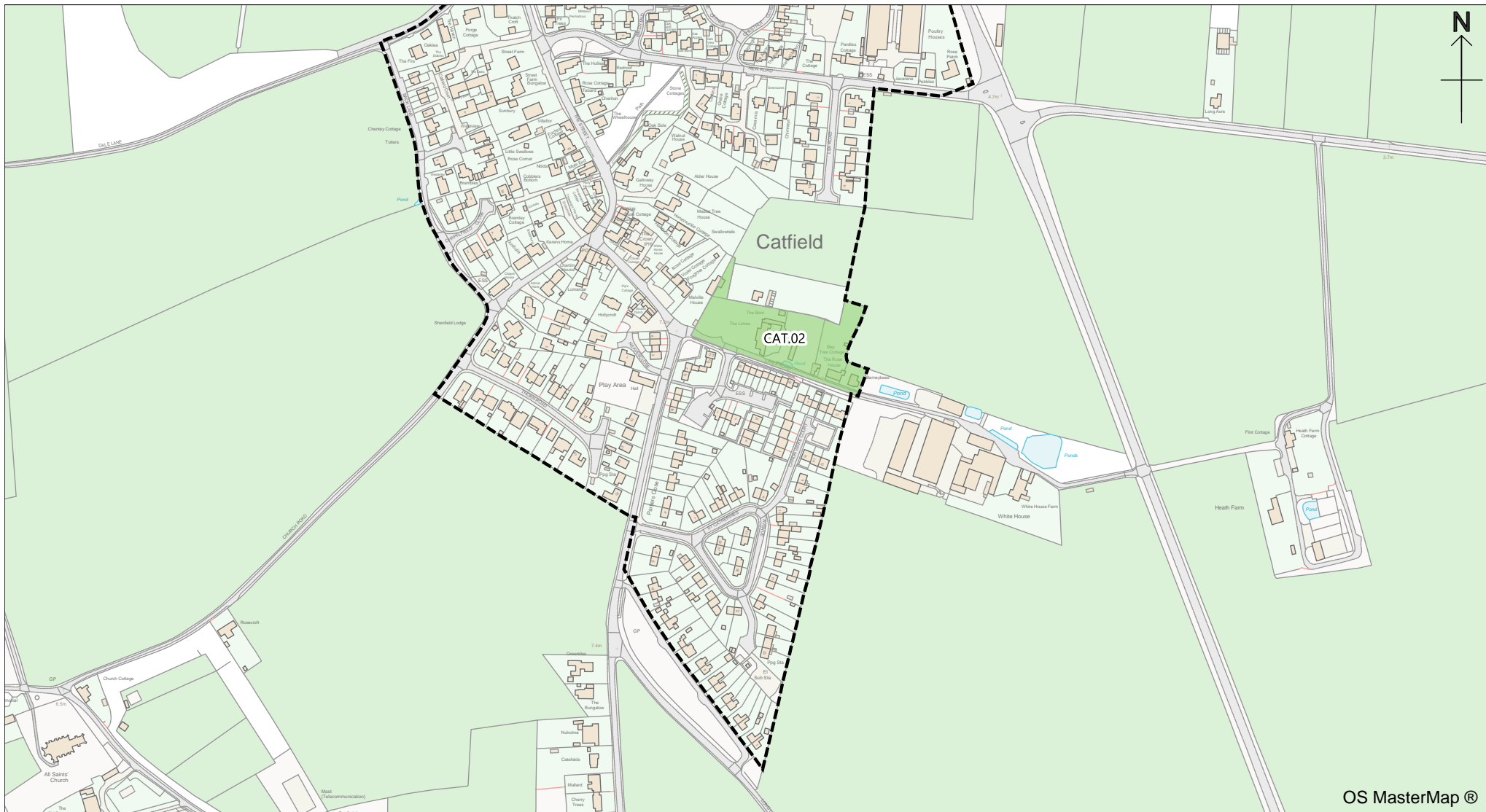
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Catfield (Map 2 of 2)

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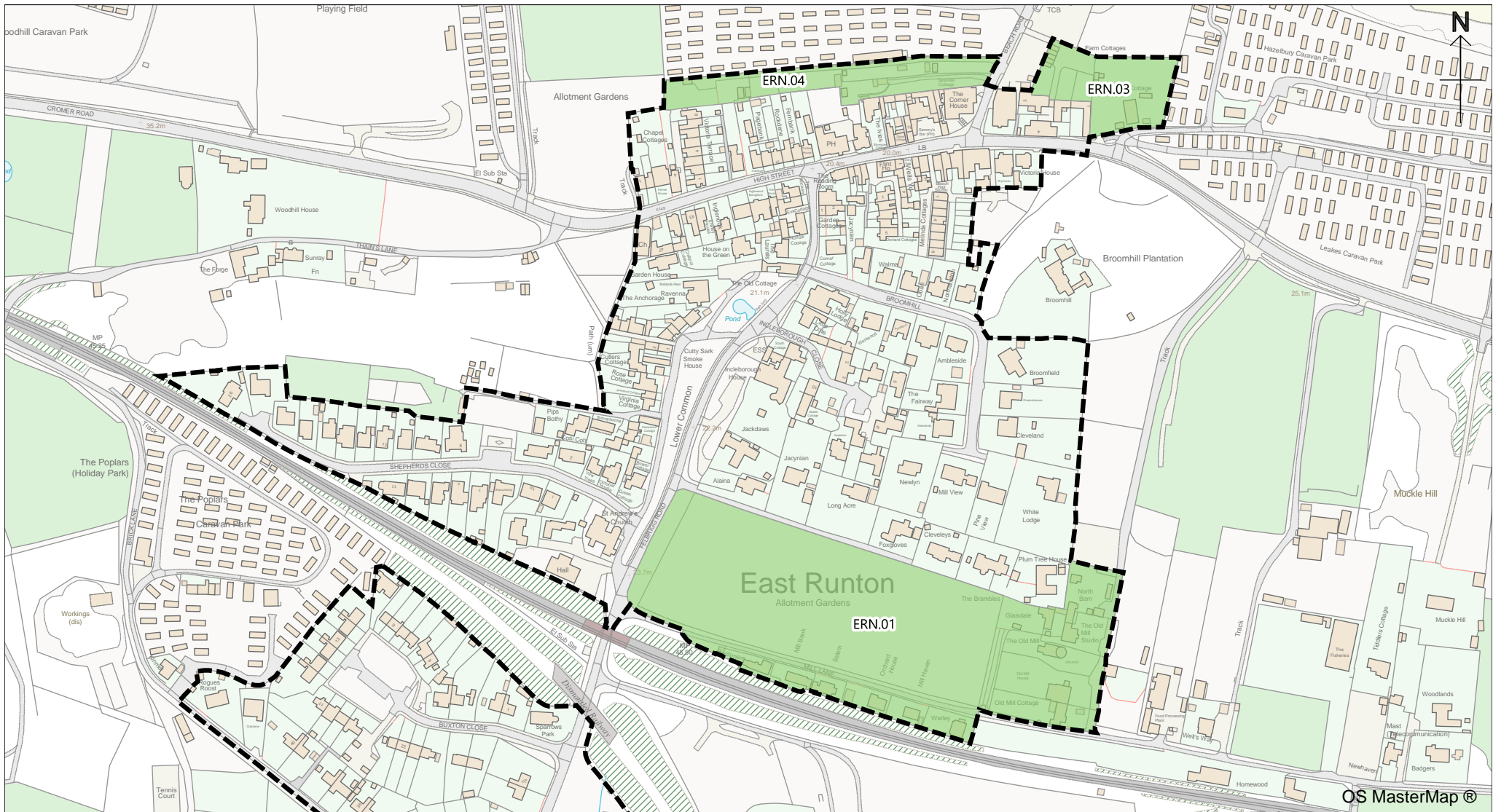
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East Runton (Map 1 of 2)

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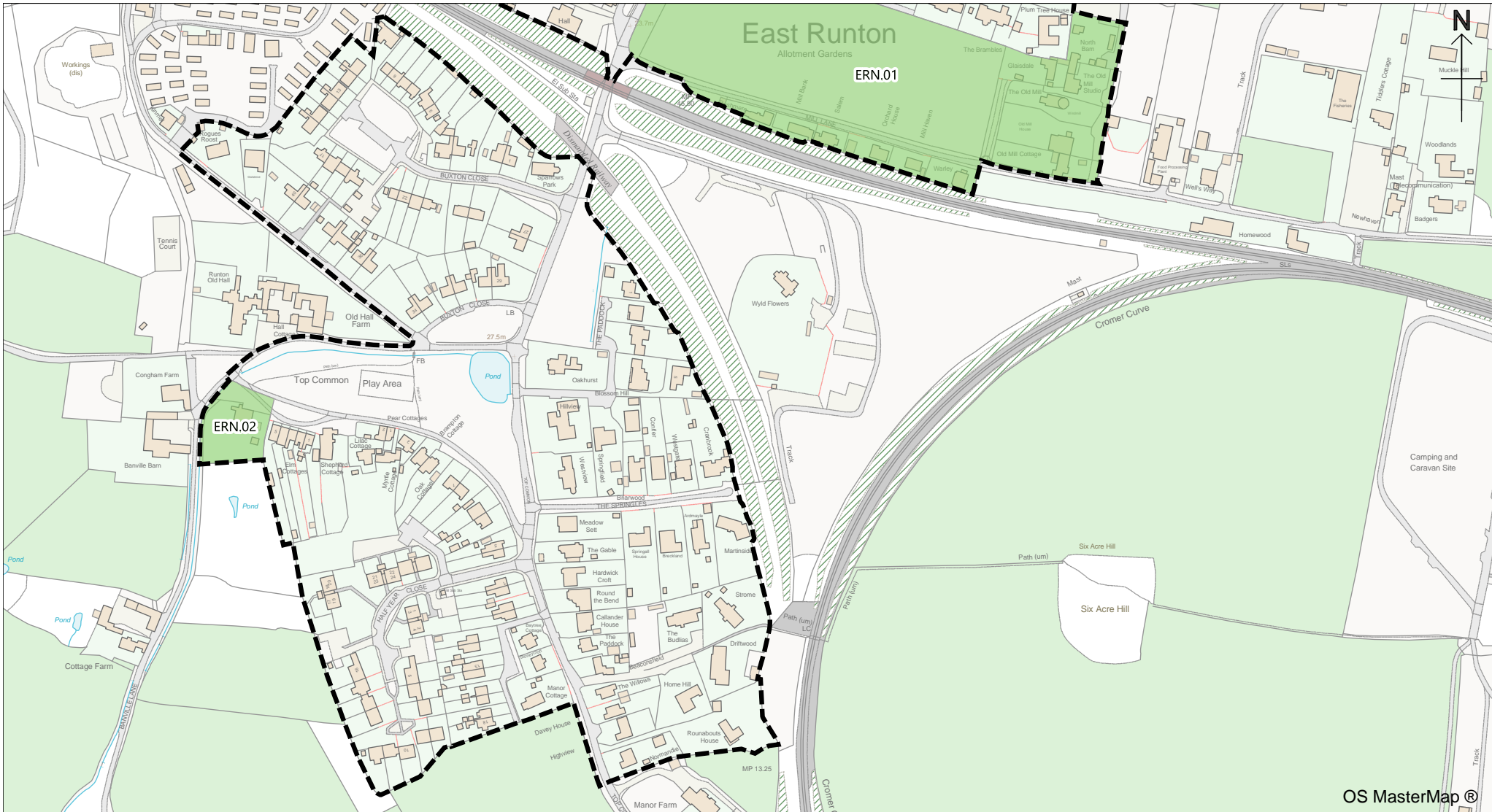
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East Runton (Map 2 of 2)

