LPTG POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Local Plan Task Group		
DATE:	19/11/2026		
TITLE:	Settlement Hierarchy Topic Paper		
TYPE OF REPORT:	Policy Development		
PORTFOLIO(S):	Cllr J Moriarty		
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~~OPEN/~~EXEMPT		WILL BE SUBJECT TO A FUTURE CABINET REPORT:	~~*Yes*~~*/No*

REPORT SUMMARY/COVER PAGE

PURPOSE OF REPORT/SUMMARY:
To help inform the structure of the emerging Local Plan, individual settlements are assessed and categorised into a settlement hierarchy, based on a set of defined criteria. As a result, settlements are ordered and classified based on their size and/or the range of services that they provide. The higher up the hierarchy the larger the population, the number of services provided and the fewer the constraints to development. One of the key reasons for establishing a settlement hierarchy is to promote sustainable communities by aligning housing, jobs, and services together to maintain and promote the viability of local facilities and reduce the need to travel to services and facilities elsewhere. It translates the spatial development strategy into plan policy and helps to determine what role each settlement can play in addressing the future development needs of the Borough. This will in part, inform decisions on the locations of development. The Settlement Hierarchy Topic Paper (appended) sets out the methodology and results which create a settlement hierarchy and will support/underpin the Borough Council's (BC's) New Local Plan (2026-2044).
OPTIONS CONSIDERED:
1. To approve the newly proposed settlement hierarchy for the new Local Plan to enable progress of the production of the plan to continue; or 2. Defer approval of the settlement hierarchy pending further changes. This would lead to a delay and cause a negative impact to the Local Plan Timetable; or 3. Do not approve the newly proposed settlement hierarchy for new Local Plan. This would lead to a high-risk in not delivering a Local Plan within the 30-month required timeframe.
RECOMMENDATIONS:
To approve the newly proposed settlement hierarchy for the new Local Plan.
REASONS FOR RECOMMENDATIONS:
1. To enable the Local Plan process to proceed, in accordance with Government Legislation and the Local Plan Timetable.

2. To enable the team to inform the growth options and distribution of growth across the Borough as well as site selection and policy development.

APPROVAL (Y/N)	YES / NO	DATE

REPORT DETAIL

1. Settlement Hierarchy Topic Paper.

Borough Council of
King's Lynn &
West Norfolk

Borough Council of
King's Lynn &
West Norfolk

NEW LOCAL PLAN 2026-2044

TOPIC PAPER 1:

SETTLEMENT HIERARCHY

Draft – October 2026

Borough Council of
King's Lynn &
West Norfolk

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Borough Council of
King's Lynn &
West Norfolk

1. Introduction

1.1 Individual settlements are assessed and categorised into a settlement hierarchy, based on a set of defined criteria. As a result, settlements are ordered and classified based on their size and/or the range of services that they provide. The higher up the hierarchy the larger the population, the number of services provided and the fewer the constraints to development.

1.2 One of the key reasons for establishing a settlement hierarchy is to promote sustainable communities by aligning housing, jobs, and services together to maintain and promote the viability of local facilities and reduce the need to travel to services and facilities elsewhere. It translates the spatial development strategy into plan policy and helps to determine what role each settlement can play in addressing the future development needs of the Borough. This will in part, inform decisions on the locations of development.

1.3 This topic paper sets out the methodology and results which create a settlement hierarchy and will support/underpin the Borough Council's (BC's) New Local Plan (2026-2044).

1.4 The purpose of the New Local Plan (NLP) is to assess the future needs and delivery for new homes, employment land and infrastructure provisions across the Borough in line with changes to legislation and National Planning Policy introduced by Government. This includes a new method for calculating Local Housing Need (LHN), which significantly increases from 554 new homes a year under the current Local Plan to indicatively 993 new homes as the basis for the NLP.

1.5 Part of the preparation of the NLP includes a re-assessment of our existing settlement hierarchy which was established through the currently adopted Local Plan (2021-2040). The current settlement hierarchy guides the broad location of sustainable development via a combination of allocations and windfall development. It categorises settlements according to their level of services and facilities provision, their size and different roles, and groups them into a tier system as identified within Policy LP01 of the adopted Local Plan.

1.6 For the NLP, the overall spatial strategy will recognise the existing settlement pattern with the aim of maintaining a network of sustainable communities while protecting and enhancing the environmental assets of the Borough. However, significant uplift in the level of housing growth required by Government means that a detailed review of the existing settlement hierarchy is necessary to make sure the BC can successfully meet its growth requirements in a sustainable way.

2. Purpose of the Review

2.1 It is acknowledged that the provision of services and facilities within settlements can change over time and that it is necessary to update our existing assessment of settlements as we plan for the period to 2044.

2.2 This will ensure the foundation of the spatial strategy of the NLP remains an accurate reflection of the role settlements play across the Borough. This may mean that some settlements in the existing hierarchy fall out of the new hierarchy, move category or remain in the same category.

2.3 The revised settlement hierarchy will assist in determining the location of future development in the Borough up to 2044. It will ensure that new development planned through the NLP continues to be directed to the more sustainable settlements, is appropriate for the settlement in question and is adequately supported by infrastructure and services.

2.4 The assessment does not by itself determine settlement capacity or advise on the suitability and likely level of future growth to be accommodated. This will be determined through the NLP considering the settlement hierarchy and various other studies forming the evidence base, including the Housing and Economic Land Availability Assessment (HELAA), Sustainability Appraisal (SA), Strategic Flood Risk Assessment (SFRA), transport modelling and a Infrastructure constraints, capacity, and opportunities assessment, among other evidence base reports.

2.5 The availability of suitable sites, submitted through the call for sites process, will ultimately regulate levels of development at each settlement following site assessments undertaken as part of the HELAA & SA. It will not follow therefore that every settlement within each category of the hierarchy will accommodate the same level of growth over the plan period (to 2044).

3. National Planning Policy and Guidance

3.1 The Government's planning polices for England are set out in the National Planning Policy Framework (NPPF) 2026. This provides a framework for local development plans. The NPPF does not provide specific advice and guidance on how to produce settlement hierarchies, which function as a key aspect of the spatial development strategy. Within the NPPF, an overarching ambition is for the planning system to contribute to 'achieving sustainable development' through spatial planning.

3.2 The 2026 NPPF requires the Local Plan to set a spatial strategy (Policy S2), for which the settlement hierarchy would form an important aspect.

S2: Producing a spatial strategy

1. The development plan should set out a spatial strategy setting clear expectations for the location of development and where land should be protected or enhanced for specific purposes, by identifying at the most appropriate plan level:
    a. Settlements within the development plan area (applying the definition in the glossary at Annex B), whether existing or proposed, and their boundaries;
    b. The location and boundary of town centres within settlements, or other specific areas where particular approaches to development apply;
    c. Land that is protected or proposed to be enhanced for specific purposes (such as habitat improvement) and which places limits on whether development proposals may be acceptable or where specific policies apply. Designations and associated policies to safeguard gaps between settlements should be used only where they are necessary to maintain the separate identities of the settlements and their physical separation, should be no larger than needed to achieve this aim, and should not apply to land in the Green Belt; and
    d. Sites allocated for development to meet the identified need for housing and other uses in the area and for local and strategic infrastructure (including any proposals to enable the development of land around stations).
2. The spatial strategy should be illustrated on a key diagram forming part of a spatial development strategy and/or local plan (or minerals and waste plan, where relevant), with the boundaries of specific policy areas, land-use designations and allocations identified on a policies map.

3.3 NPPF Policy S2 applies to plan-making; i.e. preparation of the next Local Plan. National decision-making policies (S3-S5) relate to how the principle of development should be applied to decisions within defined settlements (S3(1)(a) and S4) and outside settlements (S3(1)(b) and S5). These policies have been in force since August 2026, with an implication that a settlement hierarchy is necessary to achieve sustainable development.

3.4 The Planning Practice Guidance (PPG), which support the NPPF, provides further detail, and states that:

'*A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities'.*

3.5 It is anticipated that the PPG will be reviewed/ updated in due course, to ensure this aligns with the adoption of the 2026 NPPF.

4. Methodology of the Review

4.1 The current Local Plan 2021-2040 includes a list of named settlements (Policy LP01). These all have defined development boundaries. Other rural hamlets and isolated groups of buildings are classed as open countryside, where NPPF Policy S5 will apply in decision making.

4.2 The smallest villages and hamlets (including those not listed in the current settlement hierarchy) have been assessed, to determine whether this ought to be included within the settlement hierarchy, or whether they should be regarded as open countryside. This is based on their sustainability scoring.

4.3 The methodology for the existing hierarchy used a staged assessment process and a scoring system (See Appendix 1). This was based on an audit of services and facilities to assess the sustainability of settlements. Each settlement was then considered against other qualitative factors (such as planning constraints) which determined its overall scoring/ position in the hierarchy.

4.4 The BC propose that this approach remains appropriate, but have included some changes, such as further assessing the functional relationship between settlements (through the clustering of settlements together) and reviewing those settlements close to King's Lynn and the Main Towns to identify whether more substantial levels of growth could be accommodated around these key settlements.

4.5 The construction of the hierarchy combines both a quantitative measurement through the overall scoring, and some qualitative selection by introducing determining factors to differentiate the range of access to key services and facilities and connectivity to public transport and thereby further test the sustainability of the settlements. Those settlements that do not meet all the determining factors or have changed tier from the adopted Local Plan or looked anomalous from local knowledge, are taken forward for further qualitative analysis before assigning each settlement to the appropriate tier.

4.6 In addition, a review of the number of tiers within the hierarchy was undertaken to enhance clarity, the effectiveness of the hierarchy and to ensure a reviewed hierarchy would provide a be suitable mechanism to accommodate the increased growth requirement.

4.7 This, along with the reapplication of the revised methodology will help to formulate several spatial options for growth across the Borough. Along with a revised methodology, the BC also undertook a review of each existing development boundary and considered if other pockets of development should have a development boundary, to reflect any changes to the development of relevant settlements.

5. Introducing Policy Areas

5.1 With the adoption of the Local Plan (2021-2040), the former "Settlements Adjacent to King's Lynn and the Main Towns (SAKLMTs)" are proposed to be no longer treated as a separate tier. Instead, they are now incorporated into the King's Lynn Policy Area (Tier 1) or the Main Town Policy Areas (Tier 2), depending on their functional relationship. These locations are provided in the table below. As before the majority of these locations will be explored to accommodate significant levels of strategic growth.

5.2 The Local Plan anticipates an increased housing requirement (rising from 554 to indicatively 993 dwellings per year under the new standard method, December 2024). This will necessitate further urban extensions in and around these settlements, ensuring that growth is directed to the most sustainable locations.

Table 1: Proposed Policy Areas for Towns and surrounding areas

	Settlements
King's Lynn Policy Area	King's Lynn urban area (including Gaywood, Hardwick, North Lynn, South Lynn)
	North Wootton
	South Wootton
	West Lynn
	West Winch and Setchey
	North Runcton

Downham Market Policy Area	Downham Market
	Bexwell (Ryston Parish)
	Denver
	Wimbotsham
Hunstanton Policy Area	Hunstanton
	Heacham
	Old Hunstanton
Wisbech Fringe Policy Area[1]	Emneth
	Walsoken

6. Options for reviewing the Existing Settlement Hierarchy

6.1 The existing settlement hierarchy within the adopted Local Plan 2021-2040, consists of 6 tiers:

1. Tier 1 - Sub Regional Centre (King's Lynn)
2. Tier 2 - Main Towns (Downham Market, Hunstanton, Wisbech Fringe)
3. Tier 3 - Settlements Adjacent to King's Lynn and the Main Towns (SAKLMTs)
4. Tier 4 - Key Rural Service Centres (KRSCs)
5. Tier 5 - Rural Villages (RVs)
6. Tier 6 - Smaller Villages and Hamlets (SVHs)

6.2 This represents a continuation of the 6-tier settlement hierarchy that was used in its predecessor (2011 Core Strategy and 2016 Site Allocations and Development Management Policies Plan). Tiers 1-3 represent urban areas, while tiers 4-6 are rural settlements.

Urban areas

6.3 The review of tiers 1-3 considers the following options:

- Retention of 3-tier approach for urban areas, in accordance with current Local Plan; or

[1] The town of Wisbech lies outside the Borough, although parts of the urban area fall within the parishes of Emneth and Walsoken.

- Simplified settlement hierarchy, moving to a 2-tier approach for the urban areas.

6.4 King's Lynn (population 42,100; 2021 Census) is significantly larger than the next largest urban area (Downham Market, population 11,300). Wisbech, which adjoins the Borough, is also significantly smaller than King's Lynn (population 26,800). Therefore, it remains appropriate to retain separate tiers for King's Lynn and other Main Towns.

6.5 Tier 3 (SAKLMTs), was found to be necessary for the current Local Plan, recognising that these are separate and distinct from the adjacent urban areas but which, nevertheless, are accommodating significant urban extensions. SAKLMTs do not fit into a rural settlement hierarchy as, although they have a significant range of services and facilities (equivalent to KRSCs), they do not function as rural service centres. Table 2 (below) considers advantages and disadvantages of the two approaches.

