POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	***Local Plan Task Group***		
DATE:	19 November 2026		
TITLE:	Next Local Plan 2026-2044: Settlement Boundary Review		
TYPE OF REPORT:	*Local Plan: Planning Policy development*		
PORTFOLIO(S):	Planning and Licensing		
REPORT AUTHOR:	Principal Planner (Planning Policy)		
OPEN/EXEMPT	Open	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	~~*Yes/*~~***No***

REPORT SUMMARY/COVER PAGE

PURPOSE OF REPORT/SUMMARY:
The Settlement Boundary Review Document sets out the proposed methodology for a comprehensive review of settlement boundaries as part of the next Local Plan 2026-2044 (previously referred to as "development boundaries"). The document explains that current settlement boundaries were largely inherited from earlier plans and have only been updated on an ad-hoc basis through neighbourhood plans, completed allocations and windfall developments. The document comprises a settlement-by-settlement schedule of recommended boundary amendments across the borough. These changes mainly involve bringing existing housing, recently completed developments, Local Plan allocations under construction, community facilities, churches and logically related built development within settlement boundaries, while removing areas of countryside, woodland, agricultural land, playing fields and other open spaces that do not form part of the built-up area.
KEY ISSUES:
To create a more consistent approach, the review proposes a set of 7 criteria for defining settlement boundaries, including the inclusion of existing dwellings, developed plots, committed developments and certain non-residential sites, while generally excluding agricultural land, large open spaces, sports fields and undeveloped countryside. As part of preparation of the current Local Plan (March 2025) there was not a comprehensive review of the settlement boundaries. Instead, a more ad-hoc approach was taken. It is considered appropriate to carry out a comprehensive review as part of the emerging Local Plan In addition to reviewing the current Local Plan 2021-2040 settlement boundaries the paper also identifies settlements requiring new boundaries, including Bircham Newton (CITB), Clenchwarton (outlying built-up areas), Stow Bardolph and Wolferton. Certain small villages and hamlets, such as Bawsey, Burnham Norton and Titchwell are proposed to have their boundaries removed following their proposed exclusion from the Local Plan Settlement Hierarchy. The overall aim is to produce a clear set of settlement boundaries that accurately reflect the current extent of settlements and provide a consistent basis for future development management decisions.
OPTIONS CONSIDERED:
The Local Plan 2021-2040 Inspectors' Report determined that the policy framework in the plan (as submitted) is restrictive towards residential development outside settlement

boundaries. It was therefore required, during the Local Plan examination (2022-2025), to develop a new windfall development policy (LP02), to allow for windfall sites at larger settlements. Alongside this, a partial review of boundary changes was undertaken during the examination to ensure a consistency of approach in including buildings which are located within the built-up envelope of villages (paras 72-74). However, this did not cover all settlements, so a more comprehensive and systematic review of boundaries is therefore necessary for the next Local Plan.

The National Planning Policy Framework (2026) (policies S2-S5) requires that the Local Plan should define settlements within the development plan area and their boundaries (S2(1)(a)), typically by using linear settlement boundaries, defined on the Policies Map.

The expectation of the new NPPF is that settlement boundaries should be defined through the development plan (Local Plan and/ or Neighbourhood Plans). Noting that there are some inconsistencies in how current settlement boundaries (as defined by the Local Plan 2021-2040) have been drawn, there isn't any other appropriate option, other than to define a standard method for, and carrying out, a comprehensive review of current settlement boundaries for the next Local Plan.

RECOMMENDATIONS:

Members of the Local Plan Task Group are asked to agree the following:

1. **The methodology for determining settlement boundaries, including the 7 criteria (a-g), set out in the Settlement Boundary Review paper (appended to this report);**
2. **Proposed Changes to Existing Settlement Boundaries (Settlement Boundary paper Table 1, appended to this report).**

REASONS FOR RECOMMENDATIONS:

The settlement boundary review is being undertaken to inform the draft Local Plan 2026-2044. It will be published as part of the consultation on the proposed Local Plan content and evidence; currently scheduled in the Local Plan Timetable to take place during May/ June 2027.

The Local Plan Task Group is reminded that all interested parties will have the opportunity to comment upon the Settlement Boundary Review paper (including proposed settlement boundaries) during the consultation on the proposed Local Plan content and evidence (known as the Regulation 23 consultation) during May/ June 2027.