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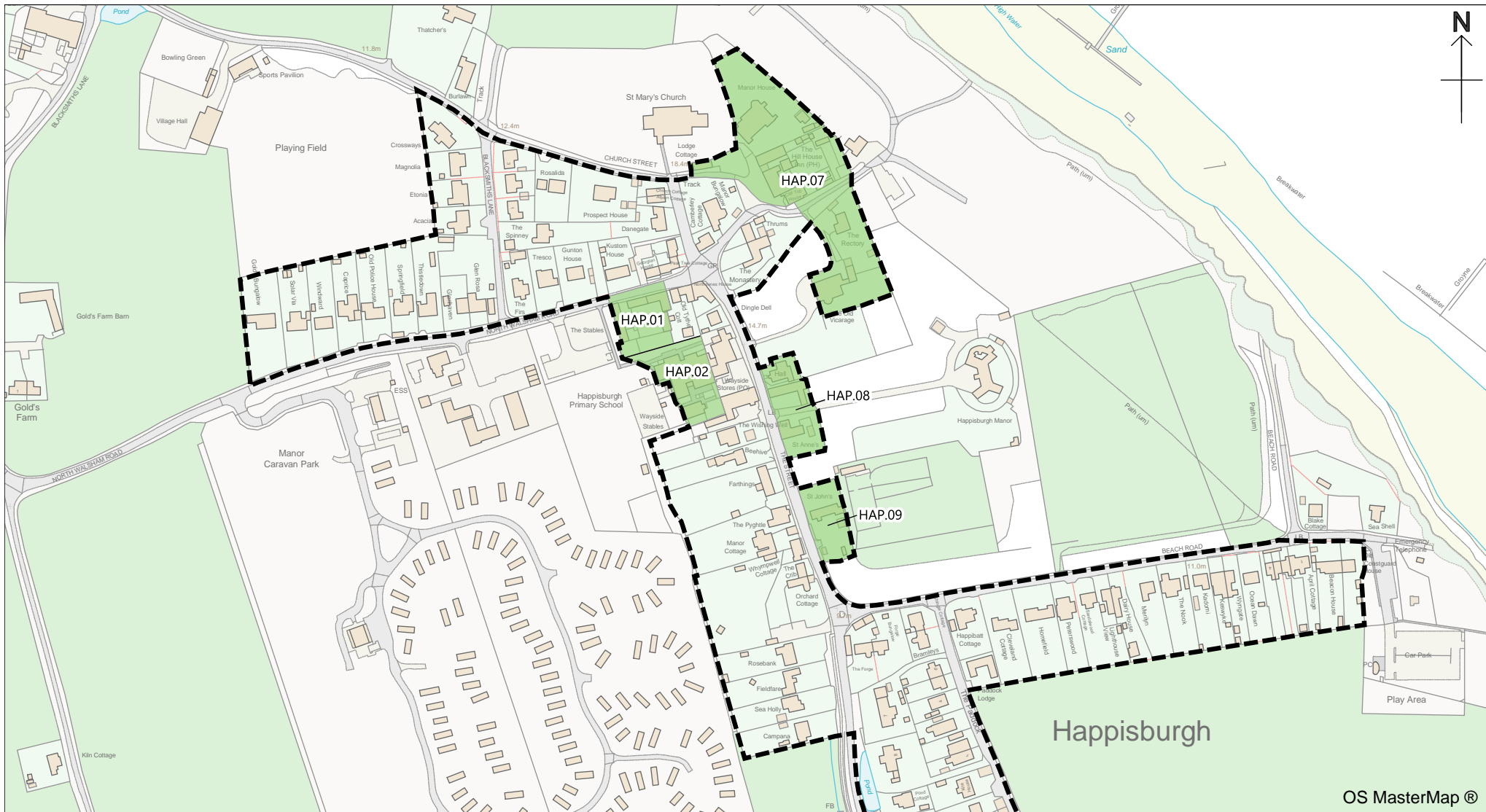
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Settlement Boundary Review (Small Growth Villages)

Happisburgh (Map 1 of 2)

- Proposed Addition
- Proposed Deletion
- Revised Settlement Boundary

NOT TO SCALE

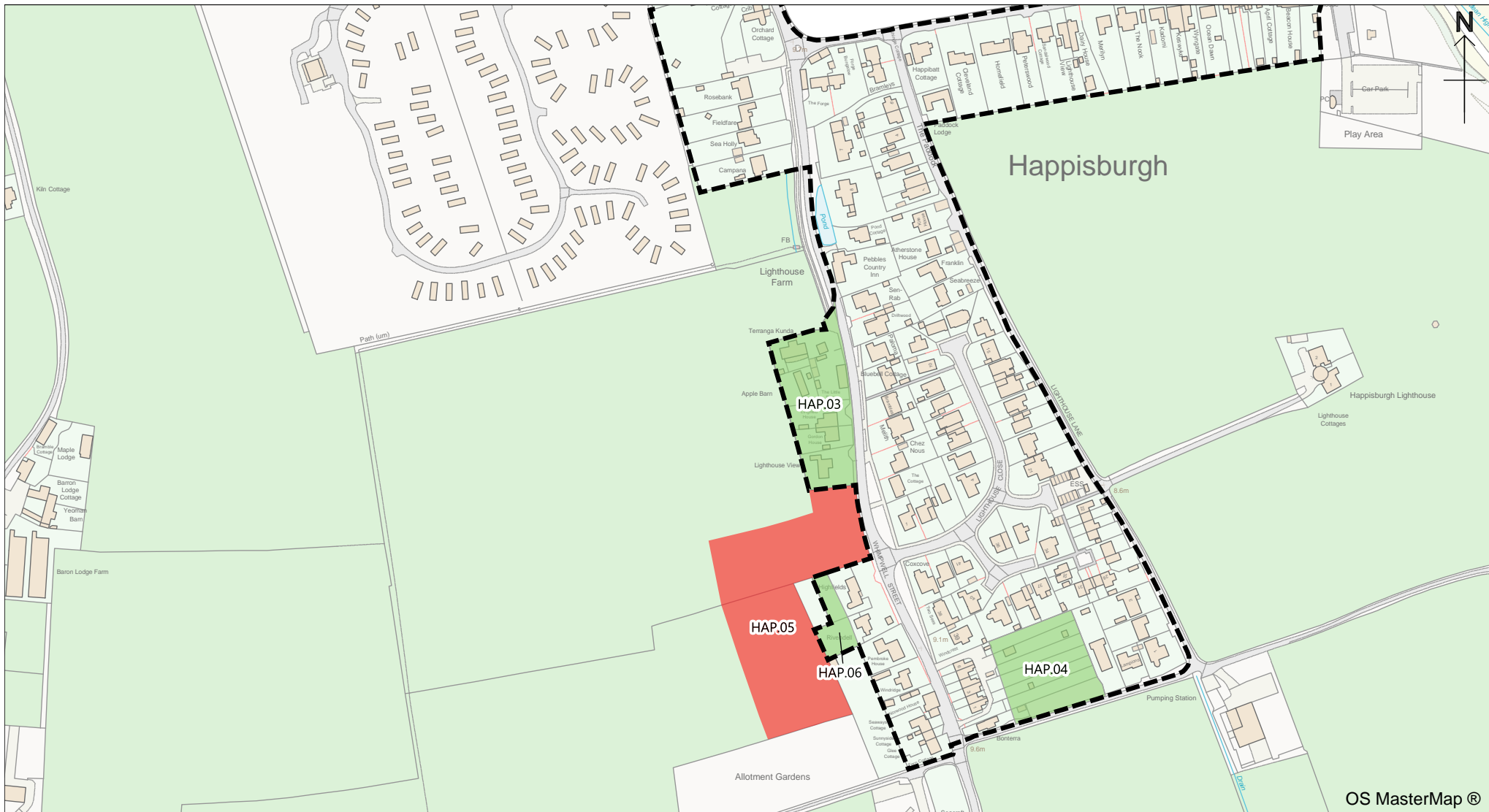
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Happisburgh (Map 2 of 2)

- Proposed Addition
- Proposed Deletion
- Revised Settlement Boundary

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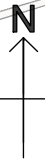
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High Kelling

- Proposed Addition
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- Revised Settlement Boundary

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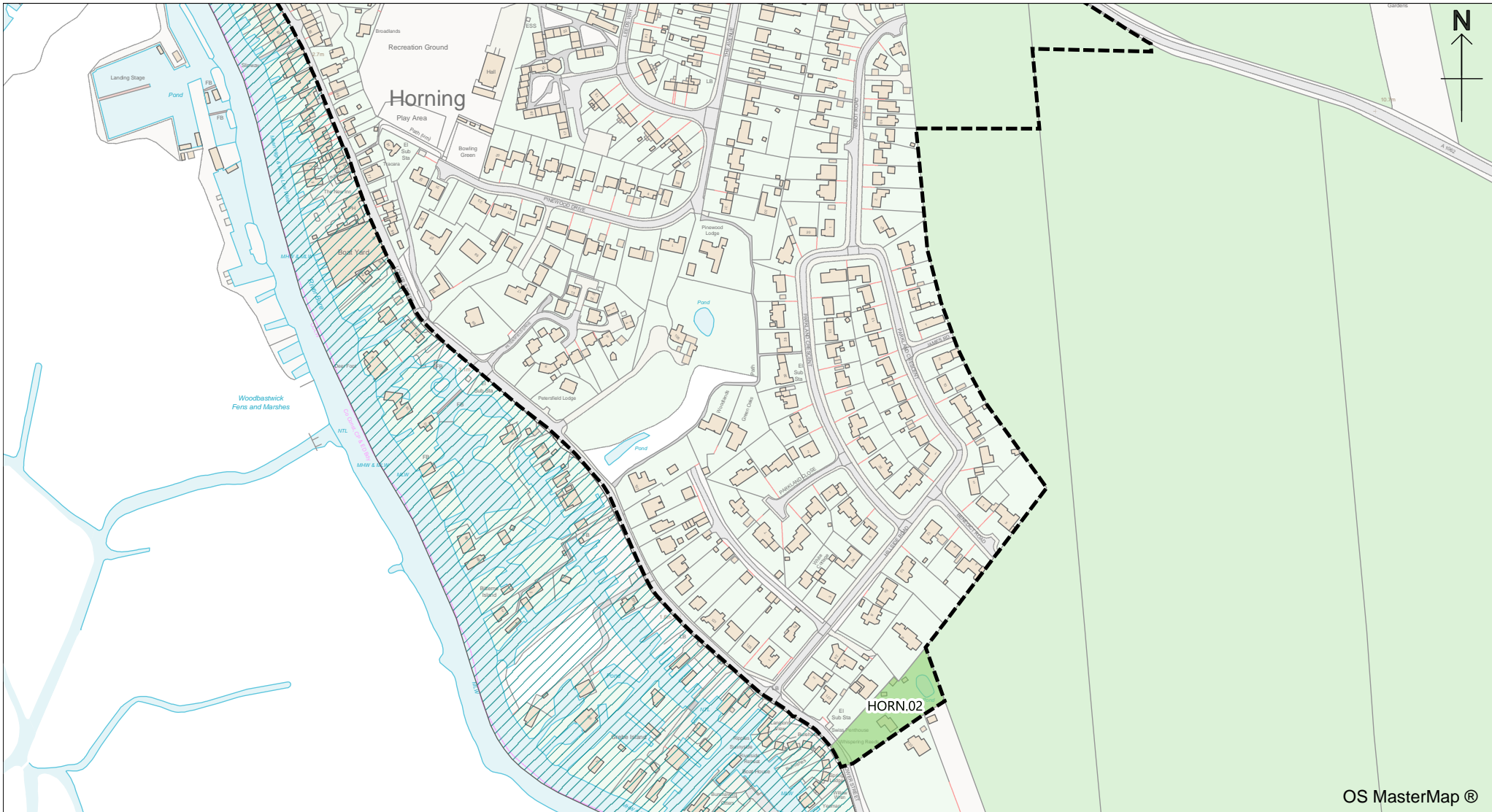
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Horning (Map 2 of 2)

- Proposed Addition
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- Revised Settlement Boundary
- Broads Authority Area

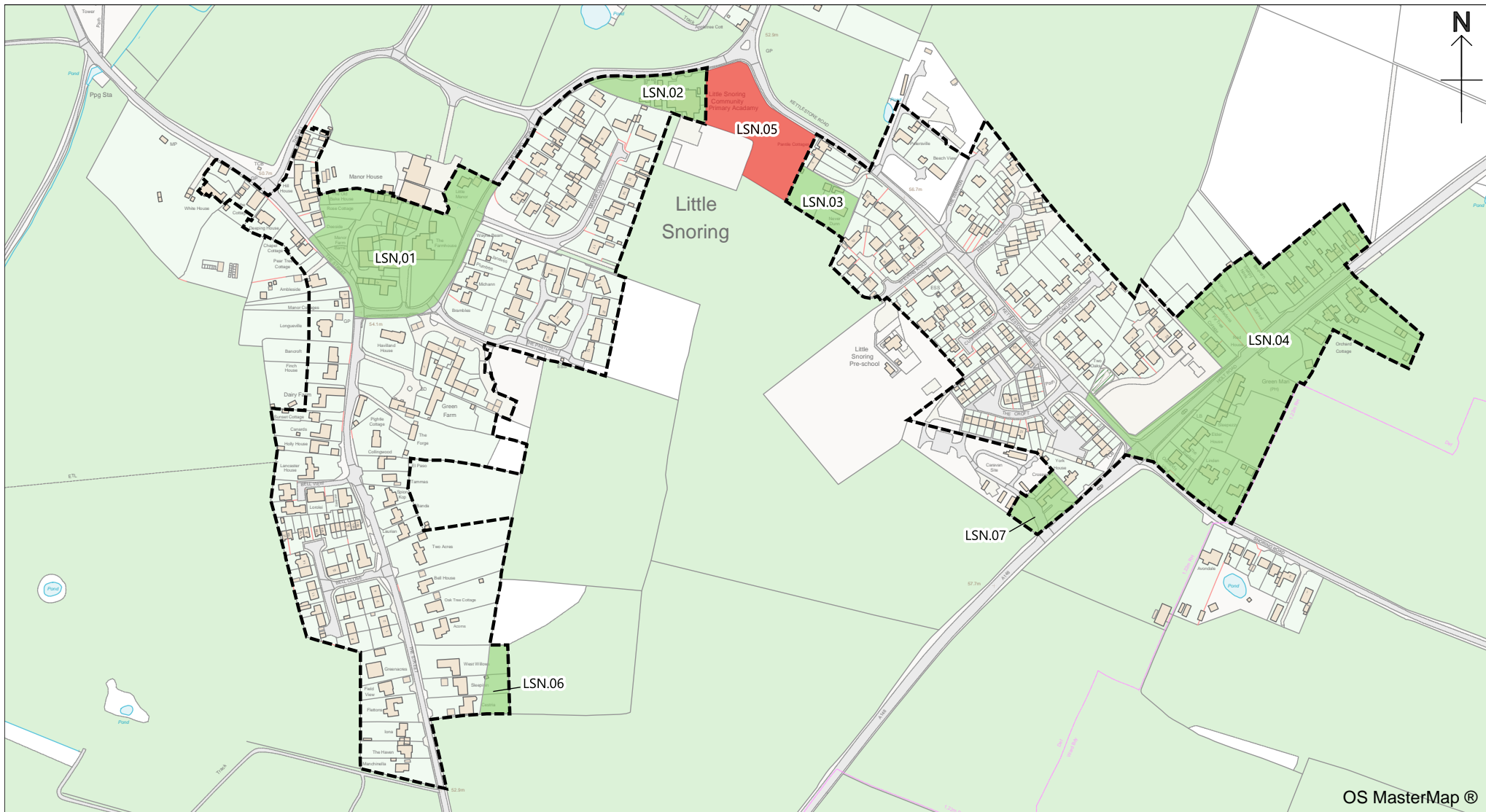
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Settlement Boundary Review (Small Growth Villages)