Table 2

Urban areas: Option	Description	Summary of main advantages/ benefits	Summary of main disadvantages
1	Retention of 3-tier approach for urban areas, in accordance with current Local Plan	• Tried/ tested methodology, recently endorsed by Local Plan Inspectors • Recognises functional relationships between tier 3 settlements (villages) and adjacent/ neighbouring urban areas	• 3-tier approach appears complicated; e.g. artificial distinction between West Winch and Growth Area, when in reality these will become a single entity • A simplified approach may more effectively recognise the functional relationship between urban areas and adjacent villages
2	Simplified settlement hierarchy, moving to a 2-tier approach for the urban areas	• Allows for comprehensive review/ reassessment of current Local plan settlement hierarchy • Allows locally-distinctive spatial strategies to be developed for each urban area, recognising the functional relationships between	• Need to satisfy Planning Inspectors through the Local Plan examination process, that the methodology applied is appropriate • Provides an opportunity to develop a simplified, easier to understand Local Plan settlement hierarchy

Urban areas: Option	Description	Summary of main advantages/ benefits	Summary of main disadvantages
		towns and their adjacent rural hinterlands	

Rural areas

6.6 The rural settlement hierarchy review considers three potential options; i.e. reasonable alternatives:

- Continue with wholly service-based assessment methodology/ three-tier hierarchy;
- Revised methodology considering services/ facilities and development constraints (two-tier rural settlement hierarchy:
- Revised methodology considering services/ facilities and development constraints (three-tier rural settlement hierarchy).

6.7 These options represent a potential amendment to the approach used for the current Local Plan to rank rural settlements, by introducing constraints as a direct measure for overall sustainability. As for the urban areas, the merits of 2-tier and 3-tier settlement hierarchies are also considered. Table 3 (below) provides a brief analysis of the three options.

Table 3

Rural areas: Option	Description	Summary of main advantages/ benefits	Summary of main disadvantages
1	Continue with wholly service-based assessment methodology/ three-tier hierarchy, as previously applied for Local Plan 2021-2040[2]	• Tried/ tested methodology, recently endorsed by Local Plan Inspectors • Would allow for spatial strategy/ settlement hierarchy similar to current Local Plan to be brought forward	• Does not give due consideration to matters of development constraint/ capacity affecting individual settlements • Closely tied to current Local Plan spatial strategy, so does not make provision for more extensive review of overall spatial strategy

[2] https://www.west-norfolk.gov.uk/download/downloads/id/8020/f47_topic_paper_spatial_strategy_settlement_hierarchy_neighbourhood_areas.pdf

Rural areas: Option	Description	Summary of main advantages/ benefits	Summary of main disadvantages
2	Revised methodology considering services/ facilities and development constraints (two-tier rural settlement hierarchy: • Principal/ large villages • Smaller/ other villages	• Allows for comprehensive review/ reassessment of current Local plan settlement hierarchy • Enables spatial strategy to be simplified/ allow Plan to identify most appropriate/ sustainable locations for growth	• Need to satisfy Planning Inspectors through the Local Plan examination process, that the methodology applied is appropriate • Provides an opportunity to develop a simplified, easier to understand Local Plan settlement hierarchy
3	Revised methodology considering services/ facilities and development constraints (three-tier rural settlement hierarchy): • Large/ principal/ service villages • Medium-size/ other villages • Smaller/ restraint villages	• Allows for comprehensive review/ reassessment of current Local plan settlement hierarchy • Recognises the vast differences between over 100 individual rural settlements	• Need to satisfy Planning Inspectors through the Local Plan examination process, that the methodology applied is appropriate • Outcome likely to be similar to option 1; i.e. 3 tier hierarchy

6.8 The potential approaches for urban and rural areas, recognise the current 6-tier Local Plan settlement hierarchy. The potential alternative is a move to a simplified 4-tier settlement hierarchy, consisting of 2 urban and 2 rural tiers. The latter is considered the preferred approach, as it allows for a simplified (more comprehensible) settlement hierarchy and, hence, spatial strategy.

7. 'Settlement Clusters'

7.1 During the data gathering- stage (services, facilities, constraints etc, information was collected at both parish level (e.g. household numbers) and spatially (e.g. through mapping and site visits undertaken in Summer 2025). This provided robust evidence base but did not, by itself, take account of the spatial and functional relationships that exist between some settlements.

7.2 The concept of joint settlements or clusters is not new. The adopted Local Plan, and its predecessors, identified several settlements that function together either because they form a single parish or because they share close physical and/or functional relationships.

7.3 A review undertaken of this aspect has taken place as part of this settlement hierarchy review. This confirmed that many of these joint settlement designations remain appropriate. In addition, further analysis identified other groups of settlements that also function as clusters, based on their proximity and shared services. Based on the evidence there are some new clusters proposed. This ensures that the settlement hierarchy reflects not only individual settlement characteristics but also the way in which some settlements operate collectively.

7.4 The following criteria were applied to determine whether settlement groups could be regarded as clusters. To qualify, a group must meet at least one (and ideally two) of the following:

a) Located within a single parish;

b) Physically conjoined;

c) Covered by a joint Neighbourhood Plan; or

d) Sharing at least three key services/facilities.

7.5 Importantly, not all settlements within the same parish automatically form part of a functional cluster. For example, Barroway Drove, Stow Bardolph and Stow Bridge (all within Stow Bardolph Parish) have little or no functional relationship. Similarly, Hilgay and Ten Mile Bank (both within Hilgay Parish) are physically and functionally separate, being on opposite sides of the Great Ouse. Other examples include Hay Green and Terrington St Clement, which, despite being in the same parish are physically separated by the A17 strategic road and do not function as a single settlement.

7.6 The survey of services and facilities (summer 2025) confirmed that most of the previously identified clusters remain relevant and appropriate. However, several additional clusters were also identified, based on the criteria above. These are now recognised within the settlement hierarchy, ensuring that Tier 4 Small Villages can be understood both individually and, where appropriate, as part of a functional cluster. A List of Settlement Clusters and their rationale can be found in Appendix 2.

8. The proposed New Settlement Hierarchy

8.1 The data and information from the audit, has been applied to the scoring criteria to form an audit matrix of the total scores for each settlement for ease of comparison. The highest and lowest scores represent the settlements at the top and bottom of the hierarchy respectively. At this point the current settlement hierarchy was examined to assess whether the existing categories within the hierarchy (6 tiers) continue to remain appropriate. Taking account of the initial ranking and its resonance with the current settlement position in tiers along with the introduction of settlement 'clustering' and wider 'policy areas' for the main towns, it is proposed that the classification tiers in the adopted settlement hierarchy should be altered.

Table 4: Change in position from 2025 hierarchy and new proposed hierarchy

Old 6-Tier Hierarchy (2025)	New 4-Tier Hierarchy	Notes on Transition
Tier 1 Sub Regional Centre (King's Lynn)	Tier 1 King's Lynn Policy Area, incorporating former Tier 3 (settlements adjacent to King's Lynn)	Directly carried forward, now defined as the King's Lynn Policy Area.
Tier 2 Main Towns (Downham Market, Hunstanton, Wisbech Fringe)	Tier 2 Main Town Policy Areas, incorporating former Tier 3 (settlements adjacent to Main Towns)	Main Town Policy Areas extended, to include nearby villages that have a close functional relationship to the Main Towns.
Tier 3 Settlements Adjacent to King's Lynn and the Main Towns (SAKLMTs)	Incorporated into Tier 1 or Tier 2, depending on proximity and function	No longer a separate tier; settlements absorbed into the relevant urban policy area (Tier 1 or Tier 2).
Tier 4 Key Rural Service Centres (KRSCs)	Tier 3 Large Villages	Reframed as Large Villages, reflecting their service role and local constraints.
Tier 5 Rural Villages (RVs)	Tier 4 Small Villages	Combined with smaller villages and hamlets (Tier 6 from Local Plan 2021-2040) to form Small Villages/ Clusters.
Tier 6 Smaller Villages and Hamlets (SVHs)	Tier 4 Small Villages	Consolidated into Clusters alongside Rural Villages.

The result of this is move from a 6-tier settlement hierarchy to a 4 tier settlement hierarchy which is not only clearer but also represents the Borough more accurately in terms of the roles and functions of each settlement. This new settlement hierarchy can be viewed via the table below.

Table 5: New proposed hierarchy

Tier	Name	Settlements
Tier 1	King's Lynn Policy Area	King's Lynn and it's immediate surrounding policy area (West Winch/ Setchey, West Lynn, South Wootton, North Wootton and North Runcton)
Tier 2	Main Town Policy Areas	• Downham Market Area (Wimbotsham, Denver, Bexwell) • Huntstanton (Heacham, Old Huntstanton) • Wisbech Fringe (Emneth, Walsoken).
Tier 3	Large/ Service Villages	19 villages/ village clusters: 1. Outwell/ Upwell/ Three Holes cluster 2. Dersingham, Snettisham and Ingoldisthorpe cluster 3. Burnham Market/ Burnham Overy Staithe/ Burnham Thorpe cluster 4. Feltwell with Hockwold cum Wilton cluster 5. Terrington St Clement 6. Marham/ Upper (RAF) Marham 7. St John's Highway/ Terrington St John/ Tilney St Lawrence cluster 8. West Walton/ Walton Highway cluster 9. Methwold parish and Northwold cluster 10. Grimston, Pott Row, Roydon & Congham cluster 11. Clenchwarton 12. Stoke Ferry, Broughton, Whittington and Wretton cluster 13. Brancaster/ Brancaster Staithe/ Burnham Deepdale 14. Watlington 15. Middleton/ Blackborough End (parish cluster) 16. Great Massingham 17. Gayton/ Gayton Thorpe (parish cluster) 18. Docking 19. Southery
Tier 4	Small Villages	49 Villages/ village clusters 1. Wiggenhall St Germans Parish cluster 2. Stow Bridge 3. Walpole St Andrew/ Walpole St Peter (Walpole parish) 4. North Creake/ South Creake cluster 5. Marshland St James/ St John's Fen End with Tilney Fen End cluster

		6. Pentney 7. East Rudham/ West Rudham cluster 8. Runcton Holme 9. Shouldham 10. Castle Acre 11. Syderstone 12. Thornham 13. Hilgay 14. Walpole Highway 15. Leziate/ Ashwicken (parish cluster) 16. Hillington/ Flitcham cluster 17. East Winch 18. Wiggenhall St Mary Magdalen 19. Wereham 20. Crimplesham 21. Tilney All Saints/ Tilney High End (parish cluster) 22. Walpole Cross Keys 23. Fincham 24. Harpley 25. Holme Next The Sea 26. Nordelph 27. West Newton 28. Sedgeford 29. Welney 30. Great Bircham/ Bircham Tofts (Bircham parish cluster) 31. Castle Rising 32. Stanhoe 33. Tottenhill 34. Wormegay 35. Ringstead 36. Barroway Drove 37. West Dereham 38. Hay Green 39. Bircham Newton (CITB) 40. Stow Bardolph 41. Barton Bendish 42. Shouldham Thorpe 43. Ten Mile Bank 44. West Acre 45. Salters Lode 46. Wolferton 47. Lakes End 48. Saddlebow

Urban areas

Tier 1 - King's Lynn Policy Area

8.2 King's Lynn is by far the largest settlement with the Borough, with a population of around 42,100 (2021 Census). The King's Lynn Policy Area (Tier 1) continues to be recognised as the Borough's Sub Regional- Centre, accommodating the greatest concentration of population, employment, services, and infrastructure.

Tier 2 - Main Town Policy Areas

8.3 While the Main Towns differ significantly in population, they are all considerably smaller than King's Lynn in both scale and function. Accordingly, the two-tier- distinction between the King's Lynn Policy Area (Tier 1) and the Main Town Policy Areas (Tier 2) provides a clear and proportionate framework, consistent with national policy (December 2024 NPPF, paragraph 36(b)).

8.4 The Main Town Policy Areas (Tier 2) Downham Market, Hunstanton, and the Wisbech Fringe provide a complementary role, offering a wide range of services and facilities to their surrounding catchments.

Rural Areas

8.5 Settlements previously categorised as "Settlements Adjacent to King's Lynn and the Main Towns (SAKLMTs)" are now incorporated into the new Policy Areas. Their role is recognised either within the King's Lynn Policy Area, the Main Town Policy Areas, or as part of the rural settlement tiers, depending on their function and relationship to the wider urban area.

8.6 The previous three tier rural structure Key Rural Service Centres (KRSCs), Rural Villages (RVs), and Smaller Villages and Hamlets (SVHs) has been consolidated into two tiers, for clarity and ease of interpretation:

- Tier 3 Large Villages
- Tier 4 Small Villages

Tier 3 - Large Villages

8.7 Beyond the urban areas, the hierarchy identifies Large Villages (Tier 3) as the most sustainable rural settlements, with a substantial range of services and facilities that support both their residents and surrounding communities.

Tier 4 – Small Villages

8.8 Smaller Villages (Tier 4) form the majority of settlements within the hierarchy. These comprise medium-sized villages, smaller villages and hamlets which, while more limited in services individually, function collectively to provide for local needs and accommodate modest levels of growth.

8.9 This reflects the recognition that many smaller settlements function most effectively when considered collectively, while larger villages continue to provide a higher level of services and facilities.

8.10 The adopted methodology for defining these tiers considered both the presence of services and facilities and the wider development context, including constraints and opportunities. This more holistic approach ensures that the spatial strategy is applied consistently and proportionately across the Borough.