Borough Council of
King's Lynn &
West Norfolk

Local Plan 2026-2044

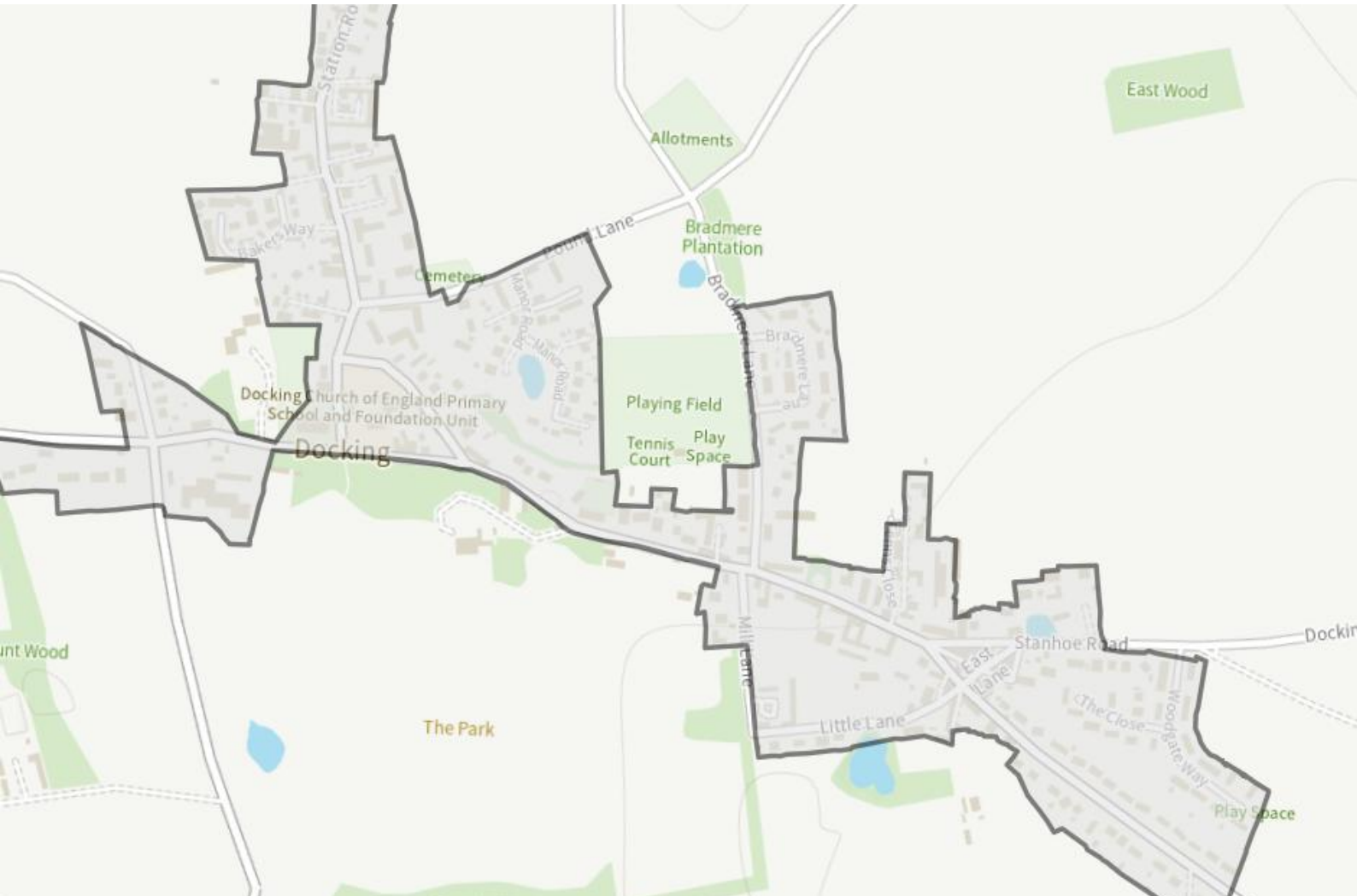
Settlement Boundary Review

November 2026

Settlement Boundary Review

Background

1. The next Local Plan 2026-2044 will require a review of settlement boundaries. These are included in the current Local Plan 2021-2040; but for the main part were rolled forward from its predecessor (2016 Site Allocations and Development Management Policies Plan). Settlement boundaries are referred to as "development boundaries" in the adopted Local Plan, but the revised terminology will be utilised from hereon to accord with the 2026 National Planning Policy Framework (NPPF), Policy S3.
2. In some cases, boundaries were amended through the Local Plan 2021-2040 process, for one or more of the following reasons:
    - Implementation/ delivery of allocations from the Site Allocations and Development Management Policies (SADMP) Plan;
    - Settlement boundary reviews through Neighbourhood Plans; e.g. Castle Acre, Gayton, Terrington St John; or
    - Significant windfall developments beyond 2016 SADMP settlement boundaries, identified through various Local Plan consultations.