Little Snoring

- Proposed Addition
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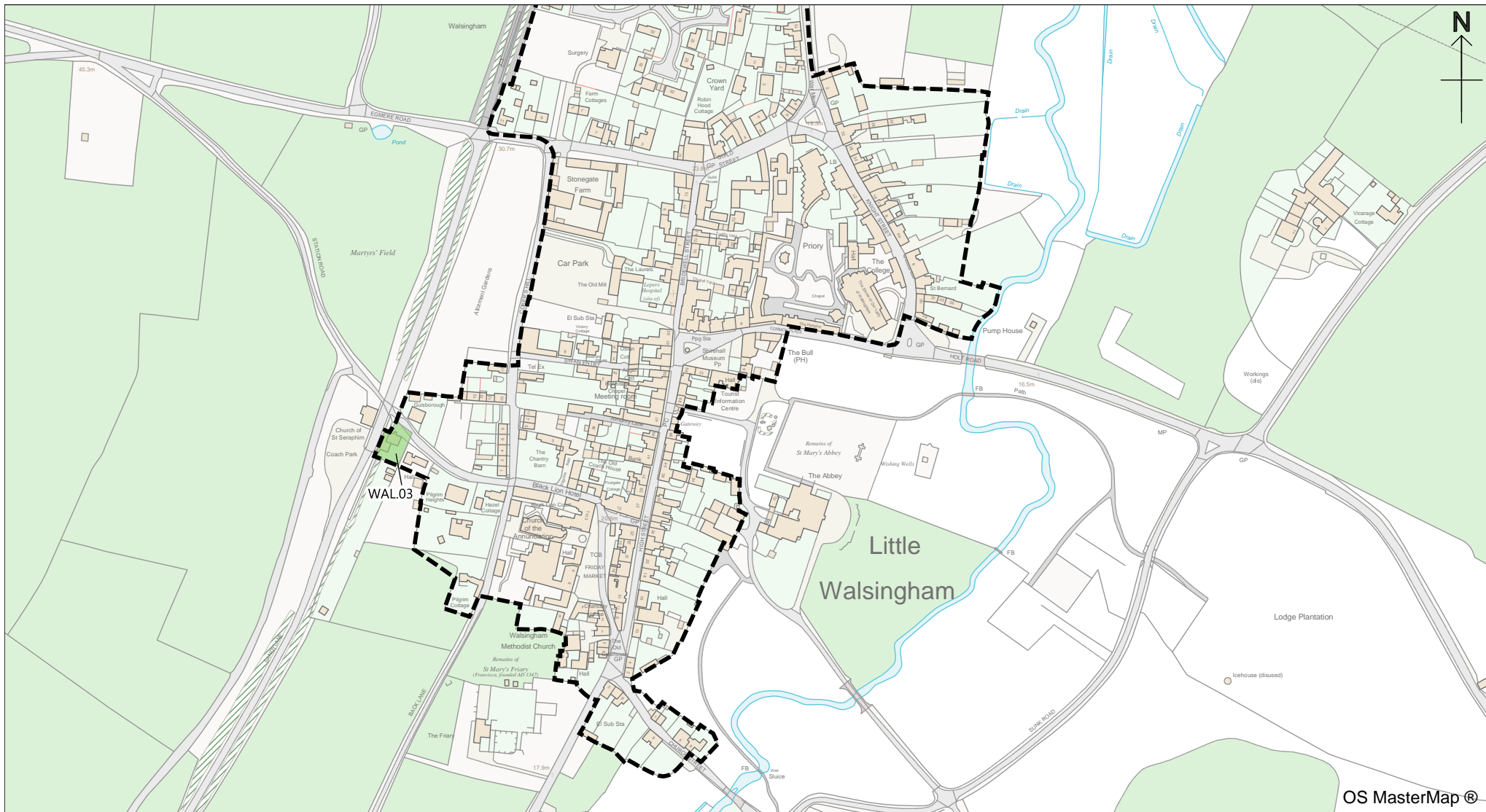
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Little Walsingham (Map 2 of 2)

- Proposed Addition
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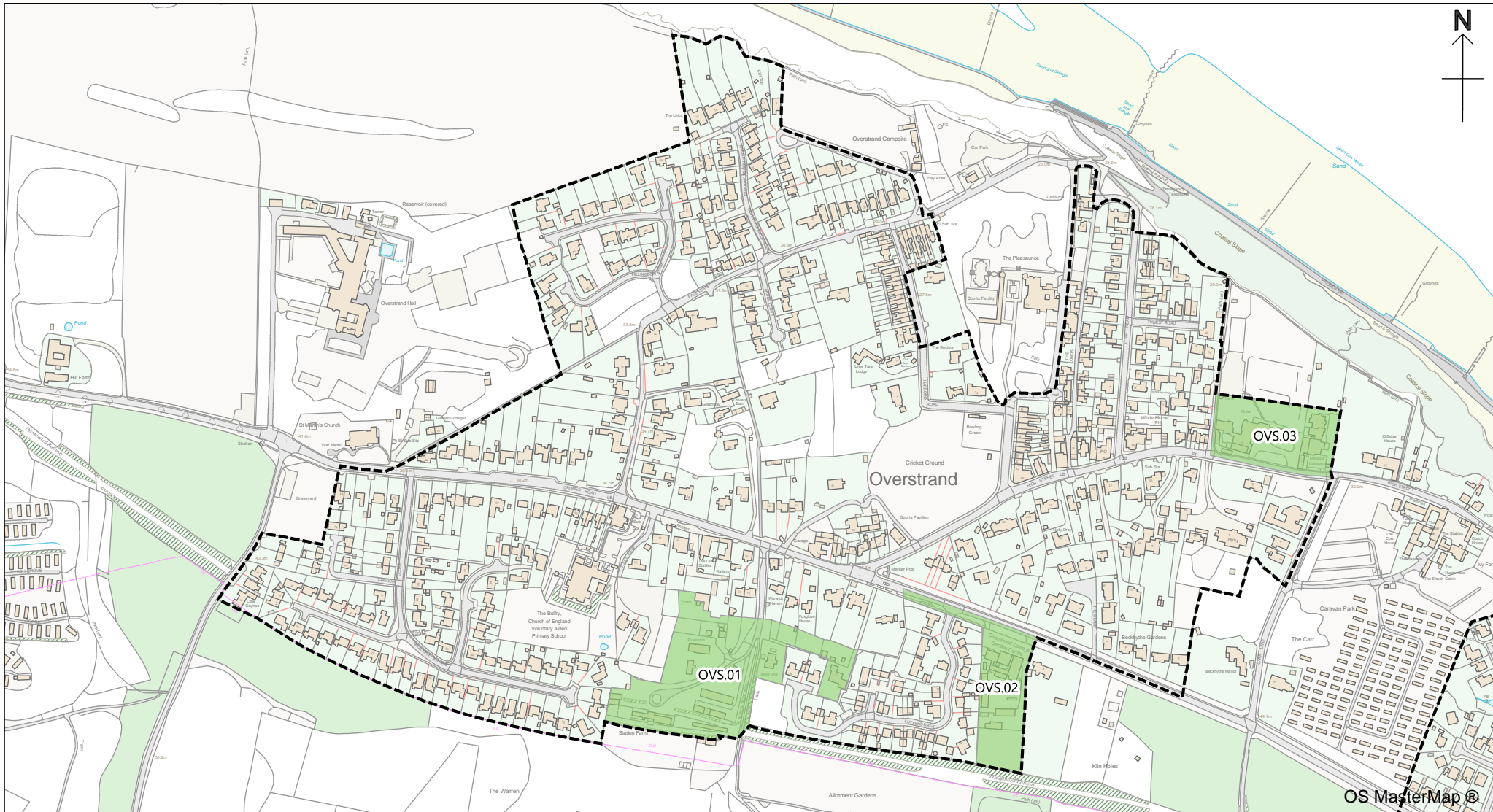
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Settlement Boundary Review (Small Growth Villages)

Overstrand (Map 1 of 2)

- Proposed Addition
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- Revised Settlement Boundary

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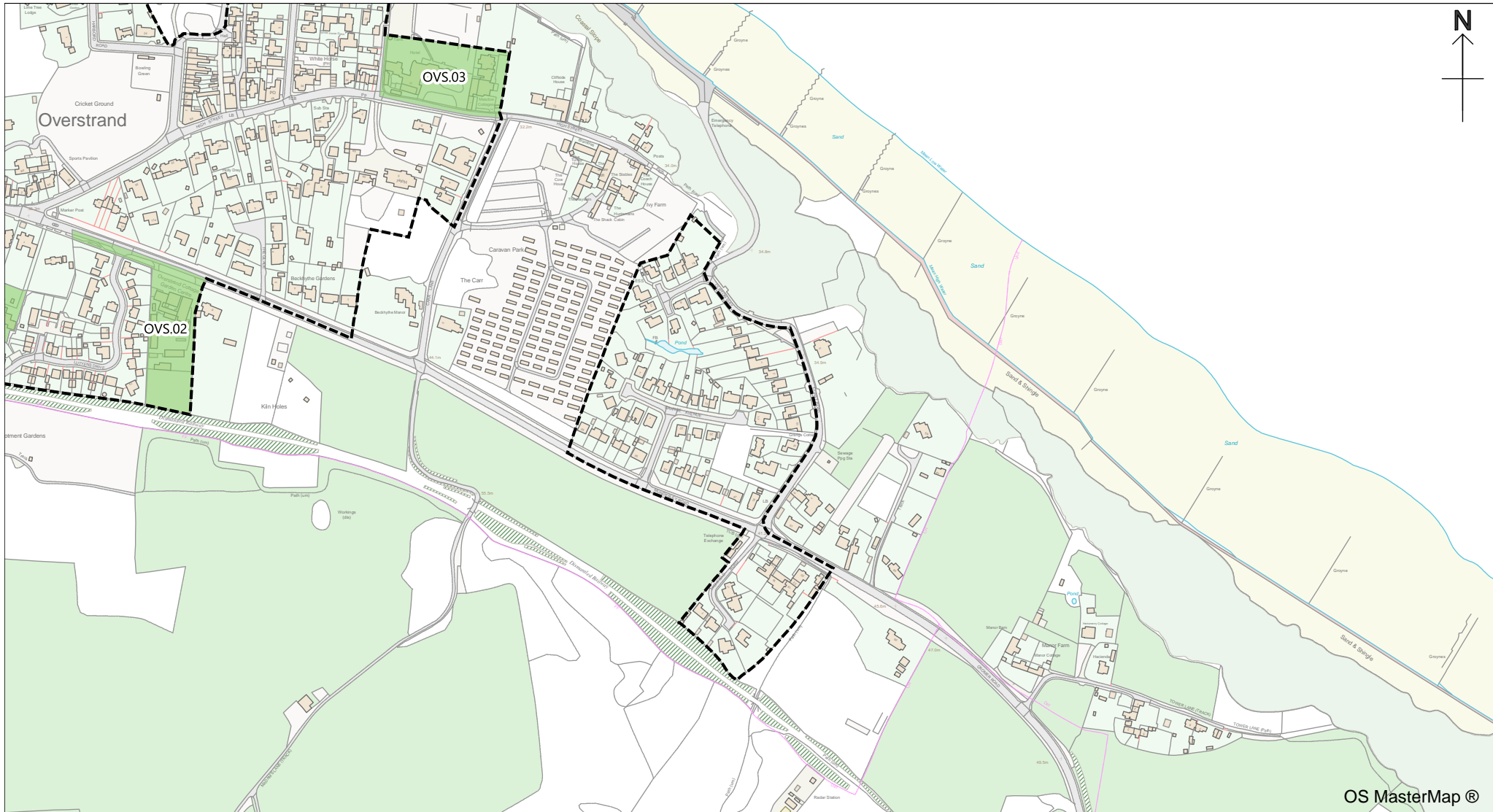
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Settlement Boundary Review (Small Growth Villages)