8.11 The move to a two-tier rural settlement hierarchy provides a clearer and more accessible framework for policy application. It simplifies both plan-making and decision-making, ensures that growth is directed to the most sustainable rural locations, and avoids unnecessary complexity in distinguishing between numerous small settlement categories.

9. Conclusion

9.1 The Settlement Hierarchy is a key piece of evidence that will be used to inform and prepare the New Local Plan, helping to define the most sustainable settlements within the Borough. The study is based on a methodology with updated data from the survey work undertaken through primary data gathering, together with engagement with the public, ward members and with parish councils over the past few years.

9.2 The purpose of this Topic Paper has been to help set out how our settlements currently function as we start to shape the future and set a strategy for determining the scale and nature of future development through the NLP. The settlement hierarchy purpose is not only to identify the current role of settlements through the facilities and services they provide, but also to help define a sustainable spatial strategy, to facilitate decisions on which settlements are best placed to accommodate future development.

9.3 There is a distinction between those settlements that have all key facilities and a good level of public transport, and those that do not. The Borough has over 100 settlements but a significant proportion of these are hamlets with little in the way of service provision. The settlements with higher levels of provision all offer a variety of services and facilities to meet the day-to-day

needs of the community. Therefore, the settlements range from the most sustainable to the least sustainable hamlets when considering future growth.

10. Appendices

Appendix 1: Rural Area Settlement Hierarchy Methodology

10.1 Three approaches to developing a settlement hierarchy for the rural areas have been considered (section 5, above):

1. Continue with wholly service-based assessment methodology/ three-tier hierarchy;
2. Revised methodology considering services/ facilities and development constraints (two-tier rural settlement hierarchy:
3. Revised methodology considering services/ facilities and development constraints (three-tier rural settlement hierarchy)

10.2 The methodology applied for the current Local Plan required individual settlements to achieve both the necessary service requirement score (10 or more for KRSCs) and host all the specified key services (option 1, above). It reflects the specific role of larger villages, in providing services to other nearby smaller settlements (Local Plan para 3.22).

10.3 The approach is fully described in the Topic Paper Spatial Strategy and Settlement Hierarchy (August 2023). Settlement scorings, based upon data collected and collated during summer 2023, are summarised in the Topic Paper Appendix[3].

Options 2 and 3 methodologies

10.4 Options 2 and 3 (above) seek to balance settlement services/ facilities, constraints and size (household Nos). Compared to option 1, these present a full opportunity to develop an entirely new spatial strategy for a future Local Plan.

10.5 Options 2 and 3 gather and collate data, in exactly the same way. This is explained in further detail below.

Key services and facilities

3 https://www.westnorfolk.gov.uk/download/downloads/id/8004/f47a_appendix_1_settlement_hierarchy_assessment.pdf

10.6 As for option 1, options 2 and 3 highlight a range of key services and facilities that define each settlement. Details for "key services" and how this was collated, are set out below (Table 6).

Table 6

Key service/ facility	Scoring	Data source/ how collated
Convenience retailing/ store(s)	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Post office	+1 (limited/ mobile service) +2 (full/ fixed service)	https://www.postoffice.co.uk/branch-finder
Community hall	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
School	+1 each Primary/ pre-school/ nursery +2 Secondary school	https://csapps.norfolk.gov.uk/schoolfinder/ www.google.com/maps
Public house	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Place of worship	+1 per unit, up to a maximum 10	www.exploringnorfolkchurches.org www.norfolkchurches.co.uk www.google.com/maps Site visits (June 2025)
Bus service	1 (demand responsive/ less than daily) 2 (at least 3-4 services daily) 3 (hourly or more)	https://www.norfolk.gov.uk/buses https://www.lynxbus.co.uk/journey-planner/ www.google.com/maps

10.7 The proposed scoring considers the nature of key services/ facilities and their practical availability. For example, a limited/ mobile Post Office service would be of less practical benefit than a full/ fixed service. A village with multiple convenience stores offers greater choice/ availability to users.

Other services and facilities

10.8 A range of other services and facilities also provide a strong indication for the character of individual settlements. These are not counted as key services, either due to these being relatively "rare" and/ or serving a wide/ extensive geographical area (e.g. GP surgery, railway station), or specialist (comparison retailing, café/ fast food takeaway).

10.9 These services are scored in a similar way to key services and facilities, based upon the characteristics of each (Table 7).

Table 7

Other service/ facility	**Scoring**	**Data source/ how collated**
Other shops/ stores (e.g. comparison retailing)	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Service Station/ Garage Services	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
GP Surgery/ medical services	+2 Main GP Surgery +1 per facility Dentist, pharmacy, outreach etc	www.google.com/maps Site visits (June 2025)
Library	+2 Main library +1 Community/ mobile library	https://www.norfolk.gov.uk/article/40087/Visit
Fast food takeaway/ café	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Rail station	+3 regular service +1 infrequent/ irregular service	www.thetrainline.com www.google.com/maps Site visits (June 2025)
Sports/ recreation/ leisure	+1 per unit, up to a maximum 10	www.google.com/maps Site visits (June 2025)
Misc rural businesses (agriculture, farm diversification, homebased businesses etc)	+1 per unit, up to a maximum 10 (excludes holiday lets/ Air B&Bs)	www.google.com/maps Site visits (June 2025)
Within walking (2km) or cycling (5km) distance of Main Town/ Subregional centre	+2 within 2km walking distance +1 within 5km cycling distance	https://experience.arcgis.com/experience www.google.com/maps Site visits (June 2025)

10.10 The proposed scoring system utilises a similar approach to that for key rural services/ facilities. It allows a consistent and systematic approach to scorings, to be applied.

Constraints

10.11 Constraints, as barriers to potential development capacity, are applied as negative scores. These offset the positive services/ facilities scorings. Constraints are recorded as spatial data that is available to view through the Borough Council's Interactive Planning Policies Map. Settlement constraints scorings are shown in (Table 8).

Table 8

Constraint(s)	**Scoring**	**Data source/ how collated**
Conservation Area	Minus (-) 1 per Conservation Area	Interactive Planning Policies Map
Scheduled Monument	Minus (-) 1 per designated Scheduled Monument (nearby)	Interactive Planning Policies Map
Historic Parks & Gardens	Minus (-) 1 per designated Historic Park & Garden (nearby)	Interactive Planning Policies Map
Ancient Woodland	Minus (-) 1 per designated Ancient Woodland (nearby)	Interactive Planning Policies Map
Flood Risk	Minus (-) 1 Flood Zone 2 Minus (-) 2 Flood Zone 3a Minus (-) 3 Flood Zone 3b	Interactive Planning Policies Map Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk https://check-long-term-flood-risk.service.gov.uk/map
Coastal change management zone	Minus (-1) if settlement is covered by CCMZ or located nearby	Interactive Planning Policies Map https://environment.data.gov.uk/shoreline-planning/unit/SMP4/PDZ2
National Landscape	Minus (-1) if settlement is covered by Norfolk Coast National Landscape or located nearby	Interactive Planning Policies Map https://www.gov.uk/guidance/how-to-access-natural-englands-maps-and-data
SSSI	Minus (-1) if settlement is located near to SSSI (minus 1 per SSSI)	Interactive Planning Policies Map https://www.gov.uk/guidance/how-to-access-natural-englands-maps-and-data
European site (SAC/ SPA/ Ramsar)	Minus (-1) if settlement is located near to European site	Interactive Planning Policies Map

10.12 The proposed scoring system enables a quantitative balance between local services and facilities (+ve scores) and constraints (-ve scores).

Settlement Size

10.13 One of the key measures used in defining the settlement hierarchy is the size of each settlement. Data is available by Parish and/or Ward, either from the 2021 Census or from Council Tax records. For the Local Plan 2021-2040, Council Tax records were chosen, as they provide a definitive Parish-level record of household numbers and are updated on a monthly basis.

10.14 Council Tax data for April 2024 was utilised (in line with the adopted Local Plan 2021-2040), consistent with the evidence base used for the Local Plan and the Neighbourhood Plan housing requirements (Policy LP03 / Appendix I).

10.15 This scoring system provides a systematic and quantitative approach to assessing settlement size, contributing to the overall "sustainability" profile of each settlement. It offers a clear and consistent snapshot of settlement scale as of summer 2025.

Table 9: No of Households (properties registered for Council Tax, April 2024)

No of Households (properties registered for Council Tax, April 2024)	**Scoring**
<101	1
101-200	2
201-300	3
301-400	4
401-500	5
501-600	6
601-700	7
701-800	8
801-900	9
901-1000	10
>1000	11

10.16 Beyond the spatial constraints identified, the methodology does not directly consider infrastructure capacity constraints. These are addressed through separate studies and evidence, which in turn inform the application of the spatial strategy and the settlement hierarchy.

Settlement clusters

10.17 Where settlement clusters have been identified (due to their proximity or functional relationships), these are generally scored by the overall total for services, facilities or constraints. In some cases this may be inappropriate; i.e. where a single service or facility existing that serves all settlements within the cluster. Table 10 (below) summarises how the overall scores are calculated.

Table 10: Scoring settlement clusters

	How scored	**Rationale**
Parish	n/a	Where appropriate, single-parish clusters are identified. However, some clusters may be multi-parish.
Settlement	n/a	

	How scored	Rationale
Current Status (Local Plan 2021-2040)	n/a	
KEY SERVICES		
Convenience retailing/ store(s)	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Post Office	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Community Hall	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
School	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Public House	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Place of worship (e.g. C of E (Parish) Church)	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Bus service	Whichever score is highest for the cluster (e.g. if one settlement has a score of 1 and another scores 3, then the cluster score would be 3)	In practice, users could only ever need one service at any one time, so this is reflected in the scoring
OTHER SERVICES		
Other shops/ stores; e.g. comparison retailing	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Service Station/ Garage Services	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
GP Surgery/ medical services	Total No of services/ facilities across settlement cluster	Numbers of facilities indicate opportunities and choice
Library	Whichever score is highest for the cluster (e.g. if one settlement has a score of 1 and another scores 2, then the cluster score would be 2)	In practice, users could only ever need one service at any one time, so this is reflected in the scoring
Fast food takeaway/ café	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Rail station	Whichever score is highest for the cluster (e.g. if one settlement has a score of 1 and another scores 3, then the cluster score would be 3)	In practice, users could only ever need one service at any one time, so this is reflected in the scoring

	How scored	Rationale
Sports/ recreation/ leisure	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Misc rural businesses (agriculture, farm diversification etc - site visits)	Total No of services/ facilities across settlement cluster, up to a maximum 10	Numbers of facilities indicate opportunities and choice
Within walking (2km) or cycling (5km) distance of King's Lynn or Main Town	Whichever score is highest for the cluster (e.g. if one settlement has a score of 1 and another scores 2, then the cluster score would be 2)	Combined scoring for the a cluster, where one or more settlements is situated within 2km or 5km of an urban area
CONSTRAINTS		
Conservation Area	Total Number of designated Conservation Areas (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster
Scheduled Monument	Total Number of designated Scheduled Monuments (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster
Historic Parks & Gardens	Total Number of designated Historic Parks & Gardens (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster
Ancient Woodland	Total Number of designated Ancient Woodlands (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster
Flood Risk (EA Flood Zones 2 and 3)	Whichever score is of greatest magnitude for the cluster (e.g. if one settlement has a FZ score of -1 and another scores -3, then the cluster score would be -3)	Combined scoring for the a cluster, to reflect greatest risk. In practice, settlements within a cluster will be affected by the same areas of highest risk.
Coastal change management zone (CCMZ)	Whichever score is of greatest magnitude for the cluster (e.g. if any settlement is affected by CCMZ, the -1 constraints score is applied for the cluster as a whole)	CCMZ is a single entity, so should only be awarded a single scoring for a whole cluster
National Landscape	Whichever score is of greatest magnitude for the cluster (e.g. if any settlement is affected by National Landscape, the -1 constraints score is applied for the cluster as a whole)	National Landscape is a single entity, so should only be awarded a single scoring for a whole cluster
SSSI	Total Number of designated SSSIs (negative/ minus scoring)	Numbers of designations indicate quantum of constraints affecting cluster

	How scored	Rationale
European site (SAC/ SPA/ Ramsar)	Whichever score is of greatest magnitude for the cluster (e.g. if any settlement is affected by a European site, the -1 constraints score is applied for the cluster as a whole)	European sites may have 1, 2 or 3 separate designations. In practice, these represent a single entity.
No of households (properties registered for Council Tax - as of April 2024)		
Households Score	Total number of households recorded for each settlement within the cluster	Overall household scoring, reflecting total number of households
OVERALL SUSTAINABILITY SCORE	**Total combined scorings (above) for settlement cluster**	

10.18 This scoring system recognises the nature and character of services, facilities and/ or constraints. This allows a robust overall scoring for settlement clusters to be made.