3. This approach was piecemeal and did not represent a comprehensive settlement boundary review. The new Local Plan 2026-2044 provides an opportunity to undertake a comprehensive review of settlement boundaries. This paper explains the methodology for undertaking a boundary review.

Identification of Settlements Requiring a Settlement Boundary Review

4. Settlement boundaries are tied to the settlement hierarchy. The latter identifies named settlements, for which settlement boundaries are defined. The process has identified a small number of settlements that are not listed in the Local Plan 2021-2040 settlement hierarchy (Policy LP01) but do, nevertheless require definition of a new boundary. Such settlements are:

    - Bircham Newton (CITB);
    - Clenchwarton (outlying built-up areas beyond main village);
    - Little Massingham;
    - Stow Bardolph;
    - Wolferton.

5. Little Massingham has an overly dispersed built form, such that it is not possible to define a meaningful settlement boundary. This has therefore been excluded from the settlement hierarchy. Therefore, new boundaries are needed for Bircham Newton (adjacent to CITB), the outlying parts of Clenchwarton, Stow Bardolph and Wolferton.

6. Beyond these villages for which a new boundary is needed, settlements with defined boundaries (except for the smallest villages/ hamlets; e.g. Bawsey, Titchwell; which are proposed for removal from the settlement hierarchy) will need to have their current settlement boundaries assessed/ reviewed.

Standards/ Criteria for Defining New Settlement Boundaries

7. A series of standards are needed, to ensure consistency in setting new settlement boundaries. These should be applied for different land use typologies at the periphery of settlements:

    a) Dwellings and domestic curtilages (gardens) are included, unless these demonstrably have potential to expand the built-up area of settlements through “backland” development;

    b) Potential development plots (vacant brownfield or greenfield sites) are included, where these are surrounded by built development on at least two sides (if brownfield) or three sides (if greenfield);

    c) Extant planning permissions (if under construction) are included;

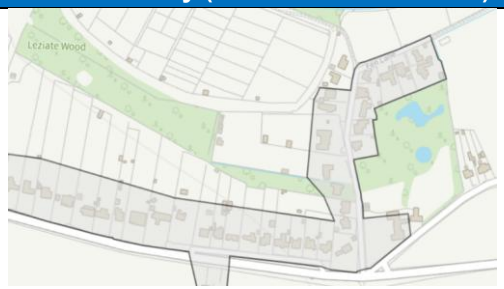
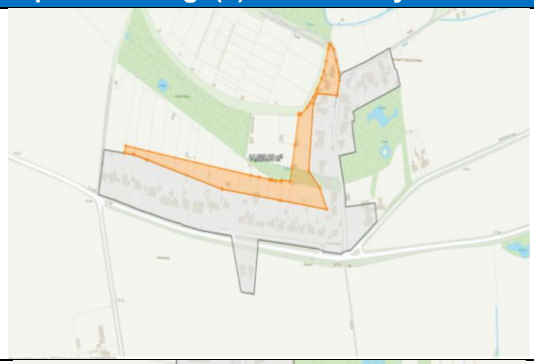
d) Non-residential (commercial, employment or community-use) land is included where this is surrounded by built development on at least two sides;

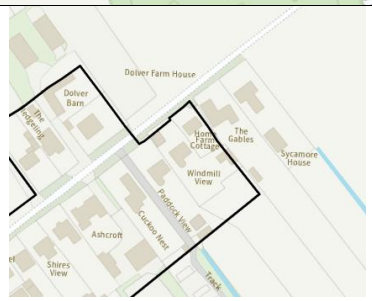
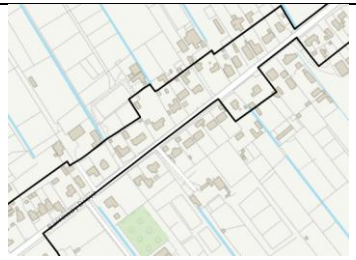
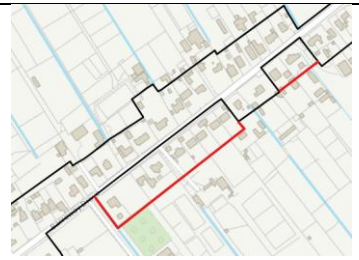
e) Operational agricultural land and buildings are excluded, unless surrounded by built development on all sides;

f) Sports, school playing fields, recreational and/ or public open space (both formal and informal) is excluded (including ancillary buildings such as changing rooms or pavilions), unless surrounded by built development on all sides