Overstrand (Map 2 of 2)

- Proposed Addition
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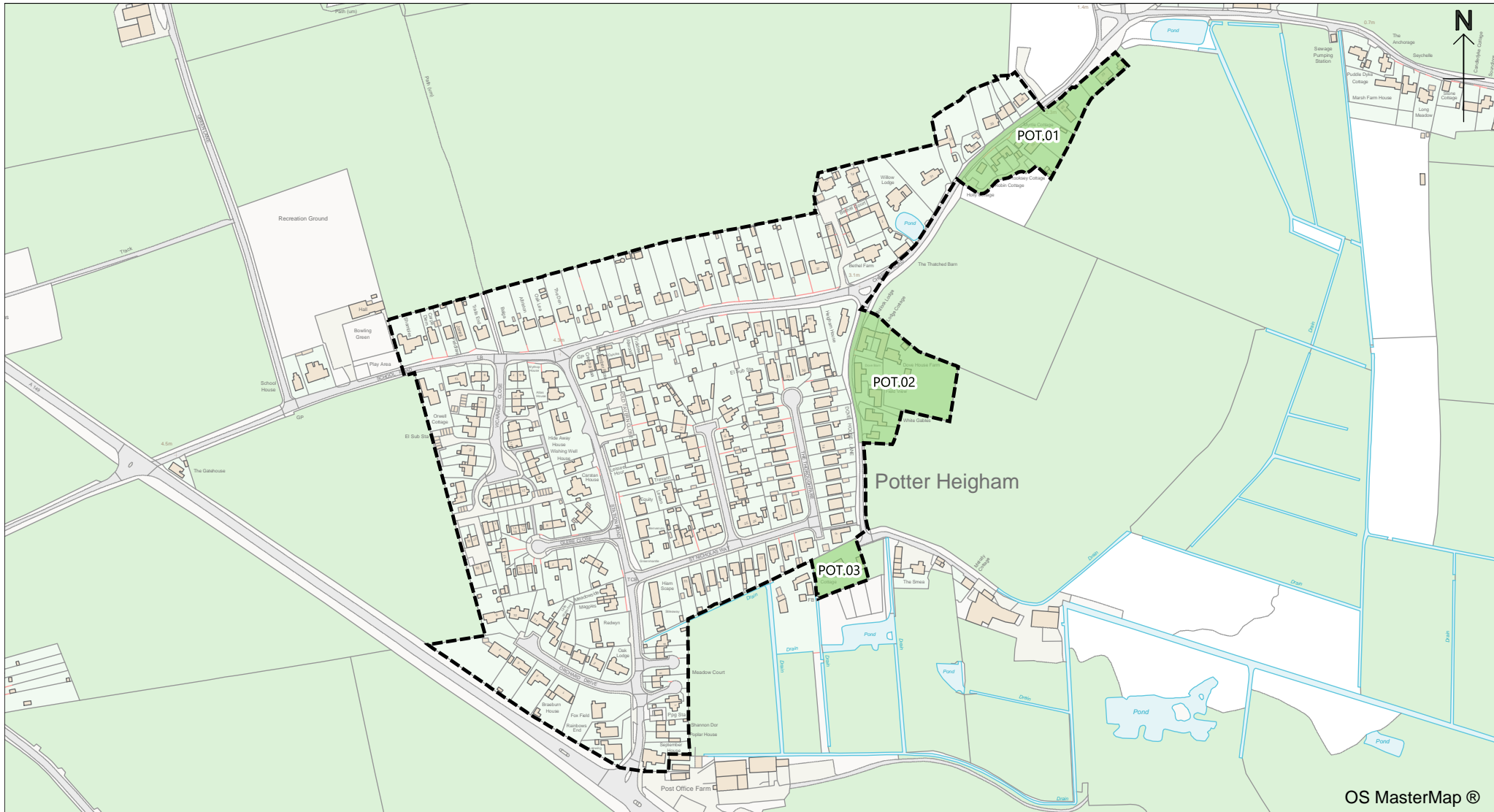
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Settlement Boundary Review (Small Growth Villages)

Potter Heigham (Map 1 of 2)

- Proposed Addition
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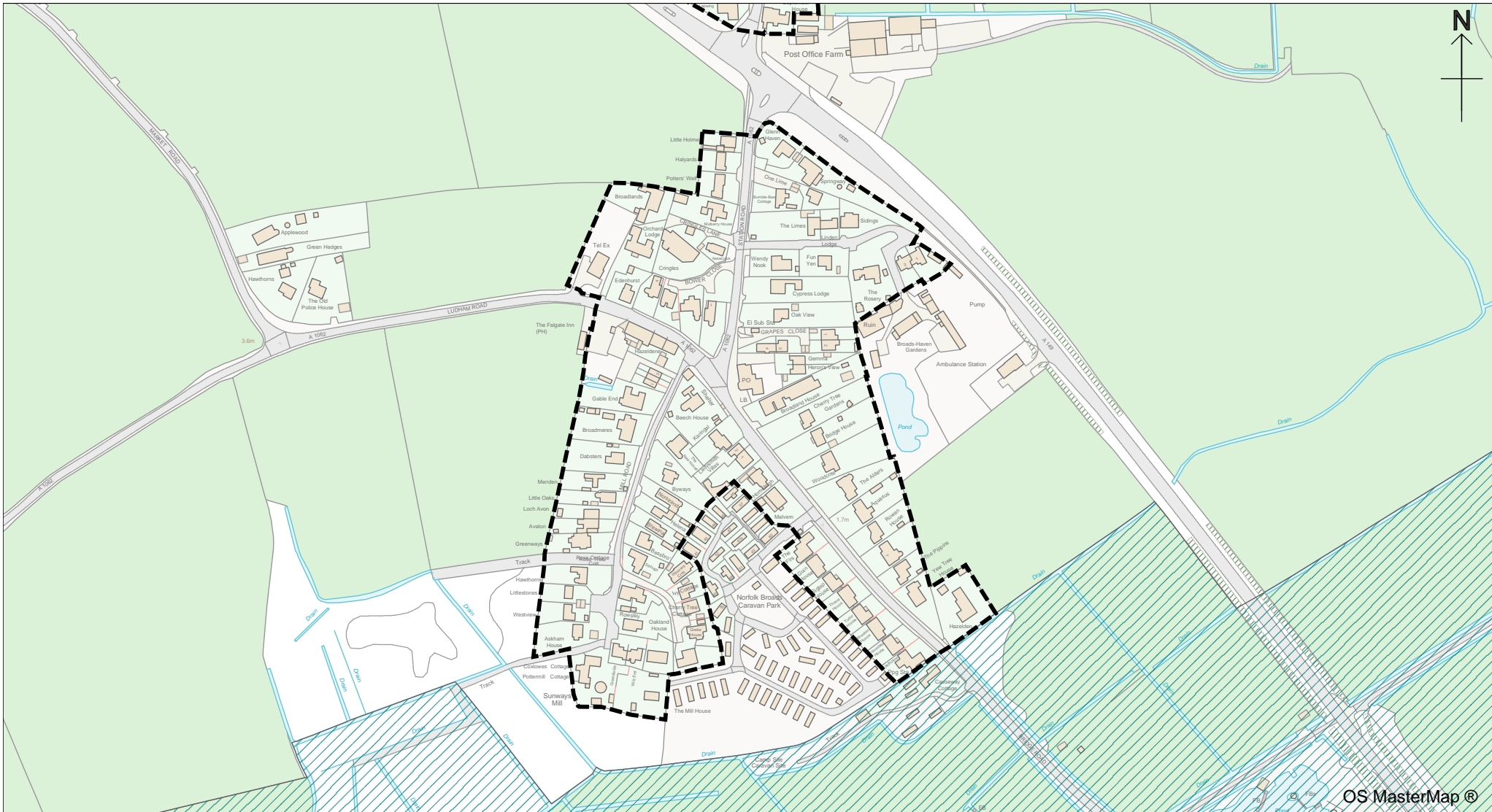
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Settlement Boundary Review (Small Growth Villages)

Potter Heigham (Map 2 of 2)

- Proposed Addition
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- Broads Authority Area
- Revised Settlement Boundary

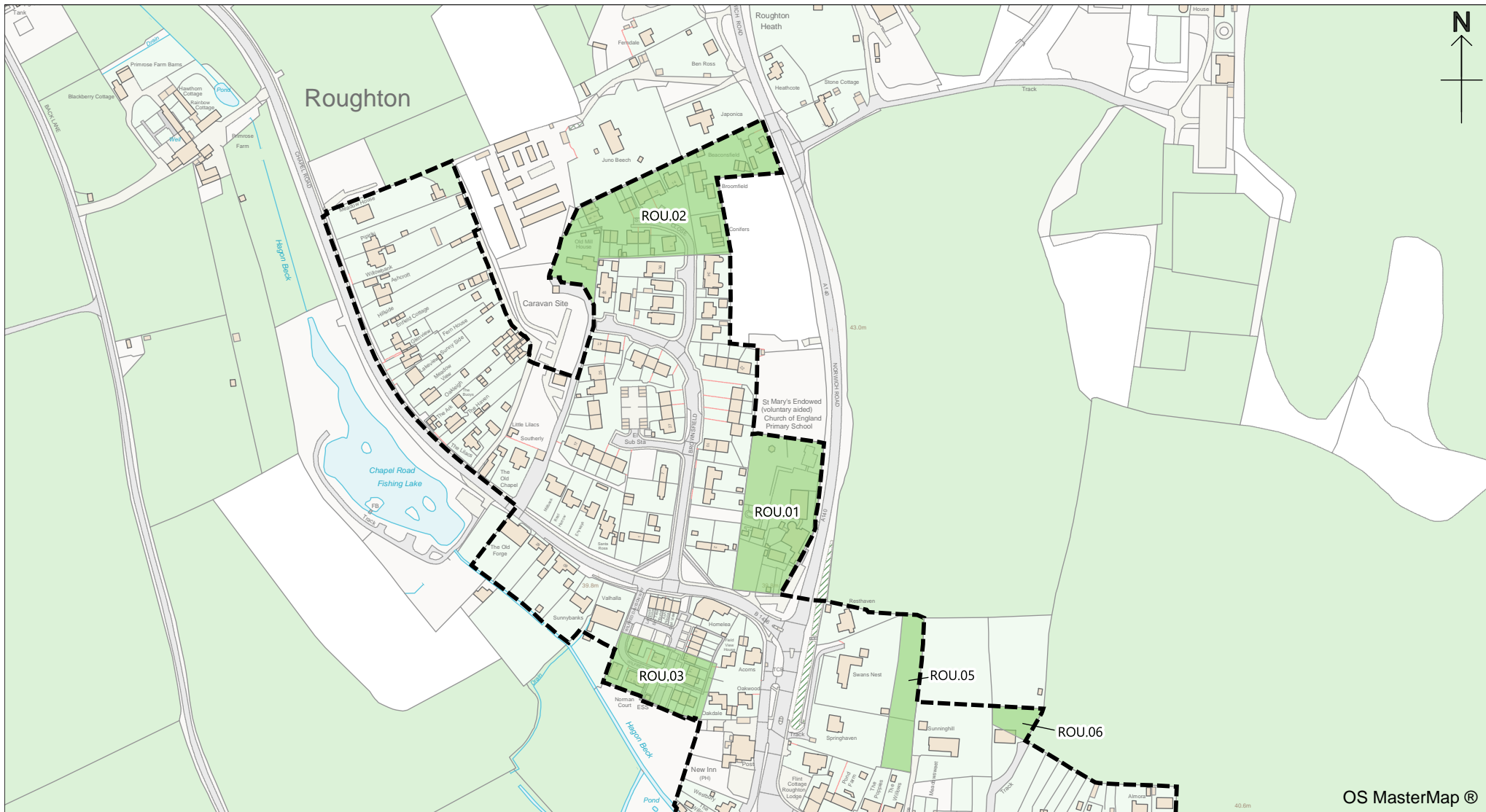
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Settlement Boundary Review (Small Growth Villages)

Roughton (Map 1 of 2)