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Appendix 2: Settlement Cluster Groupings

Table 11

Proposed settlement cluster	**Rationale for status**	**Proposed tier in new settlement hierarchy**
Outwell/ Upwell/ Three Holes	Outwell, Upwell and Three Holes all form a continuous built-up area. Upwell and Three Holes are both situated within Upwell Parish.	**Tier 3 – Large Villages**
North Wootton/ South Wootton	North and South Wootton form a continuous built-up area, with some shared services; e.g. convenience retail hub, GP Surgery (St Augustine Way). These settlements form part of the King's Lynn Policy Area.	**Tier 1 – King's Lynn area**
West Winch/ Setchey/ North Runcton	West Winch (including Setchey) and North Runcton are covered by a single Neighbourhood Plan. These form a single cluster, given that both parishes will be hosting the West Winch Growth Area in the coming years, while Setchey functions as a significant economic/ employment hub within the parish. These settlements form part of the King's Lynn Policy Area.	**Tier 1 – King's Lynn area**
Marham/ Upper (RAF) Marham	Marham and Upper (RAF) Marham form a single parish cluster, with shared services; e.g. convenience retailing, Post Office, place of worship	**Tier 3 – Large Villages**
Grimston, Pott Row, Roydon and Congham	The parishes of Grimston, Roydon and Congham are covered by a single Neighbourhood Plan. These form a single cluster of physically adjacent settlements with shared services, as highlighted by the decision to prepare a joint Neighbourhood Plan.	**Tier 3 – Large Villages**
St John's Highway/ Terrington St John/ Tilney St Lawrence cluster	St John's Highway/ Terrington St John (single Parish) and Tilney St Lawrence form a continuous built-up area, with some shared services; e.g. convenience retail hub, GP Surgery, Post Office, community hall	**Tier 3 – Large Villages**
West Walton/ Walton Highway	West Walton and Walton Highway form a single parish cluster, with shared services; e.g. schools, place of worship, regular bus service	**Tier 3 – Large Villages**
Wiggenhall St Germans Parish cluster	Wiggenhall St Germans and Wiggenhall St Mary the Virgin form a single parish cluster, with three distinctive built-up areas. Services, including school, community hall and public house divided between these areas.	**Tier 4 – Small Villages**
Brancaster/ Brancaster Staithe/ Burnham Deepdale	Brancaster and Brancaster Staithe/ Burnham Deepdale (single built-up area) form a single parish cluster, with shared services; e.g. Post Office, school, regular bus service	**Tier 3 – Large Villages**

Proposed settlement cluster	Rationale for status	Proposed tier in new settlement hierarchy
North Creake/ South Creake cluster	North and South Creake are adjacent Parishes, situated along the River Burn valley. They have key shared services; e.g. Post Office, community hall, pub.	**Tier 4 – Small Villages**
East Rudham/ West Rudham cluster	East and West Rudham form a continuous built-up area, with some shared services; e.g. Post Office, community hall, school	**Tier 4 – Small Villages**
Hillington/ Flitcham cluster	Hillington and Flitcham are adjacent Parishes. They have key shared services; e.g. community hall, school, pub.	**Tier 4 – Small Villages**
Leziate/ Ashwicken cluster	Leziate and Ashwicken form a single parish cluster, with shared services; e.g. school, place of worship, bus services.	**Tier 4 – Small Villages**
Burnham Market, Burnham Overy and Burnham Thorpe cluster	Burnham Market and nearby settlements (Burnham Overy Staithe and Burnham Thorpe) form a functional cluster of settlements. Other nearby hamlets (Burnham Norton and Burnham Overy Town), listed in the Local Plan 2021-2040 are proposed for removal from the settlement hierarchy (to become countryside), due to their scoring.	**Tier 3 – Large Villages**
Feltwell with Hockwold cum Wilton cluster	Feltwell and Hockwold cum Wilton are adjacent parishes in the south of the Borough, with close functional relationship to settlements within Breckland – Brandon, Lakenheath, Weeting. They are well separated from all other settlements within the Borough, but have longstanding functional relationship with RAF Feltwell.	**Tier 3 – Large Villages**
Methwold Parish and Northwold cluster	Methwold is a single parish cluster, with the principal village (Methwold) closely related to smaller built-up areas/ settlements (Brookville and Methwold Hythe. Methwold hosts a full range of key services and facilities, including (notably) a secondary school (Iceni Academy). Methwold and Northwold are identified as a cluster in the Local Plan 2021-2040 and it is considered that this functional relationship remains appropriate.	**Tier 3 – Large Villages**
Stoke Ferry cluster (with Boughton, Whittington and Wretton)	Stoke Ferry has close functional relationships and/ or proximity to nearby smaller settlements (Boughton, Whittington and Wretton). Services and facilities are shared between settlements; e.g. convenience retailing (Whittington); schools (Stoke Ferry); public house (Stoke Ferry); Boughton (GP Surgery).	**Tier 3 – Large Villages**
Dersingham, Snettisham and Ingoldisthorpe cluster	Three villages situated in close proximity to one another, enclosed by a common (A149) bypass. Include shared services; e.g. Post Office, convenience retailing, pubs and a single bus	**Tier 3 – Large Villages**

Proposed settlement cluster	**Rationale for status**	**Proposed tier in new settlement hierarchy**
	service. The three villages are constrained in a number of locations, but clustering could enable them to accommodate some growth, as a means of ensuring retention of local services/ facilities.	
Walpole parish (The Walpoles) cluster	Walpole St Andrew and Walpole St Peter are linear and adjoin one another to form a single entity. A third, smaller, outlying settlement was defined in the current Local Plan at Walpole Marsh. This is proposed for exclusion from the settlement hierarchy by virtue of its development constraints and lack of facilities (i.e. overall sustainability scoring).	**Tier 4 – Small Villages**
Middleton/ Blackborough End (single parish cluster)	Middleton (including Fair Gren) and Blackborough End form a single parish cluster, with shared services; e.g. school, convenience retailing, Post Office, regular bus service	**Tier 3 – Large Villages**
Bircham (single parish cluster)	Great Bircham and Bircham Tofts form a single parish cluster, with shared services; e.g. convenience retailing, place of worship, community hall	**Tier 4 – Small Villages**
Marshland St James cluster	Marshland St James, together with St Johns Fen End and Tilney Fen End form a continuous built-up area, with shared services; e.g. community hall, school. St Johns Fen End and Tilney Fen End are situated within separate parishes; Terrington St John and Tilney St Lawrence, respectively.	**Tier 4 – Small Villages**
Tilney All Saints (single parish cluster)	West Walton and Walton Highway form a single parish cluster, with shared services; e.g. school, place of worship, leisure facilities	**Tier 4 – Small Villages**
Gayton/ Gayton Thorpe (single parish cluster)	Gayton and Gayton Thorpe, while individual villages, form a single parish cluster. The majority of services and facilities are situated at Gayton, but Gayton Thorpe hosts certain services and facilities; e.g. its own church and leisure facilities at Great Barn Farm.	**Tier 3 – Large Villages**

Appendix 4 – Individual settlements, ranked by score

Settlement	Current Status (Local Plan 2021-2040)	SERVICES	Convenience retailing/ store(s) - Number	Post Office (1 = limited/ mobile service; 2 = full/ fixed)	Community Hall	School (Primary/ pre-school/ nursery +1 each; secondary +2)	Public House	Place of worship (e.g. C of E (Parish) Church)	Bus service (1 = demand responsive/ less than daily; 2 = at least daily; 3 = hourly or more)	Other shops/ stores; e.g. comparison retailing (number)	Service Station/ Garage Services	GP Surgery/ medical services (main GP = 2;	Library (Main library +2; community or mobile library +1)	Fast food takeaway/ café	Rail station (regular = 3; infrequent = 1)	Sports/ recreation/ leisure	Misc rural businesses (agriculture, farm diversification etc - site	Within walking (2km) or cycling (5km) distance of Main Town/ Sub-regional centre (+2 or +1	CONSTRAINTS	Conservation Area	Scheduled Monument	Historic Parks & Gardens	Ancient Woodland	Flood Risk (EA Flood Zones 2 and 3) (FZ2 = -1;	Coastal change management zone	National Landscape	SSSI	European site (SAC/ SPA/ Ramsar)	HOUSEHOLD NOS	No of households (properties registered for Council Tax - as of	Households Score (<100 = 1; 101-200 = 2; 201-300 = 3; 301-400 = 4; 401-500 =	Overall score (Sustainability + household score)	Notes
Heacham	KRSC		4	2	2	2	4	1	3	7	1	5	2	7		6	10			-1			-1	-3	-1	-1	-2	-1		2,770	11	57	
Burnham Market	KRSC		6	2	1	1	6	3	3	10	1	3	1	3		3	10			-1	-2					-1				692	7	56	Burnham Market Primary School within Burnham Norton Parish
Terrington St Clement	KRSC		2	2	2	5	2	1	3	5	3	4	1	2		5	10			-1				-2						1,969	11	55	
Emneth	KRSC		1	2	1	2	1	1	3	7	3		1	5		3	10	2						-1						1,253	11	52	Excludes businesses north of A47; functionally part of Wisbech. Consideration - should Emneth be designated SAKLMT, as it was previously in 2011 Core Strategy?
Dersingham	KRSC		2		3	1	2	2	3	8	4	3	2	4		3	10			-1	-1	-1		-2	-1	-1	-1	-1		2,438	11	49	Doddeshill (rural outlier) - counted with main village
Feltwell	KRSC		2	2	4	5	1	2	2	3	2	1	1	2		6	6										-1	-1		1,356	11	48	
Outwell	KRSC		3	2	2	1	2	2	3	3	5		1	2		3	10							-2						1,055	11	48	Includes "rural outlier" - The Cottons
Snettisham	KRSC		2	1	3	1	2	1	3	10	1	3	1	3		2	10			-1	-1			-2		-1	-1			1,620	11	48	Does not include Snettisham Beach
Upwell	KRSC		5	2	2	1	2	2	3	4	1	2	1	1		4	10			-1				-2						1,335	11	48	
South Wootton	SAKLMT		2	2	1	3	1	2	3	5	1	3	1	3		2	8	2						-2		-1				1,855	11	47	Part of Parish (south of Grimston Road/ A148) included within main King's Lynn urban area
North Wootton	SAKLMT		1	2	3	2	1	1	3	3	3	2	1	1		1	10	2						-2		-1				1,015	11	44	Extensive services (e.g. primary school, GP surgery etc), but shared with nearby King's Lynn urban area. Convenience store/ post office actually sited within South Wootton
West Winch	SAKLMT		2	2	2	1	1	1	3	3	1	1	1	2		3	10	2						-2						1,270	11	44	Setchey forms established employment hub south of West Winch
Clenchwarton	KRSC		1	2	1	1	1	2	3	1	3	1	1	1		5	9	2						-2						1,016	11	43	Terrington St Clement outreach GP surgery; includes outlying developed areas (Jubilee Bank Road/ Ferry Road/ Station Road)
Watlington	KRSC		1	2	1	3	1	1	2		1	2	1	1	3	5	8							-2						1,164	11	41	
Walsoken	SAKLMT		1	2	1		1	1	3	5	1	1	1	1		3	10	2						-1						728	8	40	Existing village designated SAKLMT by virtue of its accommodating significant strategic growth/ sustainable urban extension (SUE)
Marham	KRSC				2	2		2	2	1	3	2	1	2		1	10				-2									1,081	11	37	
Methwold	KRSC		1	2	1	4	1	1	2	3	1		1			2	10			-1				-2						798	8	34	Parish includes outlying settlements (Brookville and Methwold Hythe) - these may be considered a parish cluster
Great Massingham	KRSC		1	2	1	1	1	1	2	3		2	1	1		3	10			-1										485	5	33	
Middleton	KRSC		2	2	1	2	2	1	3	1	1	1	1			2	6	1			-1									686	7	32	
Denver	RV		1	2	1	1	3	1	2					1		4	9	2			-1									432	5	31	Consider as SAKLMT, but A1122 forms firm physical southern boundary for Downham Market - limited opportunity for further expansion to south of A1122 (e.g. proposed release of Golf Course for development, as NCC Highways advised no access can be gained from the A1122; 2020 HELAA, p28)
Docking	KRSC		1	2	1	2	1	1	2	2	1	2	1	1		2	6			-1			-1							741	8	31	Parish includes "rural outlier" Summerfields and part of Bircham Newton CITB