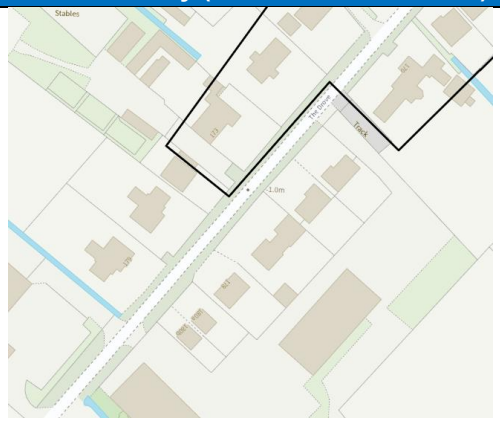
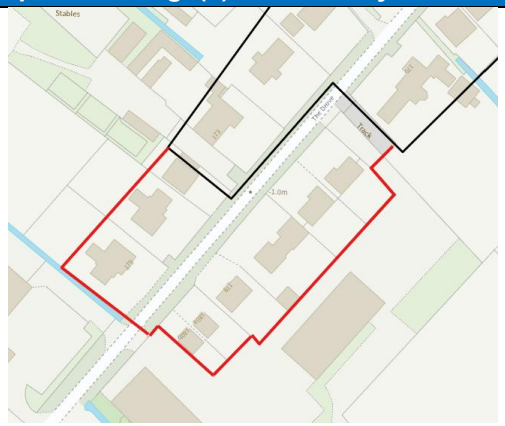
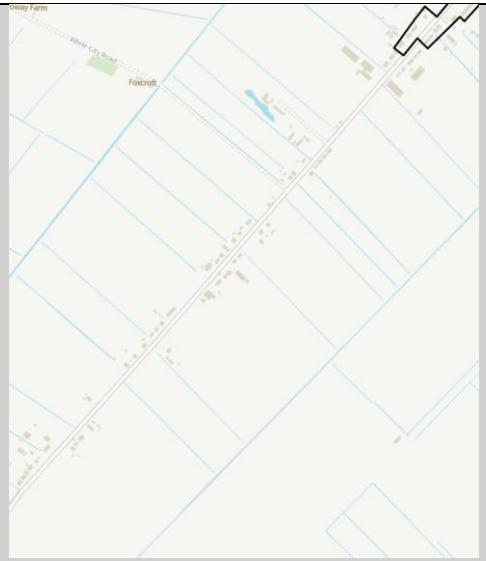
g) Outlying groups of 15 or more dwellings that are clearly separated from the main built-up area should be designated as separate built-up areas, by defining a settlement boundary.

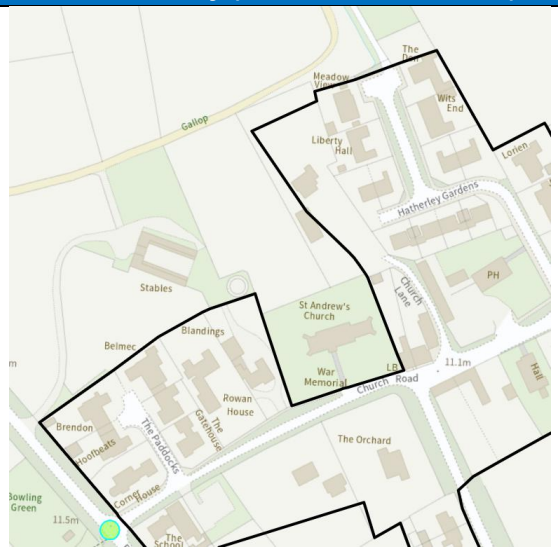
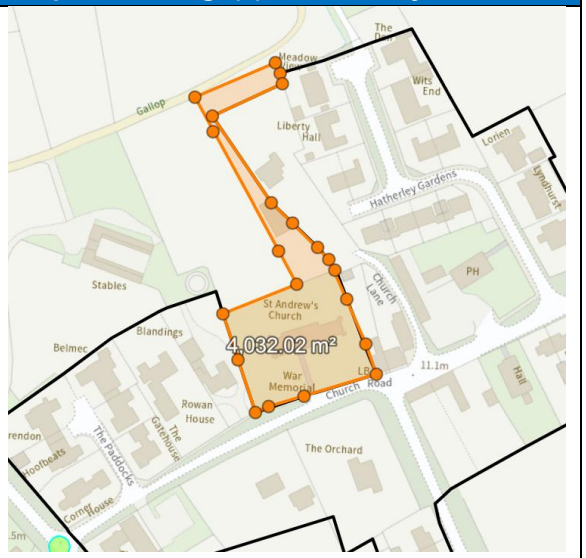
Table 1: Proposed Changes to Existing Settlement Boundaries