- Proposed Addition
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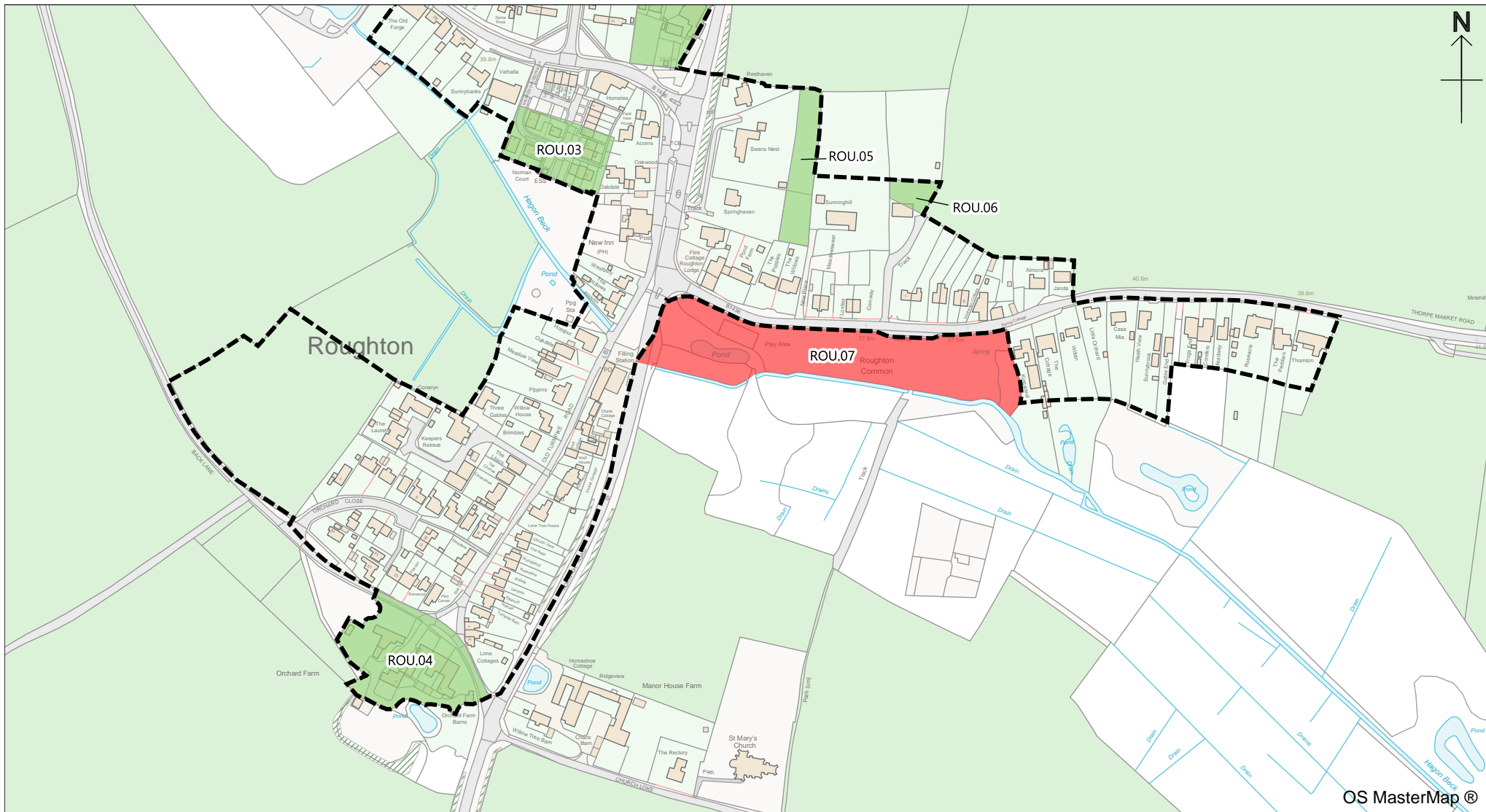
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Settlement Boundary Review (Small Growth Villages)

Roughton (Map 2 of 2)

- Proposed Addition
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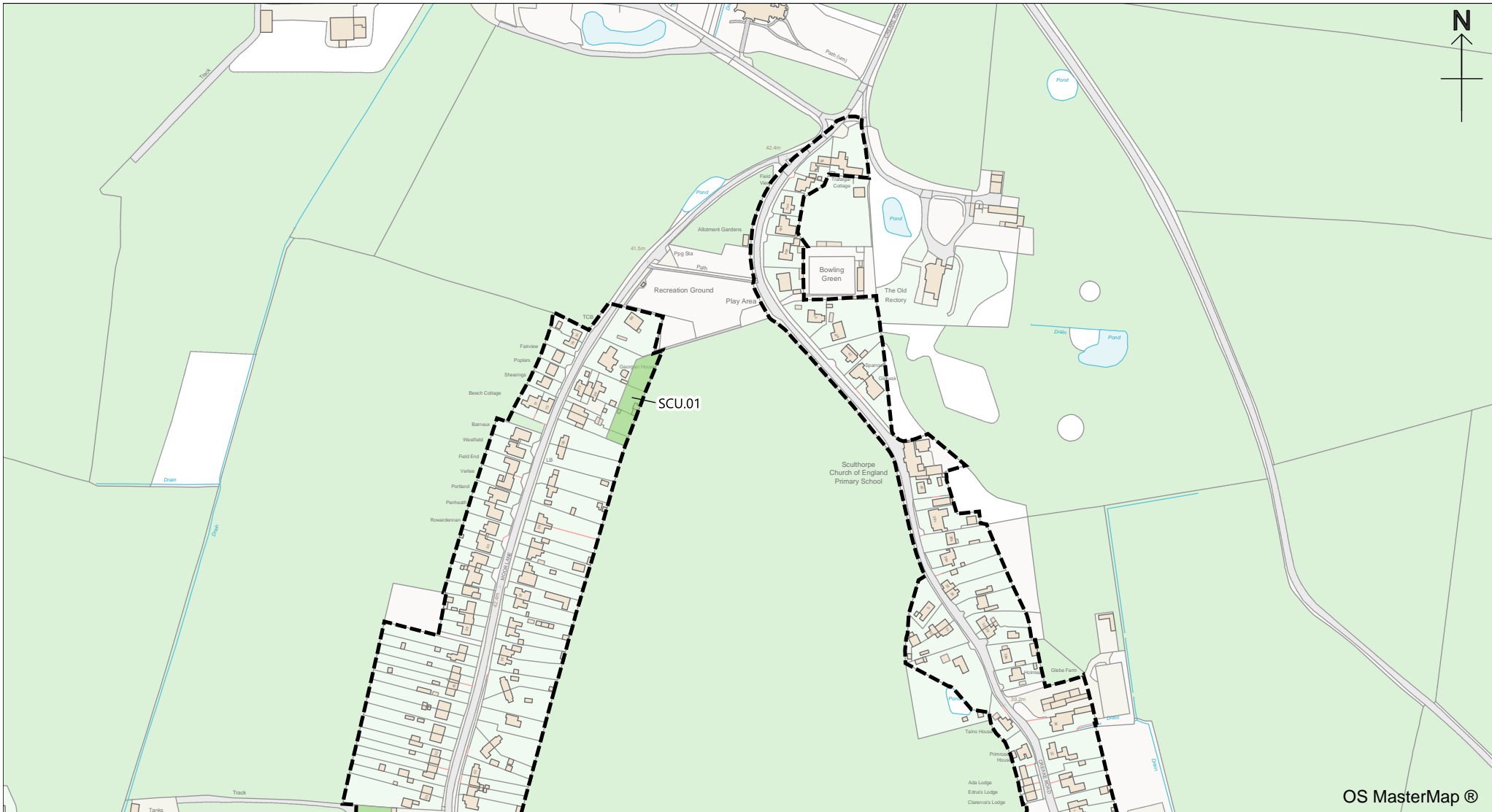
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Sculthorpe (Map 1 of 2)

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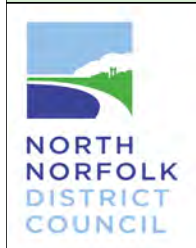
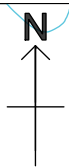
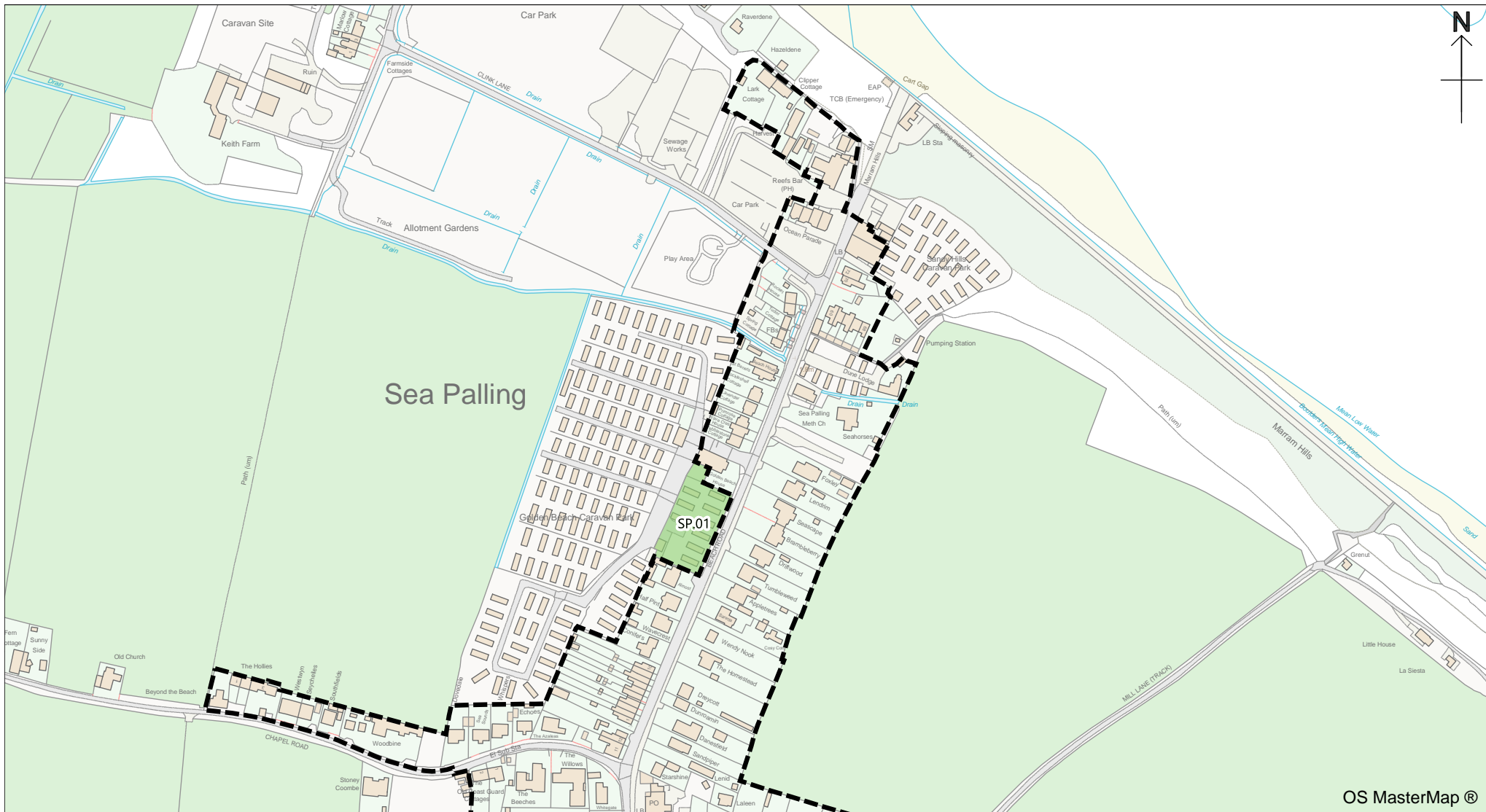
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Settlement Boundary Review (Small Growth Villages)

Sea Palling (Map 1 of 2)

- Proposed Addition
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- Revised Settlement Boundary