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Parish	Settlement	Current Status (Local Plan 2021-2040)	SERVICES	Convenience retailing/ store(s) - Number	Post Office (1 = limited/ mobile service; 2 = full/ fixed)	Community Hall	School (Primary/ pre-school/ nursery +1 each; secondary +2)	Public House	Place of worship (e.g. C of E (Parish) Church)	Bus service (1 = demand responsive/ less than daily; 2 = at least daily; 3 = hourly or more)	Other shops/ stores; e.g. comparison retailing (number)	Service Station/ Garage Services	GP Surgery/ medical services (main GP = 2;	Library (Main library +2; community or mobile library +1)	Fast food takeaway/ café	Rail station (regular = 3; infrequent = 1)	Sports/ recreation/ leisure	Misc rural businesses (agriculture, farm diversification etc - site	Within walking (2km) or cyding (5km) distance of Main Town/ Sub-regional centre (+2 or +1	CONSTRAINTS	Conservation Area	Scheduled Monument	Historic Parks & Gardens	Ancient Woodland	Flood Risk (EA Flood Zones 2 and 3) (FZ2 = -1;	Coastal change management zone	National Landscape	SSSI	European site (SAC/ SPA/ Ramsar)	HOUSEHOLD NOS	No of households (properties registered for Council Tax - as of	Households Score (<100 = 1; 101-200 = 2; 201-300 = 3; 301-400 = 4; 401-500 =	Overall score (Sustainability + household score)	Notes
Grimston	Grimston	KRSC		1	2				1	3	4		2	1			1	10				-2			-2							959	10	31	Parish includes Pott Row
Terrington St John	St John's Highway/ Terrington St John	KRSC		1			1	2	1	3	1	1	3	1	1		3	10				-2										408	5	31	St John's Highway/ Terrington St John are a single entity, so have been dealt with as one
King's Lynn	West Lynn	SAKLMT		2	2	1	1	1	1	3	5	2		1	1		2	10	2			-3									n/a	n/a	31	Total population included with King's Lynn, but freestanding village/ settlement with typical range of services
Southery	Southery	RV		1	1	1	1	1	1	2	4	2		1			1	9				-2										627	7	30	
West Walton	West Walton	KRSC		1		1	4	1	1	3	1	1		1			1	7	1			-2										808	9	30	Smallest/ lowest scoring settlement which includes a secondary school
Gayton	Gayton	KRSC		2	2	1	1	1	1	3	1	1	2	1	2		3	7				-3		-2	-2							768	8	29	Significant range of services/ facilities, but offset by significant constraints - scheduled monuments; EA Flood Zone 3a
Stow Bardolph	Stow Bridge	RV		1	1	1	1	2	2	2	4	1		1	1		2	7				-3			-2							578	6	29	Stow Bridge is main settlement within Stow Bardolph parish. Three settlements (Stow Bardolph, Stow Bridge, Barroway Drove), but all entirely separate with little functional relationship
Walpole	Walpole St Andrew/ Walpole St Peter	KRSC				1	1	1	2	1	1	2		1	2		2	8				-2										820	9	29	Walpole includes three distinctive elements, but finctionally these form a single entity. Walpole Marsh to be dropped from settlement hierarchy (to become rural outlier/ countryside).
Tilney St Lawrence	Tilney St Lawrence	KRSC			2	1	2	1	1	2	2	1		1			2	8				-2										744	8	28	Physically adjoins Terrington St John
Hockwold cum Wilton	Hockwold cum Wilton	KRSC		1	2	2	1	1	1	2		1		1		1	5	10			-1	-1			-3			-1	-1			599	6	27	Freestanding village, but shares certain key services/ facilities with Feltwell; e.g. single school academy
West Walton	Walton Highway	KRSC		1		1		2		3	6	1			3		1	10	1						-2							n/a	n/a	27	Total population included with West Walton.
Wiggenhall St Germans	Wiggenhall St Germans	RV		1	2	1	1	1	2	2	2			1			1	10							-3			-1				626	7	27	Three separate built-up areas, separated by Great Ouse and Middle Level Drain
Stoke Ferry	Stoke Ferry	KRSC			1	2	4	1	1	2	2	1	1	1	2		1	5			-1				-3							540	6	26	Largest village in cluster of up to 4 separate villages; includes several shared services, including schools and GP Surgery
Brancaster	Brancaster Staithe/ Burnham Deepdale	KRSC		1		1		3	1	3	2	1		1	3		5	7				-1			-3			-1	-1	-1	n/a		4	25	Total population score split between Brancaster and Brancaster Staithe/ Burnham Deepdale
Marshland St James	Marshland St James	RV				1	1		1		2	1		1			2	10							-2							621	7	24	Includes St Johns Fen End and Tilney Fen End
Pentney	Pentney	RV					1	1	1	2	1		1	1			5	7														310	4	24	Excluding services at Narborough (Breckland) and Norfolk Woods (north-east of A47)
South Creake	South Creake	RV				1			1	2	3			1			8	10			-1	-2			-3							349	4	24	Several key services/ facilities shared between North and South Creake; e.g. Post Office, Pub

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Marham	[Upper (RAF) Marham]	KRSC		2	2		3	1		2	2	2	1	1	3		1	3												n/a	n/a	23	Total included with overall Marham figure
Northwold and Whittington	Northwold	KRSC				2	2		1	2	2			1	2		2	7			-1				-3					573	6	23	
Runcton Holme	Runcton Holme	RV				2	1		1	1		2		1			4	10							-3					307	4	23	
Wimbotsham	Wimbotsham	RV		1	2	1	1	1	1	3	1	1		1				5	2		-1									331	4	23	Significant growth coming forward as northern urban extensions to Downham Market (F1.3/ BEX1) within Wimbotsham Parish. Potential scope for further future development.
Shouldham	Shouldham	RV			2	2	1	1	1	2	2			1			2	9			-1	-2		-1						296	3	22	
Castle Acre	Castle Acre	KRSC		1	2	1	1	1	1	2	1	2		1	1		4	6			-1	-3			-3			-1		487	5	21	
Syderstone	Syderstone	RV			1	1	1		1	2	1	2		1			1	8										-1		279	3	21	Excludes most facilities at RAF Sculthorpe/ Wicken Green (but Primary School counted, due to its proximity to Syderstone built-up area)
West Winch	Setchey	Countryside							1	3	6	5						10							-3			-2		n/a	n/a	20	Within West Winch Parish. Forms most significant employment area.
Ingoldisthorpe	Ingoldisthorpe	RV			1	1	1		2	3								7							-2					422	5	19	Close proximity to Dersingham and Snettisham. Three villages enclosed by single A149 bypass; i.e. close functional relationship.
Thornham	Thornham	RV		2	1	1		2	1	3	4			1	3		2	3			-1	-1			-3		-1	-1	-1	380	4	19	Includes Drove Orchards
Grimston	Pott Row	KRSC		1		1	3	1	1	3	3	1		1			1	8							-2			-3	-1	n/a	n/a	18	Total population included with Grimston
Hilgay	Hilgay	RV		1		1	1	1	1	2	1	1					1	5				-1			-3					629	7	18	
Walpole Highway	Walpole Highway	RV		1	2	1	2			3		1		1			2	3							-2					349	4	18	
Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	RV			1		2	1	2	1				1	1	3		5							-3					329	4	18	
East Rudham	East Rudham	RV			1	1	1	1	1	3	1			1			1	4			-1									298	3	17	
East Winch	East Winch	RV			2	1		1	1	3	1	1		1			3	4				-1			-3			-1		390	4	17	
Old Hunstanton	Old Hunstanton	RV			2	1		4	1	3	1				1		2	3	2		-1		-1		-3		-1	-1	-1	355	4	16	
Wereham	Wereham	RV				1		1	1	2	1	1		1			1	4			-1									329	4	16	
Brancaster	Brancaster	KRSC		1	2	2	1	1	1	3		1		1			2	4			-1	-1			-3		-1	-1	-1	785	4	15	Main miscellaneous business uses - holiday lets
Crimplesham	Crimplesham	SVH				1			2	2		4					1	4				-1								122	2	15	
Roydon	Roydon	SVH						1	1	3	1		1	1				7										-1	-1	154	2	15	Three Horseshoes pub counted as Pott Row
Tilney All Saints	Tilney All Saints/ Tilney High End	RV				1	1	1	1	2	1	1		1			1	4							-2					268	3	15	
Walpole Cross Keys	Walpole Cross Keys	SVH		1		1	1			3	2	2		1				3							-2					243	3	15	
Hillington	Hillington	RV		1				1	1	2		2		1	2		1	3				-1								149	2	15	
Fincham	Fincham	RV				1		2	1	1	1	2		1			1	3			-1				-2					253	4	14	
Harpley	Harpley	RV				1	1		1	2		1		1				6				-1								176	2	14	
Holme Next The Sea	Holme Next The Sea	SVH				1		1	1	3	1			1			7	2			-1				-2		-1	-1	-1	222	3	14	
Nordelph	Nordelph	SVH				1				2	1	1						9			-1				-2					205	3	14	
North Runcton	North Runcton	SVH					1		1	2				1			2	3	1											265	3	14	
Sandringham	West Newton	RV		1	1		1		1	3				1			2	1												215	3	14	

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Sedgeford	Sedgeford	RV			1	1	1	1	2	2				1			2	4			-1	-1			-2		-1				315	4	14	
Welney	Welney	RV				1		1	1	1		3		1			2	6							-3			-1	-1		270	3	14	
Bircham	Great Bircham/ Bircham Tofts	RV		1	1	1		1	1	2			1	1	1		1	5			-1	-5								260	3	13	Parish also hosts part of National Construction College/ CITB site
Castle Rising	Castle Rising	RV						3	1	3	1			1	1		3	2	2		-1	-2		-2			-1			112	2	13	Includes Knight's Hill roundabout area/ development likely to increase parish No of households to around 500 (+574 development, around 400 dwellings within Parish)
Upwell	Three Holes	RV				1				3	1	2		1			4	3							-2					n/a	n/a	13	Total population included with Upwell
Bawsey	Bawsey	SVH						1		3					1		3	5	2			-2			-2			-1		123	2	12	Scoring derived from various facilities and businesses, distributed along route of B1145 Gayton Road - Bawsey Country Park, Innisfree Trading Estate etc. No significant/ functional built-up area associated with village, so potentially ought to be removed from settlement hierarchy?
Stanhoe	Stanhoe	RV				1		1	2	1		1		1				3												141	2	12	
Tottenhill	Tottenhill	RV				1				3	1	1		1			1	2												105	2	12	
Wormegay	Wormegay	RV		1					2	3	2			1			1	3				-1			-2					174	2	12	
Leziate	Ashwicken	SVH					1		1	3				1				6	1			-1						-1		n/a	n/a	11	Total included with Leziate
Little Massingham	Little Massingham	Countryside							1	2				1			2	4												50	1	11	
Ringstead	Ringstead	SVH		1		1		1	2		1			1			3	4			-1		-1	-1			-1	-1		190	2	11	
Stow Bardolph	Barroway Drove	SVH				1				1	1	2						8							-2					n/a	n/a	11	Total population included with Stow Bridge
West Dereham	West Dereham	SVH				1			1	2		3						5				-1			-3					202	3	11	
Terrington St Clement	Hay Green	SVH								2	1			1			1	7							-2					n/a	n/a	10	Total population included with Terrington St Clement
Bircham/ Bagthorpe with Barmer/ Barwick/ Docking	Bircham Newton (CITB)	Countryside					2			2				1	1		2	2												n/a	n/a	10	Total population split between Barwick, Bircham and Docking Parish Councils
Ryston	Ryston	Countryside						1	1			1					3	2												49	1	9	Excludes facilities/ services at Bexwell (part of Downham Market). No functional defined built-up area.
Stow Bardolph	Stow Bardolph	Countryside					1	1	1	2					2		2	1						-1						n/a	n/a	9	Total population included with Stow Bridge
West Rudham	West Rudham	SVH						1	1	3							1	3							-2					120	2	9	
Barton Bendish	Barton Bendish	SVH				1			1	1				1				4				-2								103	2	8	
Boughton	Boughton	SVH							1		1		2	1			2	3			-1			-2				-1		114	2	8	
Middleton	Blackborough End	SVH									3			1				5										-1		n/a	n/a	8	Total included with Middleton
North Creake	North Creake	RV			1			1	1	1	1						1	5			-1	-1		-1	-3					224	3	8	
Shouldham Thorpe	Shouldham Thorpe	SVH							1	1				1				5			-1									74	1	8	
Burnham Overy	Burnham Overy Staithe	SVH				1		1		3					1		3	2			-1				-3		-1	-1	-1	243	3	7	
Congham	Congham	SVH						2	1					1			1	4				-1		-2	-1					121	2	7	Low Road, Grimston - counted with Grimston for service survey
Hilgay	Ten Mile Bank	RV				1	1		1	2								5							-3					n/a	n/a	7	Total population included with Hilgay
Leziate	Leziate	SVH										1		1				3										-1		267	3	7	