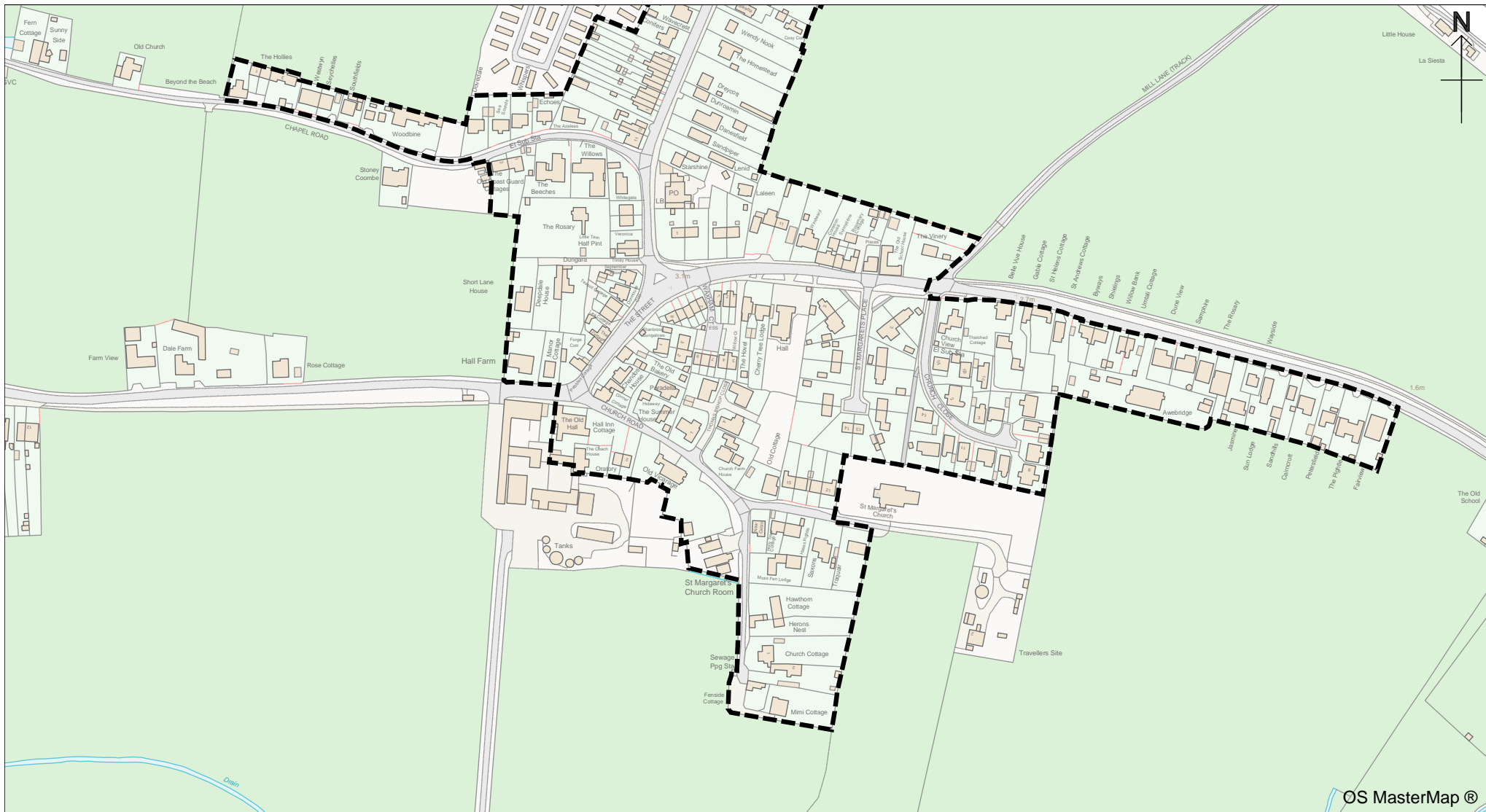
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Settlement Boundary Review (Small Growth Villages)

Sea Palling (Map 2 of 2)

- Proposed Addition
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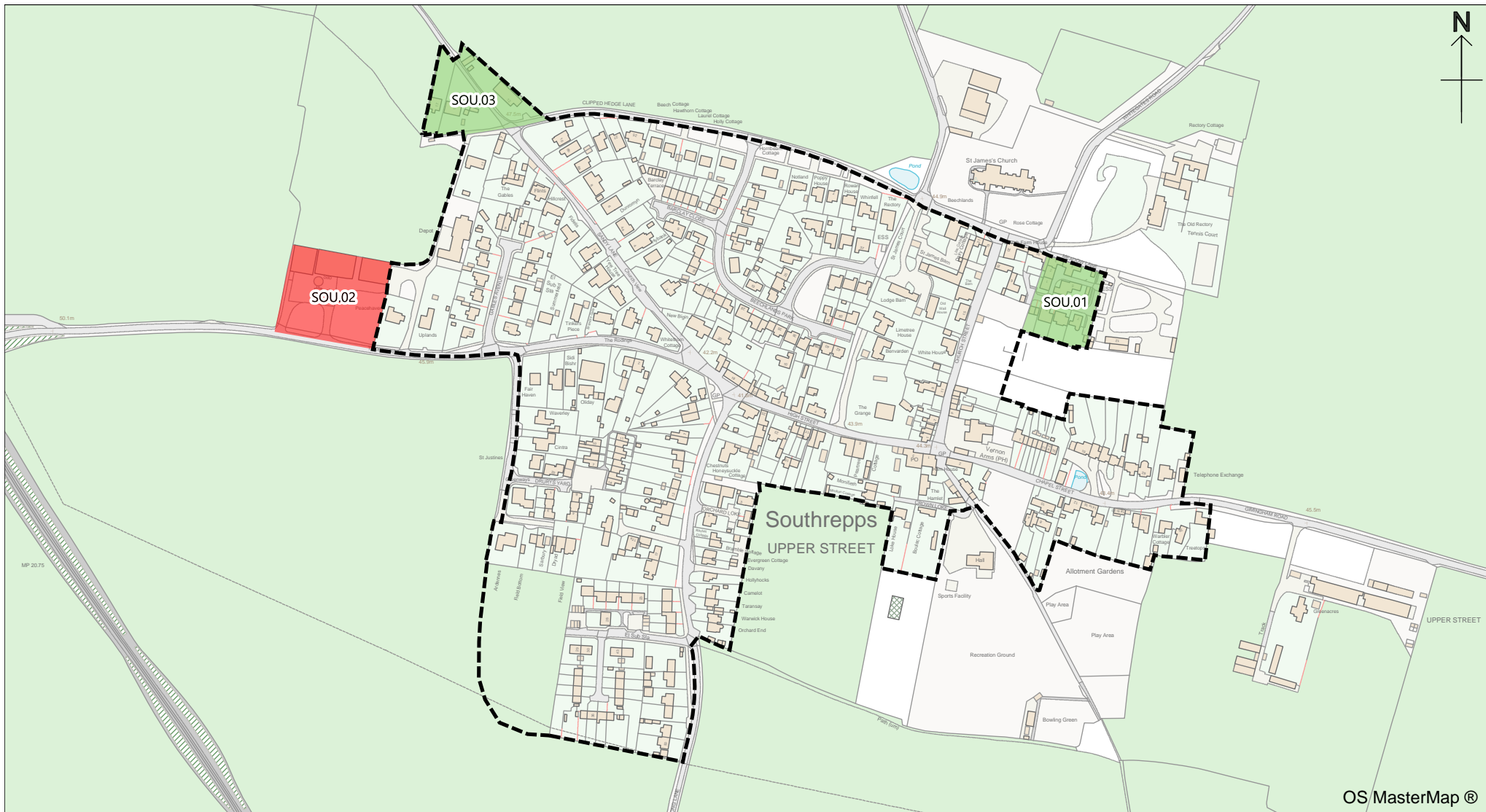
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Settlement Boundary Review (Small Growth Villages)

Southrepps

- Proposed Addition
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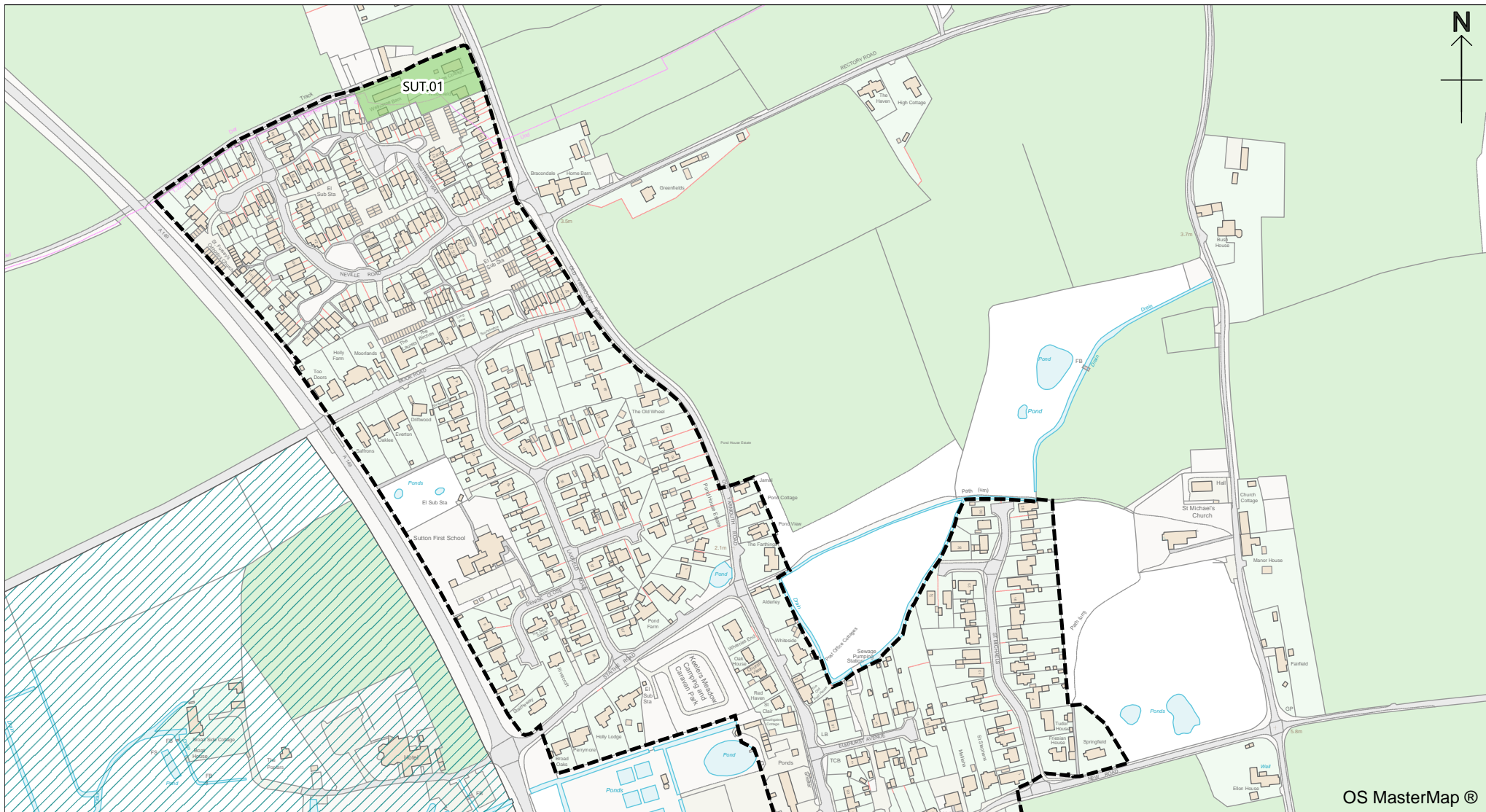
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Settlement Boundary Review (Small Growth Villages)

Sutton (Map 1 of 2)

- Proposed Addition
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- Broads Authority Area
- Revised Settlement Boundary