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Northwold and Whittington	Whittington	RV		1					1	2		2					3	1						-3						n/a	n/a	7	Total included with Northwold
West Acre	West Acre	SVH			1			2	1		3			1			2	1				-1		-3			-1			97	1	7	
Burnham Thorpe	Burnham Thorpe	SVH				1		2	1	1							1	3			-1			-3		-1				102	2	6	
Downham West	Salters Lode	SVH					1			2		1					1	2						-3						142	2	6	
Flitcham with Appleton	Flitcham	RV				1	1		1	2				1			1	2			-1	-1		-2						98	1	6	
Barwick	Barwick (Great/ Little)	Countryside																4												24	1	5	No functional defined built-up area.
Sandringham	Wolferton	Countryside				1	1		1	1				1				5						-2		-1	-1	-1	n/a	n/a	5	Total population included with West Newton
Upwell	Lakes End	SVH				1			1	1				1				3						-2					n/a	n/a	5	Total population included with Upwell
Wiggenhall St Germans	Saddlebow	SVH								2	3							3						-3					n/a	n/a	5	Total population inculded with Wiggenhall SG
Wretton	Wretton	SVH							1	1				1				4						-3			-1			187	2	5	
Bagthorpe with Barmer	Bagthorpe with Barmer	Countryside																3												30	1	4	Classed as single settlement; Churches both redundant
Emneth	Emneth Hungate	Countryside		1													1	3						-1					n/a	n/a	4	Counted with Emneth
Fordham	Fordham	Countryside								2								1												32	1	4	Church closed 1994
Methwold	Brookville	SVH								2								5						-3					n/a	n/a	4	Total included with Methwold
Sandringham	Sandringham	Countryside						1	1	3					1			2					-1	-2		-1			n/a	n/a	4	Total included with West Newton
Titchwell	Titchwell	SVH						2	1	3							2	2			-1			-3		-1	-1	-1		62	1	4	
Tottenhill	Tottenhill Row	Countryside						1		3							1	2			-1			-2					n/a	n/a	4	Total population included with Tottenhill
East Walton	East Walton	Countryside					1		1					1				3				-3					-1			38	1	3	
Sandringham	Babingley	Countryside				1			1	3							1							-2		-1			n/a	n/a	3	Total included with West Newton
Burnham Overy	Burnham Overy Town	SVH							1	3				1				3			-1	-1		-3		-1			n/a	n/a	2	Total included with BO Staithe (main settlement)
East Winch	West Bilney	Countryside								2	1							1						-2					n/a	n/a	2	Total included with East Winch (main settlement); St Cecilia's Church redundant
Fring	Fring	Countryside							1					1				3			-1	-1		-2						44	1	2	
Outwell	The Cottons	Countryside													1			1											n/a	n/a	2	Total included with Outwell
Tilney St Lawrence	Tilney Cum Islington	SVH															2	2						-2					n/a	n/a	2	Total population included with Tillney St Lawrence
Welney	Tipps End	Countryside																4						-2					n/a	n/a	2	Total population included with Welney
Bircham	Bircham Newton (B1153 Docking Road)	Countryside							1																				n/a	n/a	1	Total included with Great Bircham/ Bircham Tofts; also Bircham Newton CITB
Anmer	Anmer	Countryside							1													-1								31	1	1	

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Choseley	Choseley	Countryside																1										-1					13	1	1	
Houghton	New Houghton	Countryside									1				1			1			-1	-1	-1								41	1	1	
Methwold	Methwold Hythe	SVH						1		2								1							-3						n/a	n/a	1	Total included with Methwold
Stradsett	Stradsett	Countryside						1	1									1					-1		-2						31	1	1	
Wiggenhall St German	Wiggenhall St Mary the Virgin	SVH							1	2							1								-2			-1			n/a	n/a	1	Total population inculded with Wiggenhall SG
Docking	Summerfield	Countryside																													n/a	n/a	0	Counted with Docking - No services/ facilities
Gayton	Gayton Thorpe	SVH							1					1			2	1				-3			-2						n/a	n/a	0	Total population included with Gayton
Shernbourne	Shernbourne	Countryside							1									1				-1			-2						27	1	0	
West Walton	Ingleborough	Countryside																2							-2						n/a	n/a	0	Total population included with West Walton
East Rudham	Coxford	Countryside									2			1			1					-1			-2			-1	-1		n/a	n/a	-1	Counted with East Rudham
Northwold and Whittington	Little London	Countryside								2															-3						n/a	n/a	-1	Total included with Northwold
Burnham Norton	Burnham Norton	SVH							1			1		1			1				-1	-1			-3		-1	-1	-1		69	1	-3	Burnham Market Primary School within Burnham Norton Parish
Wiggenhall St German	Wiggenhall St Peter	Countryside																							-3						n/a	n/a	-3	Total population inculded with Wiggenhall SG

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Appendix 5 – Settlement clusters (scorings) [*see below]

Parish	Settlement	Current Status (Local Plan 2021-2040)	SERVICES	Convenience retailing/ store(s) - Number	Post Office (1 = limited/ mobile service; 2 = full/ fixed)	Community Hall	School (Primary/ pre-school/ nursery +1 each; secondary +2)	Public House	Place of worship (e.g. C of E (Parish) Church)	Bus service (1 = demand responsive/ less than daily; 2 = at least daily; 3	Other shops/ stores; e.g. comparison retailing (number)	Service Station/ Garage Services	GP Surgery/ medical services (main GP = 2; dentist, pharmacy,	Library (Main library +2; community or mobile library +1)	Fast food takeaway/ café	Rail station (regular = 3; infrequent = 1)	Sports/ recreation/ leisure	Misc rural businesses (agriculture, farm diversification etc - site	Within walking (2km) or cycling (5km) distance of Main Town/ Sub-	CONSTRAINTS	Conservation Area	Scheduled Monument	Historic Parks & Gardens	Ancient Woodland	Flood Risk (EA Flood Zones 2 and 3) (FZ2 = -1; FZ3A = -2; FZ3B = -3)	Coastal change management zone	National Landscape	SSSI	European site (SAC/ SPA/ Ramsar)	HOUSEHOLD NOS	No of households (properties registered for Council Tax - as of	Households Score (<100 = 1; 101-200 = 2; 201-300 = 3; 301-400 = 4; 401-500	Overall score (Sustainability + household score)	Notes	Notes
Outwell	Outwell	KRSC		3	2	2	1	2	2	3	3	5		1	2		3	10						-2						1,055	11	48		
Upwell	Upwell	KRSC		5	2	2	1	2	2	3	4	1	2	1	1		4	10			-1			-2						1,335	11	48		
Upwell	Three Holes	RV				1				3	1	2		1			4	3						-2						n/a	n/a	13	Total population included with Upwell	
1. Outwell/ Upwell/ Three Holes cluster				**8**	**4**	**5**	**2**	**4**	**4**	**3**	**8**	**8**	**2**	**1**	**3**	**0**	**10**	**10**			**-1**	**0**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**2,390**	**11**	**80**		**Outwell/ Upwell/ Three Holes all conjoined/ continuous built up area**
~~South Wootton~~	~~South Wootton~~	~~SAKLMT~~		~~2~~	~~2~~	~~1~~	~~3~~	~~1~~	~~2~~	~~3~~	~~5~~	~~1~~	~~3~~	~~1~~	~~3~~		~~2~~	~~8~~	~~2~~						~~-2~~		~~-1~~			~~1,855~~	~~11~~	~~47~~		
~~North Wootton~~	~~North Wootton~~	~~SAKLMT~~		~~1~~	~~2~~	~~3~~	~~2~~	~~1~~	~~1~~	~~3~~	~~3~~	~~3~~	~~2~~	~~1~~	~~1~~		~~1~~	~~10~~	~~2~~						~~-2~~		~~-1~~			~~1,015~~	~~11~~	~~44~~	~~Extensive services (e.g. primary school, GP surgery etc), but shared with nearby King's Lynn urban area. Convenience store/ post office actually sited within South Wootton~~	
~~**North/ South Wootton cluster**~~				~~**3**~~	~~**2**~~	~~**4**~~	~~**5**~~	~~**2**~~	~~**3**~~	~~**3**~~	~~**8**~~	~~**4**~~	~~**5**~~	~~**1**~~	~~**3**~~	~~**0**~~	~~**3**~~	~~**10**~~	~~**2**~~						~~**-2**~~		~~**-1**~~			~~**2,870**~~	~~**11**~~	~~**66**~~		~~**North and South Wootton Built up area adjoined/ key shared services (Post Office, GP Surgery)**~~
	~~West Winch~~	~~SAKLMT~~		~~2~~	~~2~~	~~2~~	~~1~~	~~1~~	~~1~~	~~3~~	~~3~~	~~1~~	~~1~~	~~1~~	~~2~~		~~3~~	~~10~~	~~2~~						~~-2~~					~~1,270~~	~~11~~	~~44~~		
~~West Winch~~	~~Setchey~~	~~Countryside~~							~~1~~	~~3~~	~~6~~	~~5~~						~~10~~							~~-3~~			~~-2~~		~~n/a~~	~~n/a~~	~~20~~		
~~North Runcton~~	~~North Runcton~~	~~SVH~~					~~1~~		~~1~~	~~2~~				~~1~~			~~2~~	~~3~~	~~1~~											~~265~~	~~3~~	~~14~~		
~~**West Winch, Setchey and North Runcton cluster**~~				~~**2**~~	~~**2**~~	~~**2**~~	~~**2**~~	~~**1**~~	~~**3**~~	~~**8**~~	~~**9**~~	~~**6**~~	~~**1**~~	~~**1**~~	~~**2**~~	~~**0**~~	~~**5**~~	~~**10**~~	~~**2**~~						~~**-3**~~			~~**-2**~~		~~**1,535**~~	~~**11**~~	~~**62**~~		~~**Joint Neighbourhood Plan covering all three settlements (common factor is managing impact/ implications of West Winch Growth Area)**~~
Marham	Marham	KRSC				2	2		2	2	1	3	2	1	2		1	10				-2								1,081	11	37		
Marham	[Upper (RAF) Marham]	KRSC		2	2		3	1		2	2	2	1	1	3		1	3												n/a	n/a	23	Total included with overall Marham figure	
2. Marham/ Upper (RAF) Marham				**2**	**2**	**2**	**5**	**1**	**2**	**2**	**3**	**5**	**3**	**1**	**5**	**0**	**2**	**10**				**-2**								**1,081**	**11**	**54**		**Single parish, with shared services; e.g. Post Office, Pub**
Grimston	Grimston	KRSC		1	2				1	3	4		2	1			1	10				-2			-2						959	10	31		
Grimston	Pott Row	KRSC		1		1	3	1	1	3	3	1		1			1	8							-2			-3	-1	n/a	n/a	18	Total population included with Grimston	
Roydon	Roydon	SVH						1	1	3	1		1	1				7										-1	-1	154	2	15	Three Horseshoes pub counted as Pott Row	
Congham	Congham	SVH						2	1					1			1	4				-1		-2	-1					121	2	7	Low Road, Grimston - counted with Grimston for service survey	
3. Grimston, Pott Row, Roydon & Congham cluster				**2**	**2**	**1**	**3**	**4**	**4**	**3**	**8**	**1**	**3**	**1**	**0**	**0**	**3**	**10**	**0**		**0**	**-3**	**0**	**-2**	**-2**	**0**	**0**	**-4**	**-1**	**1,234**	**11**	**44**		**Three Parishes with conjoined built-up area. Reflected in joint Neighbourhood Plan.**
Terrington St John	St John's Highway/ Terrington St John	KRSC		1			1	2	1	3	1	1	3	1	1		3	10							-2					408	5	31	St John's Highway/ Terrington St John are a single entity, so have been dealt with as one	
Tilney St Lawrence	Tilney St Lawrence	KRSC			2	1	2	1	1	2	2	1		1			2	8				-1			-2					744	8	28		
4. St John's Highway/ Terrington St John/ Tilney St Lawrence cluster				**1**	**2**	**1**	**3**	**3**	**2**	**3**	**3**	**2**	**3**	**1**	**1**	**0**	**5**	**10**	**0**		**0**	**-1**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**1,152**	**11**	**48**		**Conjoined built-up areas. Some shared services; e.g. Village Hall, GP Surgery.**