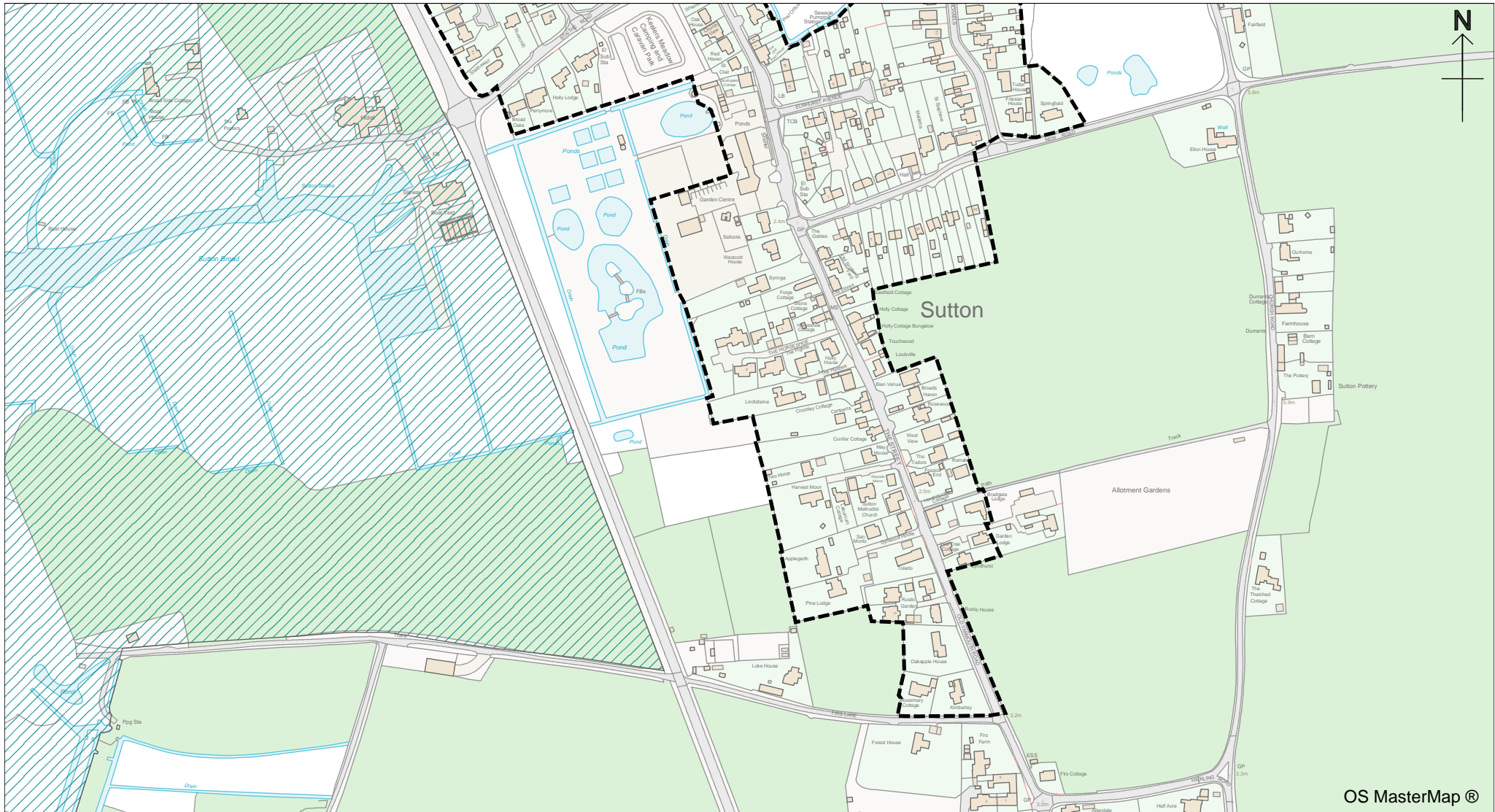
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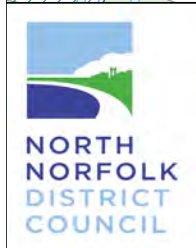
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Settlement Boundary Review (Small Growth Villages)

Sutton (Map 2 of 2)

- Proposed Addition
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- Broads Authority Area
- Revised Settlement Boundary

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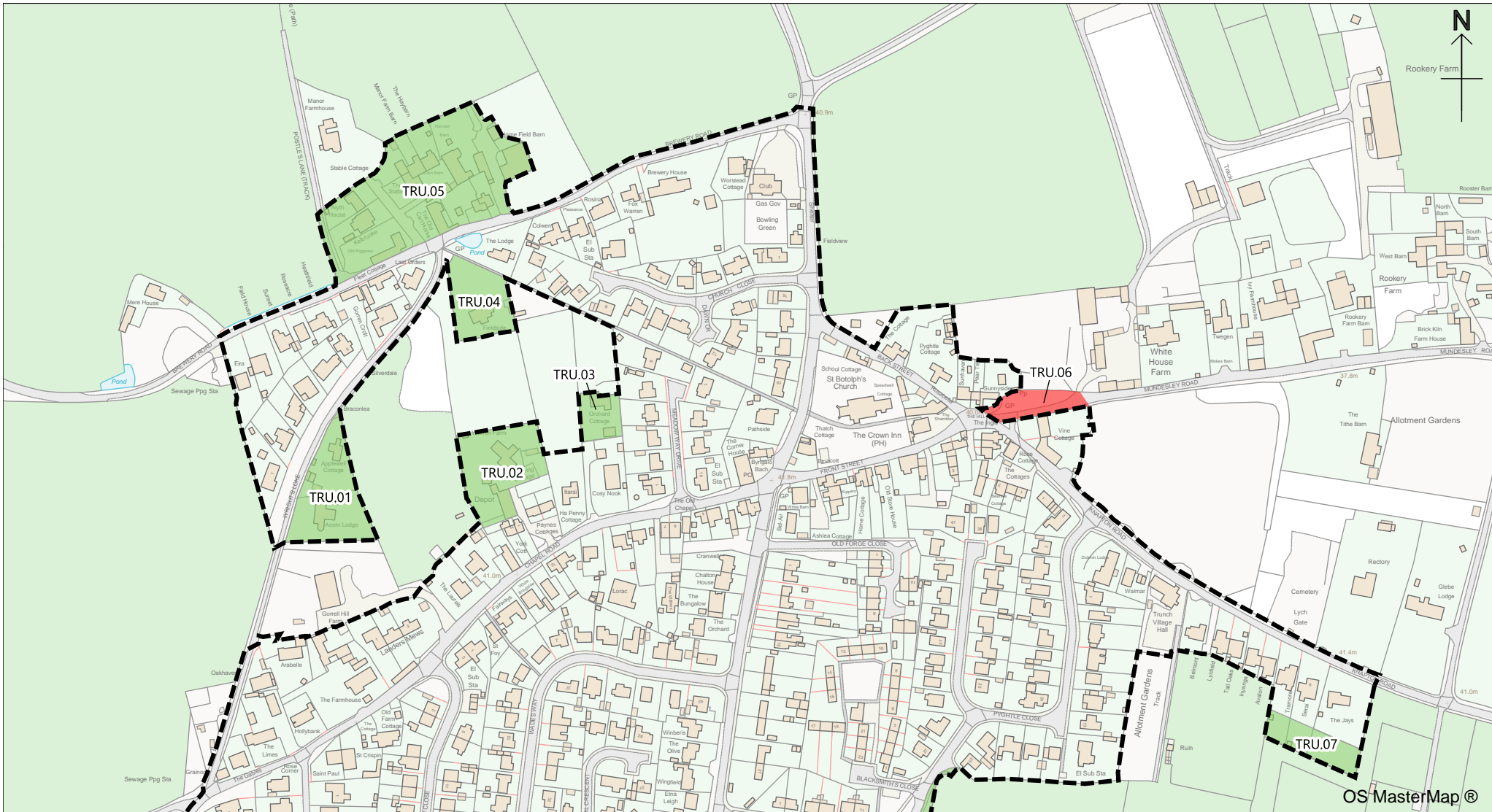
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Settlement Boundary Review (Small Growth Villages)

Trunch (Map 1 of 2)

- Proposed Addition
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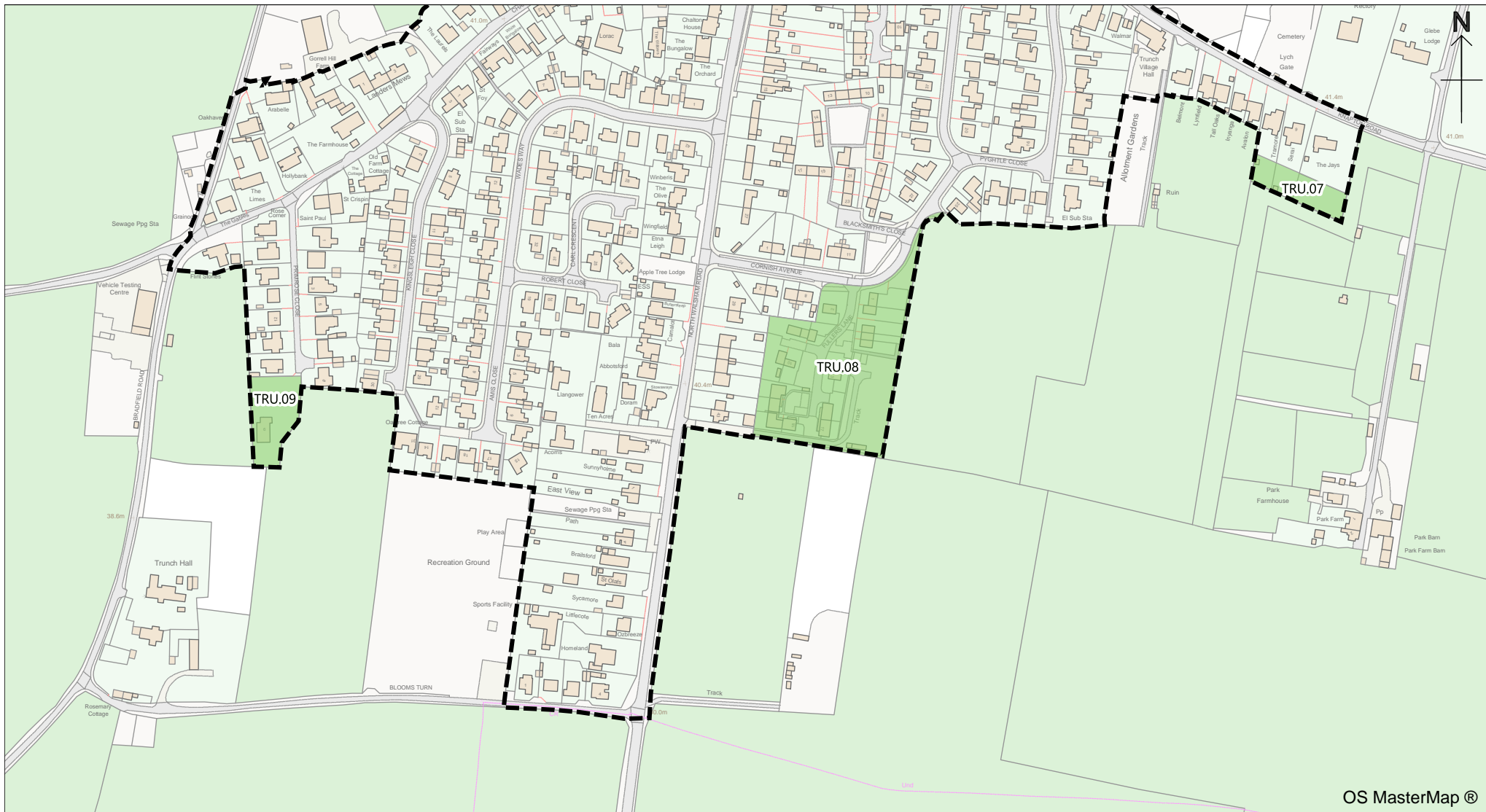
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Settlement Boundary Review (Small Growth Villages)

Trunch (Map 2 of 2)

- Proposed Addition
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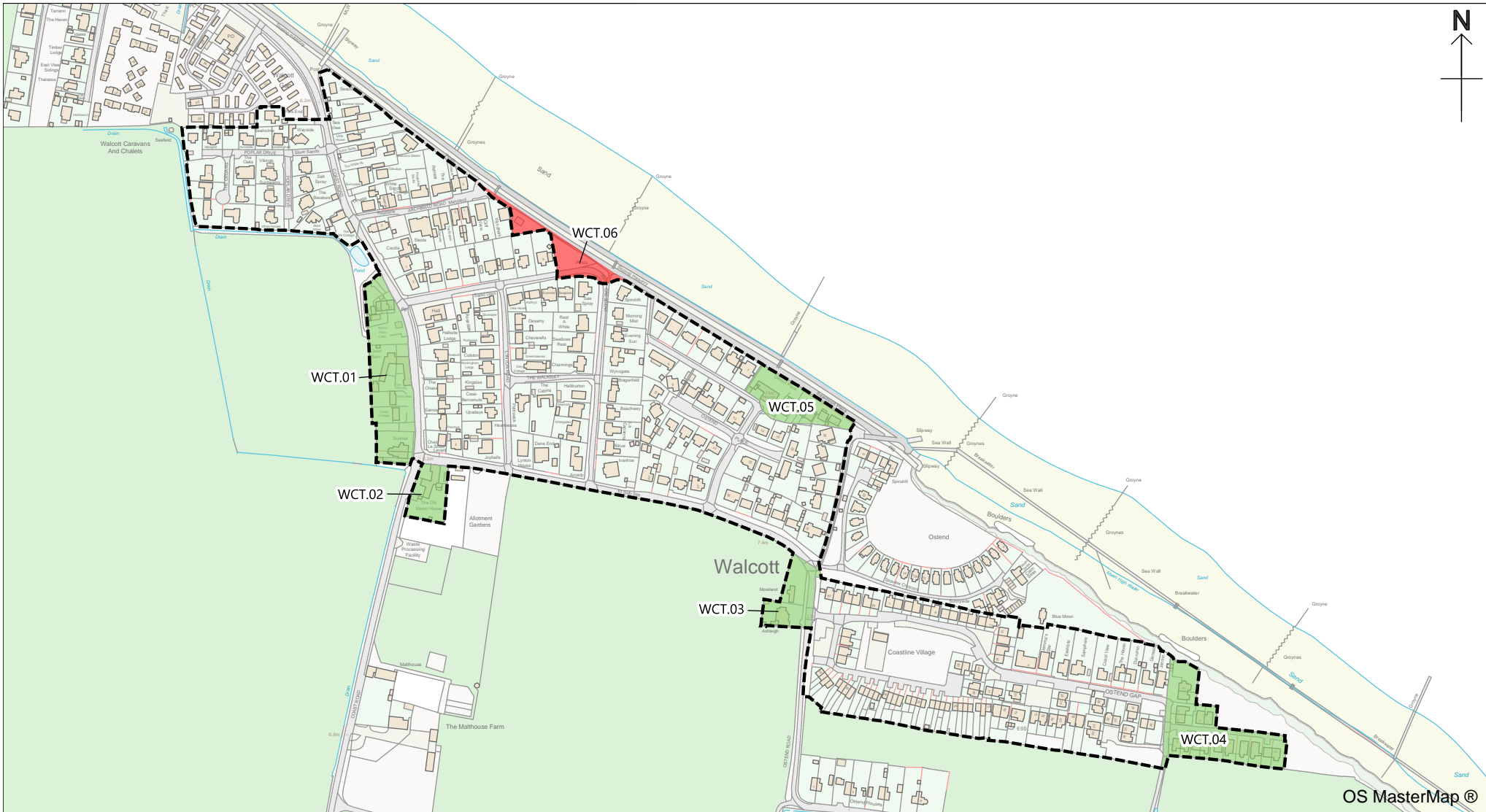
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Settlement Boundary Review (Small Growth Villages)