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Parish	Settlement	Current Status (Local Plan 2021-2040)	SERVICES	Convenience retailing/ store(s) - Number	Post Office (1 = limited/ mobile service; 2 = full/ fixed)	Community Hall	School (Primary/ pre-school/ nursery +1 each; secondary +2)	Public House	Place of worship (e.g. C of E (Parish) Church)	Bus service (1 = demand responsive/ less than daily; 2 = at least daily; 3	Other shops/ stores; e.g. comparison retailing (number)	Service Station/ Garage Services	GP Surgery/ medical services (main GP = 2; dentist, pharmacy,	Library (Main library+2; community or mobile library +1)	Fast food takeaway/ café	Rail station (regular = 3; infrequent = 1)	Sports/ recreation/ leisure	Misc rural businesses (agriculture, farm diversification etc - site	Within walking (2km) or cycling (5km) distance of Main Town/ Sub-	CONSTRAINTS	Conservation Area	Scheduled Monument	Historic Parks & Gardens	Ancient Woodland	Flood Risk (EA Flood Zones 2 and 3) (FZ2 = -1; FZ3A = -2; FZ3B = -3)	Coastal change management zone	National Landscape	SSSI	European site (SAC/ SPA/ Ramsar)	HOUSEHOLD NOS	No of households (properties registered for Council Tax - as of	Households Score (<100 = 1; 101-200 = 2; 201-300 = 3; 301-400 = 4; 401-500	Overall score (Sustainability + household score)	Notes	Notes
West Walton	West Walton	KRSC		1		1	4	1	1	3	1	1		1			1	7	1						-2						808	9	30		
West Walton	Walton Highway	KRSC		1		1		2		3	6	1			3		1	10	1						-2						n/a	n/a	27	Total population included with West Walton	
5. West Walton/ Walton Highway				**2**	**0**	**2**	**4**	**3**	**1**	**3**	**7**	**2**	**0**	**1**	**3**	**0**	**2**	**10**	**1**		**0**	**0**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**808**	**9**	**48**		**Single parish, with shared services; e.g. church, schools**
Wiggenhall St Germans	Wiggenhall St Germans	RV		1	2	1	1	1	2	2	2			1			1	10							-3			-1		626	7	27		
	Wiggenhall St Mary the Virgin	SVH							1	2							1								-2			-1		n/a	n/a	1	Total population inculded with Wiggenhall SG	
6. Wiggenhall St Germans Parish cluster				**1**	**2**	**1**	**1**	**1**	**3**	**2**	**2**	**0**	**0**	**1**	**0**	**0**	**2**	**10**	**0**		**0**	**0**	**0**	**0**	**-3**	**0**	**0**	**-1**	**0**	**626**	**7**	**29**		**Single parish, with three distinctive built-up parts**
Brancaster	Brancaster Staithe/ Burnham Deepdale	KRSC		1		1		3	1	3	2	1		1	3		5	7				-1			-3		-1	-1	-1	n/a	4	25	Total population score split between Brancaster and Brancaster Staithe/ Burnham Deepdale	
Brancaster	Brancaster	KRSC		1	2	2	1	1	1	3		1		1			2	4			-1	-1			-3		-1	-1	-1	785	4	15	Main miscellaneous business uses - holiday lets	
7. Brancaster/ Brancaster Staithe/ Burnham Deepdale				**2**	**2**	**3**	**1**	**4**	**2**	**3**	**2**	**2**	**0**	**1**	**3**	**0**	**7**	**10**	**0**		**-1**	**-2**	**0**	**0**	**-3**	**0**	**-1**	**-1**	**-1**	**785**	**8**	**41**		**Single parish and accompanying Neighbourhood Plan, constituting three main settlements (two conjoined)**
South Creake	South Creake	RV				1			1	2	3				1			8	10			-1	-2			-3					349	4	24		
North Creake	North Creake	RV			1			1	1	1	1						1	5				-1	-1		-3					224	3	8		
8. North Creake/ South Creake cluster				**0**	**1**	**1**	**0**	**1**	**2**	**2**	**4**	**0**	**0**	**1**	**0**	**0**	**9**	**10**	**0**		**-2**	**-3**	**0**	**-1**	**-3**	**0**	**0**	**0**	**0**	**573**	**6**	**28**		**Adjacent parishes with main core of villages in close proximity. Several key services shared between villages - Post Office, village hall, pub, mobile library.**
East Rudham	East Rudham	RV			1	1	1	1	1	3	1				1			1	4			-1									298	3	17		
West Rudham	West Rudham	SVH						1	1	3								1	3							-2					120	2	9		
9. East Rudham/ West Rudham cluster				**0**	**1**	**1**	**1**	**2**	**2**	**3**	**1**	**0**	**0**	**1**	**0**	**0**	**2**	**7**	**0**		**-1**	**0**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**418**	**5**	**23**		**Conjoined villages, with key services (mostly based in East Rudham) serving both - primary school, Post Office, community hall**
Hillington	Hillington	RV		1				1	1	2		2		1	2		1	3				-1								149	2	15		
Flitcham with Appleton	Flitcham	RV				1	1		1	2				1			1	2			-1	-1			-2					98	1	6		
10. Hillington/ Flitcham cluster				**1**	**0**	**1**	**1**	**1**	**2**	**2**	**0**	**2**	**0**	**1**	**2**	**0**	**2**	**5**	**0**		**-1**	**-2**	**0**	**0**	**-2**	**0**	**0**	**0**	**0**	**247**	**3**	**18**		**Closely related villages with at least 3 shared services (convenience retailing, village hall, school)**
Leziate	Ashwicken	SVH					1		1	3				1				6	1			-1								n/a	n/a	11	Total included with Leziate	
Leziate	Leziate	SVH										1		1				3										-1		267	3	7		
11. Leziate/ Ashwicken (parish cluster)				**0**	**0**	**0**	**1**	**0**	**1**	**3**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**9**	**1**		**0**	**-1**	**0**	**0**	**0**	**0**	**0**	**-2**	**0**	**267**	**3**	**17**		**Single parish with shared services - school, church, garage**
Burnham Market	Burnham Market	KRSC		6	2	1	1	6	3	3	10	1	3	1	3		3	10			-1	-2					-1			692	7	56	Burnham Market Primary School within Burnham Norton Parish	
Burnham Overy	Burnham Overy Staithe	SVH				1		1		3					1		3	2			-1				-3		-1	-1	-1	243	3	7		Single Parish cluster includes Burnham Overy Town
Burnham Thorpe	Burnham Thorpe	SVH				1		2	1	1							1	3			-1				-3		-1			102	2	6		
12. Burnham Market/ Burnham Overy Staithe/ Burnham Thorpe cluster				**6**	**2**	**3**	**1**	**9**	**4**	**3**	**10**	**1**	**3**	**1**	**4**	**0**	**7**	**10**	**0**		**-3**	**-2**	**0**	**0**	**-3**	**0**	**-1**	**-1**	**-1**	**1,037**	**11**	**64**		

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Parish	Settlement	Current Status (Local Plan 2021-2040)	SERVICES	Convenience retailing/ store(s) - Number	Post Office (1 = limited/ mobile service; 2 = full/ fixed)	Community Hall	School (Primary/ pre-school/ nursery +1 each; secondary +2)	Public House	Place of worship (e.g. C of E (Parish) Church)	Bus service (1 = demand responsive/ less than daily; 2 = at least daily; 3	Other shops/ stores; e.g. comparison retailing (number)	Service Station/ Garage Services	GP Surgery/ medical services (main GP = 2; dentist, pharmacy,	Library (Main library+2; community or mobile library +1)	Fast food takeaway/ café	Rail station (regular = 3; infrequent = 1)	Sports/ recreation/ leisure	Misc rural businesses (agriculture, farm diversification etc - site	Within walking (2km) or cycling (5km) distance of Main Town/ Sub-	CONSTRAINTS	Conservation Area	Scheduled Monument	Historic Parks & Gardens	Ancient Woodland	Flood Risk (EA Flood Zones 2 and 3) (FZ2 = -1; FZ3A = -2; FZ3B = -3)	Coastal change management zone	National Landscape	SSSI	European site (SAC/ SPA/ Ramsar)	HOUSEHOLD NOS	No of households (properties registered for Council Tax - as of	Households Score (<100 = 1; 101-200 = 2; 201-300 = 3; 301-400 = 4; 401-500	Overall score (Sustainability + household score)	Notes	Notes
Feltwell	Feltwell	KRSC		2	2	4	5	1	2	2	3	2	1	1	2		6	6			-1	-1							-1	-1		1,356	11	48		
Hockwold cum Wilton	Hockwold cum Wilton	KRSC		1	2	2	1	1	1	2		1		1		1	5	10			-1	-1			-3			-1	-1		599	6	27		
13. Feltwell with Hockwold cum Wilton cluster				**3**	**4**	**6**	**6**	**2**	**3**	**2**	**3**	**3**	**1**	**1**	**2**	**1**	**10**	**10**			**-1**	**-1**	**0**	**0**	**-3**	**0**	**0**	**-2**	**-1**	**1,955**	**11**	**60**		**Village cluster reassessed from current Local Plan joint settlement designation. Both physically separate, but situated at the southernmost part of the Borough and by Breckland SSSI/ European site. Joint services/ facilities include single school academy (Iceni), with campuses in both villages.**
Methwold	Brookville	SVH								2								5							-3					n/a	n/a	4	Total included with Methwold	Rural outlier (Methwold Parish)
Methwold	Methwold	KRSC		1	2	1	4	1	1	2	3	1		1			2	10			-1				-2					798	8	34		
Methwold	Methwold Hythe	SVH						1		2								1							-3					n/a	n/a	1	Total included with Methwold	Rural outlier (Methwold Parish)
Northwold and Whittington	Northwold	KRSC				2	2		1	2	2			1	2		2	7			-1				-3					573	6	23		Cluster with Little London (rural outlier)
14. Methwold parish and Northwold cluster				**1**	**2**	**3**	**6**	**2**	**2**	**2**	**5**	**1**	**0**	**1**	**2**	**0**	**4**	**10**	**0**		**-2**	**0**	**0**	**0**	**-3**	**0**	**0**	**0**	**0**	**1,371**	**11**	**47**		**Methwold Parish contains two outlying built-up areas (Brookville/ Methwold Hythe). Both are clearly defined built-up areas, but have limited services/ facilities (Pub, Methwold Hythe; several small businesses (Brookville). Given that the three settlements represent a coherent unit (Parish), it is appropriate to consider them as a single cluster. Northwold has historically had connections with Methwold and it is considered appropriate for these to be retained.**
Stoke Ferry	Stoke Ferry	KRSC			1	2	4	1	1	2	2	1	1	1	2		1	5			-1				-3					540	6	26		
Boughton	Boughton	SVH							1		1		2	1			2	3			-1			-2				-1		114	2	8		
Northwold and Whittington	Whittington	RV		1					1	2		2					3	1							-3					n/a	n/a	7	Total included with Northwold	
Wretton	Wretton	SVH							1	1				1				4							-3			-1		187	2	5		
15. Stoke Ferry, Broughton, Whittington and Wretton cluster				**1**	**1**	**2**	**4**	**1**	**4**	**2**	**3**	**3**	**3**	**1**	**2**	**0**	**6**	**10**	**0**		**-2**	**0**	**0**	**-2**	**-3**	**0**	**0**	**-2**	**0**	**841**	**9**	**43**		**Four villages, closely related to one another. Previously considered as a settlement cluster, but not taken forward into Local Plan. Several shared services and facilities, including GP Surgery (Boughton); convenience retailing (Whittington); school and pub (Stoke Ferry).**

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Settlement	Current Status (Local Plan 2021-2040)	SERVICES	Convenience retailing/ store(s) - Number	Post Office (1 = limited/ mobile service; 2 = full/ fixed)	Community Hall	School (Primary/ pre-school/ nursery +1 each; secondary +2)	Public House	Place of worship (e.g. C of E (Parish) Church)	responsive/ less than daily; 2 = at least daily; 3 = hourly or more)	Other shops/ stores; e.g. comparison retailing (number)	Service Station/ Garage Services	services (main GP = 2; dentist, pharmacy, outreach etc = 1)	Library (Main library +2; community or mobile library +1)	Fast food takeaway/ café	Rail station (regular = 3; infrequent = 1)	Sports/ recreation/ leisure	(agriculture, farm diversification etc - site visits) - score up to 10	cycling (5km) distance of Main Town/ Sub-regional centre (+2 or +1	CONSTRAINTS	Conservation Area	Scheduled Monument	Historic Parks & Gardens	Ancient Woodland	Flood Risk (EA Flood Zones 2 and 3) (FZ2 = -1; FZ3A = -2; FZ3B = -3)	Coastal change management zone	National Landscape	SSSI	European site (SAC/ SPA/ Ramsar)	HOUSEHOLD NOS	(properties registered for Council Tax - as of April 2024)	= 1; 101-200 = 2; 201-300 = 3; 301-400 = 4; 401-500 = 5; 501-600 = 6; 601-700	Overall score (Sustainability + household score)	Notes	
gham	KRSC		2		3	1	2	2	3	8	4	3	2	4		3	10			-1	-1	-1		-2	-1	-1	-1	-1		2,438	11	49	Doddeshill (rural outlier) - counted with main village	
:ham	KRSC		2	1	3	1	2	1	3	10	1	3	1	3		2	10			-1	-1			-2		-1	-1			1,620	11	48	Does not include Snettisham Beach	
isthorpe	RV			1	1	1		2	3							1	7							-2						422	5	19		
			4	2	7	3	4	5	3	10	5	6	2	7	0	6	10			-2	-2	-1	0	-2	-1	-1	-2	-1		4,480	11	73		Three villages situated in close proximity to one another, enclosed by a common (A149) bypass. Include shared services; e.g. Post Office, convenience retailing, pubs and a single bus service. The three villages are constrained in a number of locations, but clustering could enable them to accommodate some growth, as a means of ensuring retention of local services/ facilities.
Walpole St Andrew/ Walpole St Peter	KRSC				1	1	1	2	1	1	2		1	2		2	8							-2						820	9	29		Walpole includes three distinctive elements, but functionally these form a single entity. Walpole Marsh to be removed from settlement hierarchy (to become rural outlier/ countryside), on basis of scoring.
:ton	KRSC		2	2	1	2	2	1	3	1	1	1	1			2	6	1			-1									686	7	32		
orough End	SVH									3			1				5													n/a	n/a	8	Total included with Middleton	
			2	2	1	2	2	1	3	4	1	1	1	0	0	2	10	1		0	-1	0	0	0	0	0	-1	0		686	7	38		Two distinctive settlements, but single parish cluster. Blackborough End in close proximity to key services; e.g. primary school, village hall
Great Bircham/ Bircham Tofts	RV		1	1	1		1	1	2			1	1	1		1	5			-1	-5									260	3	13	Parish also hosts part of National Construction College/ CITB site	
land St James	RV				1	1		1		2	1		1			2	10								-2					621	7	24	Includes St Johns Fen End and Tilney Fen End	Cluster of three conjoined settlements, with St John Fen End and Tilney Fen End situated in separate parishes
Tilney All Saints/ Tilney High End	RV				1	1	1	1	2	1	1		1			1	4								-2					268	3	15		Single Parish cluster
Gayton	KRSC		2	2	1	1	1	1	3	1	1	2	1	2		3	7				-3		-2	-2						768	8	29	Significant range of services/ facilities, but offset by significant constraints - scheduled monuments; EA Flood Zone 3a	
Gayton Thorpe	SVH							1					1			2	1				-3			-2						n/a	n/a	0	Total population included with Gayton	
n/ Gayton Thorpe	KRSC		2	2	1	1	1	2	3	1	1	2	1	2		5	8				-3		-2	-2						768	8	33		Single Parish cluster

* Settlement clusters were identified at North/ South Wootton and West Winch/ Setchey/ North Runcton. These are part of the King's Lynn area, but are shown here (as ~~strikethrough~~), for completeness.