Walcott

- Proposed Addition
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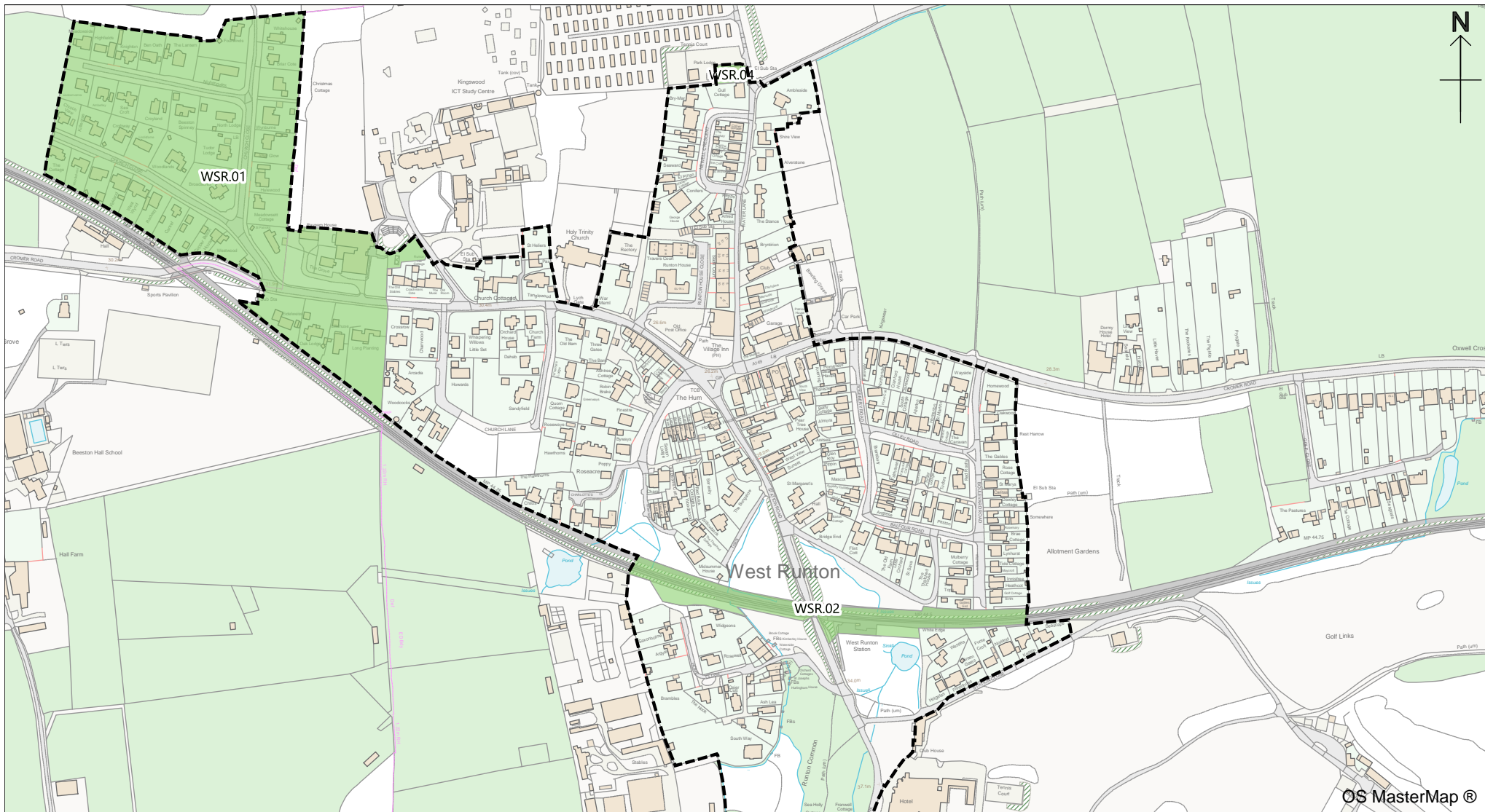
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Settlement Boundary Review (Small Growth Villages)

West Runton (Map 1 of 2)

- Proposed Addition
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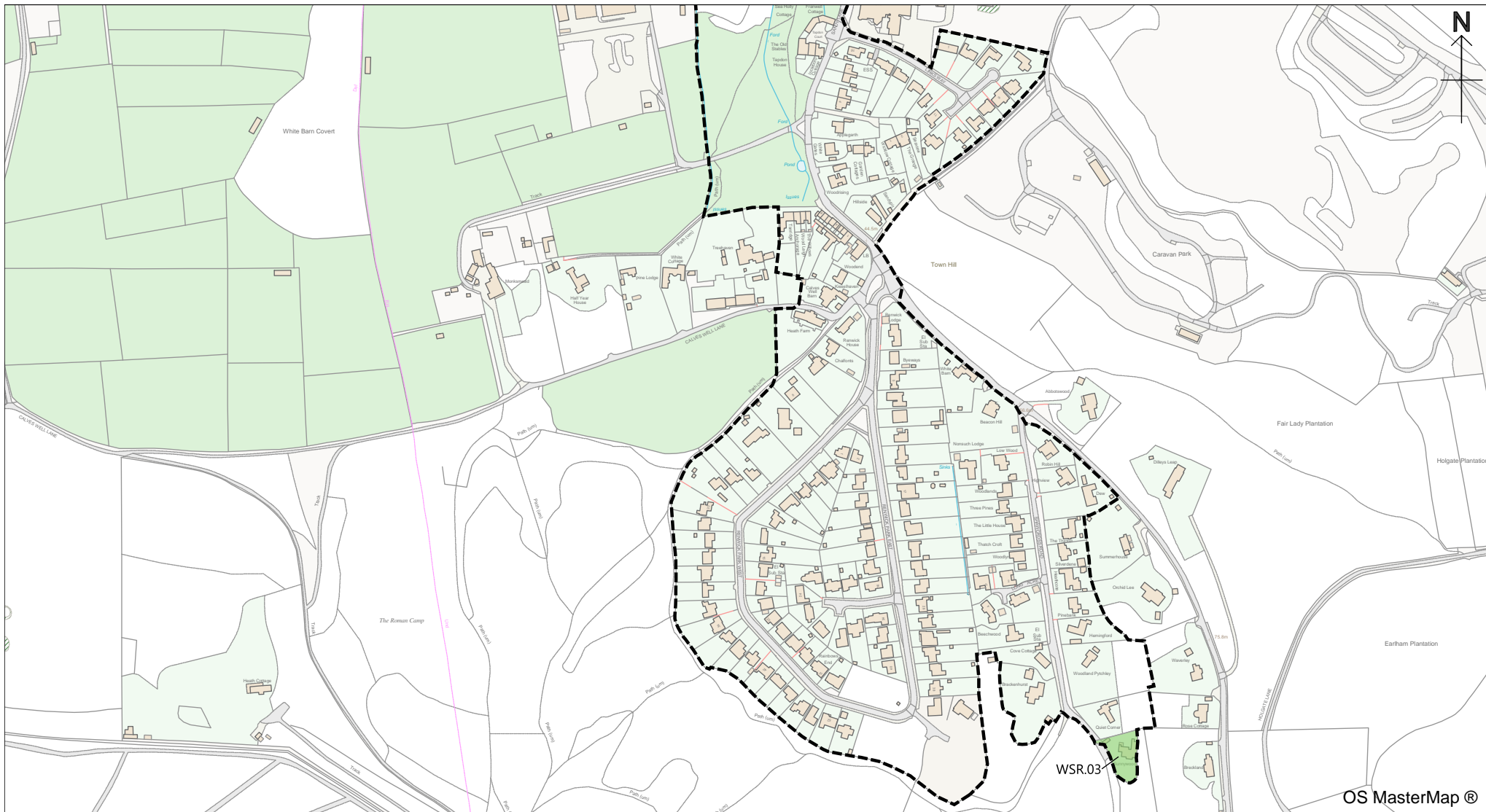
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Settlement Boundary Review (Small Growth Villages)

West Runton (Map 2 of 2)

- Proposed Addition
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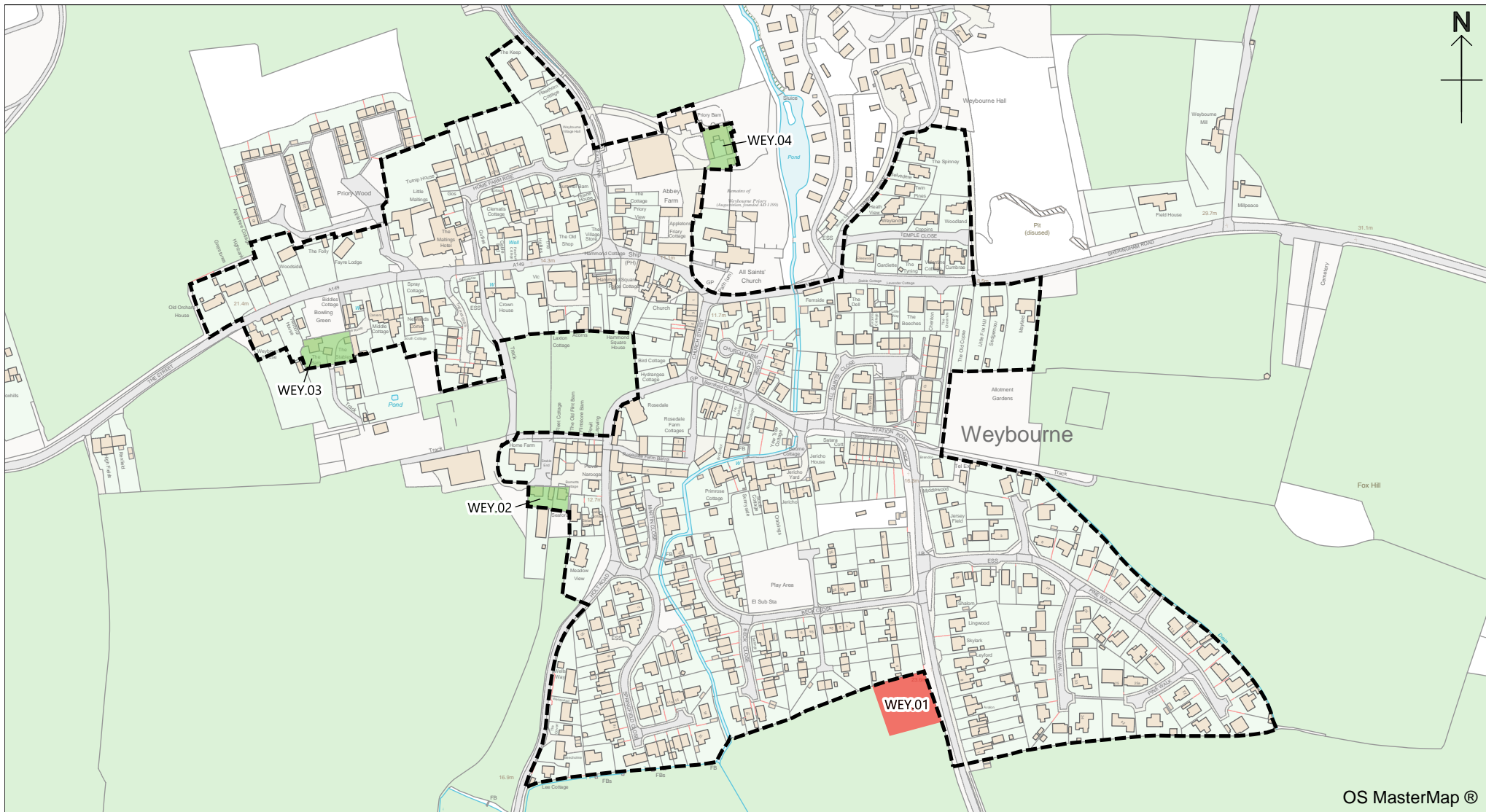
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Settlement Boundary Review (Small Growth Villages)

Weybourne

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