Appendix 6 – Proposed 2-tier rural settlement hierarchy [* see below]

Settlement and/ or cluster name	Overall score	Potential status in settlement hierarchy	
Outwell/ Upwell/ Three Holes cluster	80	Large/ Principal/ Service village cluster	
Dersingham, Snettisham and Ingoldisthorpe cluster	73	Large/ Principal/ Service village cluster	
~~North/ South Wootton cluster~~	~~66~~	~~Large/ Principal/ Service village cluster~~	~~KL area~~
Burnham Market/ Burnham Overy Staithe/ Burnham Thorpe cluster	64	Large/ Principal/ Service village cluster	
~~West Winch, Setchey and North Runcton cluster~~	~~62~~	~~Large/ Principal/ Service village cluster~~	~~KL area~~
Feltwell with Hockwold cum Wilton cluster	60	Large/ Principal/ Service village cluster	
~~Heacham~~	~~57~~	~~Large/ Principal/ Service village~~	~~Hunstanton area~~
Terrington St Clement	55	Large/ Principal/ Service village	
Marham/ Upper (RAF) Marham	54	Large/ Principal/ Service village cluster	
~~Emneth~~	~~52~~	~~Large/ Principal/ Service village~~	~~WF area~~
St John's Highway/ Terrington St John/ Tilney St Lawrence cluster	48	Large/ Principal/ Service village cluster	
West Walton/ Walton Highway cluster	48	Large/ Principal/ Service village cluster	
Methwold parish and Northwold cluster	47	Large/ Principal/ Service village cluster	
Grimston, Pott Row, Roydon & Congham cluster	44	Large/ Principal/ Service village cluster	
Clenchwarton	43	Large/ Principal/ Service village	
Stoke Ferry, Broughton, Whittington and Wretton cluster	43	Large/ Principal/ Service village cluster	
Brancaster/ Brancaster Staithe/ Burnham Deepdale	41	Large/ Principal/ Service village cluster	
~~Walsoken~~	~~40~~	~~Large/ Principal/ Service village~~	~~WF area~~
Watlington	40	Large/ Principal/ Service village	
Middleton/ Blackborough End (parish cluster)	38	Large/ Principal/ Service village cluster	
Great Massingham	33	Large/ Principal/ Service village	

Settlement and/ or cluster name	Overall score	Potential status in settlement hierarchy	
Gayton/ Gayton Thorpe (parish cluster)	33	Large/ Principal/ Service village cluster	
~~Denver~~	~~31~~	~~Large/ Principal/ Service village~~	~~DM area~~
Docking	31	Large/ Principal/ Service village	
~~West Lynn~~	~~31~~	~~Large/ Principal/ Service village~~	~~KL area~~
Southery	30	Large/ Principal/ Service village	
Wiggenhall St Germans Parish cluster	29	Other/ Smaller village	
Stow Bridge	29	Other/ Smaller village	
Walpole St Andrew/ Walpole St Peter (Walpole parish)	29	Other/ Smaller village	
North Creake/ South Creake cluster	28	Other/ Smaller village	
Marshland St James/ St John's Fen End with Tilney Fen End cluster	24	Other/ Smaller village	
Pentney	24	Other/ Smaller village	
East Rudham/ West Rudham cluster	23	Other/ Smaller village	
Runcton Holme	23	Other/ Smaller village	
~~Wimbotsham~~	~~23~~	~~Other/ Smaller village~~	~~DM area~~
Shouldham	22	Other/ Smaller village	
Castle Acre	21	Other/ Smaller village	
Syderstone	21	Other/ Smaller village	
Thornham	19	Other/ Smaller village	
Hilgay	18	Other/ Smaller village	
Walpole Highway	18	Other/ Smaller village	
Leziate/ Ashwicken (parish cluster)	18	Other/ Smaller village	
Hillington/ Flitcham cluster	18	Other/ Smaller village	
East Winch	17	Other/ Smaller village	
Wiggenhall St Mary Magdalen	17	Other/ Smaller village	
~~Old Hunstanton~~	~~16~~	~~Other/ Smaller village~~	~~Hunstanton area~~
Wereham	16	Other/ Smaller village	
Crimplesham	15	Other/ Smaller village	
Tilney All Saints/ Tilney High End (parish cluster)	15	Other/ Smaller village	
Walpole Cross Keys	15	Other/ Smaller village	

Settlement and/ or cluster name	Overall score	Potential status in settlement hierarchy	
Fincham	14	Other/ Smaller village	
Harpley	14	Other/ Smaller village	
Holme Next The Sea	14	Other/ Smaller village	
Nordelph	14	Other/ Smaller village	
West Newton	14	Other/ Smaller village	
Sedgeford	14	Other/ Smaller village	
Welney	14	Other/ Smaller village	
Great Bircham/ Bircham Tofts (Bircham parish cluster)	13	Other/ Smaller village	
Castle Rising	13	Other/ Smaller village	
~~Bawsey~~	~~12~~	~~Countryside~~	~~No defined settlement - two groups of houses, including around 9-10 detached dwellings off private road (Chilver House Lane). Scoring due to dispersed services/ facilities along Grimston Rd.~~
Stanhoe	12	Other/ Smaller village	
Tottenhill	12	Other/ Smaller village	
Wormegay	12	Other/ Smaller village	
~~Little Massingham~~	~~11~~	~~Countryside~~	~~Approach to defining new boundary has identified dispersed built form, with one cluster of >10 dwellings around Middle Farm. This, however, is some distance from most local services and facilities (Station Road). Therefore, there is no clearly defined settlement/ main built up area.~~
Ringstead	11	Other/ Smaller village	
Barroway Drove	11	Other/ Smaller village	
West Dereham	11	Other/ Smaller village	
Hay Green	10	Other/ Smaller village	
Bircham Newton (CITB)	10	Other/ Smaller village	Need to define new boundary
~~Ryston~~	~~9~~	~~Countryside~~	~~No defined settlement - isolated farm buildings only, related to Ryston Hall~~

Settlement and/ or cluster name	Overall score	Potential status in settlement hierarchy	
Stow Bardolph	9	Other/ Smaller village	Need to define new boundary
Barton Bendish	8	Other/ Smaller village	
Shouldham Thorpe	8	Other/ Smaller village	
Ten Mile Bank	7	Other/ Smaller village	
West Acre	7	Other/ Smaller village	
Salters Lode	6	Other/ Smaller village	
~~Barwick (Great/ Little)~~	~~5~~	~~Countryside~~	~~No defined settlement - isolated farm buildings only, plus some housing forming part of CITB Bircham Newton built-up area~~
Wolferton	5	Other/ Smaller village	Need to define new boundary
Lakes End	5	Other/ Smaller village	
Saddlebow	5	Other/ Smaller village	

* Settlements that are part of Tier 1 or Tier 2 areas, or have achieved the desired scoring (5 or more), but which are not proposed for inclusion within the settlement hierarchy, are shown as ~~strikethrough~~, for completeness.

Appendix 7: Strategic Environmental Assessment for defining a settlement hierarchy

The 5 potential growth options will need to be systematically assessed through the sustainability framework, defined by the Local Plan 2026-2044 SEA Scoping Report (July 2026). This consists of 20 SEA objectives, against which each option will need to be objectively assessed. The 5 options are scored against the 20 SEA objectives, as follows:

- Highly positive (++, or plus 2);
- Positive (+, or plus 1);
- Neutral/ unknown/ conditional (0, zero);
- Negative (-, or minus 1);
- Highly negative (--, or minus 2).

The 20 SEA objectives (sustainability framework; as set out in the SEA Scoping Report and may be amended as part of the SEA process) are as follows:

1. Minimise the irreversible loss of undeveloped Greenfield land, agricultural (Best Most Versatile Grade 1-3) land and productive agricultural holdings.
2. Limit water consumption to levels supportable by natural processes and storage systems.
3. Maintain, restore and enhance the natural environment and sites designated for biological and geological interest.
4. Maintain and enhance the range, functionality and connectivity of characteristic habitats and species.
5. Avoid damage to protected sites and historic buildings.
6. Maintain and enhance the diversity and distinctiveness of landscape and townscape character.
7. Create places, spaces and buildings that work well, wear well and look good.
8. Reduce pollution and GHG emissions that affects the quality of land, air, water or soils in the Borough including: noise, light, vibrations. Mitigate GHG emissions by moving towards sustainable transport systems and reducing the reliance on fossil fuel-based vehicles.
9. Minimise waste production, reduce the use of non-renewable energy sources and support the recycling of waste products.
10. Minimise vulnerability and provide resilience and adaptation to climate change, taking account of flood risk and coastal change.
11. New development should be designed to be better adapted to climate change and flood risk
12. Maintain and enhance human health.
13. Reduce and prevent crime and reduce the fear of crime.
14. Improve the quantity and quality of Green Infrastructure, publicly accessible open space, Public Rights of Way and access.
15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).

16. Redress inequalities related to age, gender, disability, race, faith, location and income.
17. Ensure all groups have access to decent, appropriate and affordable housing.
18. Encourage and enable the active involvement of local people in community activities.
19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.
20. Improve the efficiency, competitiveness and adaptability of the local economy.

Settlement hierarchy: identification of reasonable alternatives

The settlement hierarchy provides a key mechanism by which the Local Plan spatial strategy is defined, in practice. Three main options are identified:

1. Continuation of current 6-tier settlement hierarchy from Local Plan 2021-2040;
2. Develop a simplified (4-tier) settlement hierarchy; or
3. No settlement hierarchy.

These three options are also supported by a review of the methodology for defining the settlement hierarchy. Further information about these is set out below.

Option 1: continuation of current 6-tier settlement hierarchy

The current Local Plan 2021-2040 settlement hierarchy was informed by current services and facilities, together with functional relationships between settlements. The methodology utilized is set out in Topic Paper Spatial Strategy and Settlement Hierarchy (including Neighbourhood Housing requirements) (September 2023), with settlements scored according to the availability of defined key services (bus service, primary school and convenience stores), and overall scores for the availability of other services (e.g. pub, community hall, post office).

Clustering of settlements by service is also recognised, where local services may serve clusters or settlement groups. This option was assessed for the Local Plan 2021-2040 Sustainability Appraisal, which concluded: "*Whilst a small number of settlements have moved either up or down the tiers of the hierarchy, overall, the thrust of policy remains the same as the policy within the [2011] Core Strategy*" (Local Plan Review Sustainability Appraisal (including SEA) report (2020)).

Option 2: develop a simplified (4-tier) settlement hierarchy

A criticism of the current Local Plan settlement hierarchy is that it has been defined solely in terms of services and facilities. As the availability of these regularly changes (e.g. shop or pub closures, business failures etc), the supporting evidence may tend to become outdated relatively quickly. An alternative methodology/ scoring system has been developed, which covers the following:

- Services and facilities;
- Functional relationships between clusters of settlements;
- Environmental constraints; and
- Settlement size (i.e. number of properties registered for Council Tax).

This allows the overall sustainability of individual settlements and/ or functional clusters to be understood. Given that this gives weighting to environmental constraints and existing settlement size, it is more stable than the Option 1 approach and provides an improved overall scoring, in terms of SEA objectives.

Option 3: no settlement hierarchy

If a settlement hierarchy is not included, this equates to treating all named settlements equally. The quantum of growth would effectively be dictated by the existing settlement size (i.e. number of properties registered for Council Tax). This approach scores less favourably than options 1 and 2, as this would not support some SEA objectives in the most positive way; e.g. No 7 (Create places, spaces and buildings that work well, wear well and look good); whereby options 1 and 2 secure a positive scoring, but the absence of a settlement hierarchy entails a negative score.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTAL	Outcome
Option 1; Continuation of current Local Plan 2021-2040 6-tier settlement hierarchy (Policy LP01);	-	+	+	+/-	+	+	+	++	+	0	0	+/-	++	+	+	++	+	+	0	+	16	Likely positive effect (+16) - assessed for Local Plan 2021-2040

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTAL	Outcome
Option 2: Review current Local Plan settlement hierarchy and replace by simplified (4-tier) hierarchy	-	+	+	+/-	+	++	+	++	+	+	+	+/-	++	+	+	++	+	+	0	+	19	Likely positive effect (+19) - improvement on current Local Plan, due to simplified communication and revisions to methodology to give greater account to environmental constraints
Option 3: No settlement hierarchy (all settlements treated equally)	--	+	+	+/-	+	+	-	0	0	0	0	+/-	+	+	0	+	+	+	0	0	6	Likely positive effect (+6) - assessed for Local Plan 2021-2040

Conclusions

A settlement hierarchy is an important mechanism, by which the overall Local Plan spatial strategy can be applied in terms of each locality (i.e. Parish and/ or settlement). Option 2 scores better than option 1, in terms of SEA objectives 6, 10 and 11, relating to landscape character and climate change (10 and 11), respectively. This increased scoring reflects the addition of environmental constraints as an indicator of overall sustainability.

Option 2 is therefore the proposed approach to the settlement hierarchy, both in terms of delivering a simplified approach and taking into account environmental constraints (recognising the status of this assessment as part of a Strategic Environmental Assessment) as an important measure of sustainability.