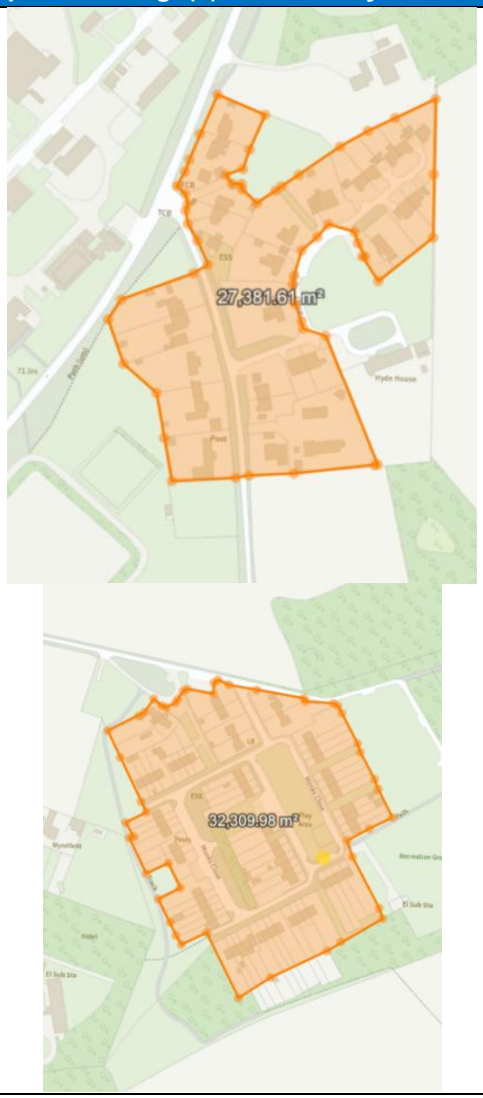
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ashwicken	Existing properties along Fen Lane and the B1145.	To include the remining existing properties along the B1145 and Fen Lane in the boundary		
Ashwicken	1 Well Hall Lane	To include 1 Well Hall Lane in the boundary.		

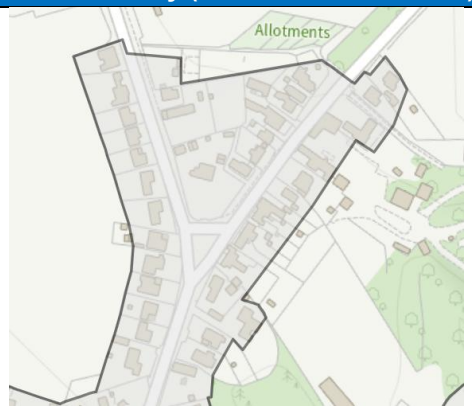
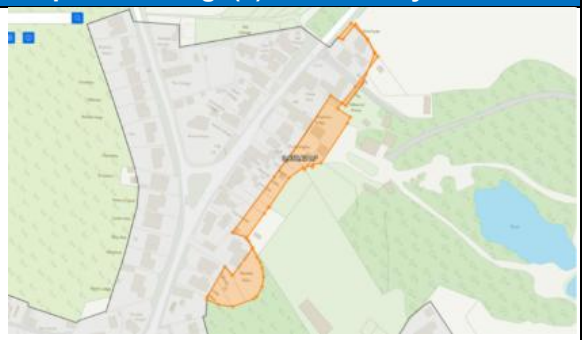
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ashwicken	Existing properties along the western side of East Winch Road	To include the existing properties along East Winch Road into the boundary.		
Barroway Drove	South-East of Cuckoo Road	To include new homes which have been built since the last review of the boundaries		
Barroway Drove	South-East of The Drove	To include new homes which have been built since the last review of the boundaries		

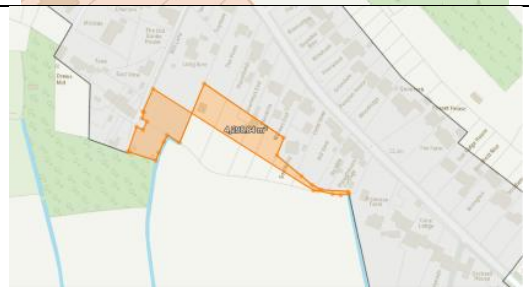
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Barroway Drove	North-East of The Drove	To include new homes which have been built since the last review of the boundaries		
Barroway Drove	South-East of The Drove	To include new homes which have been built since the last review of the boundaries		

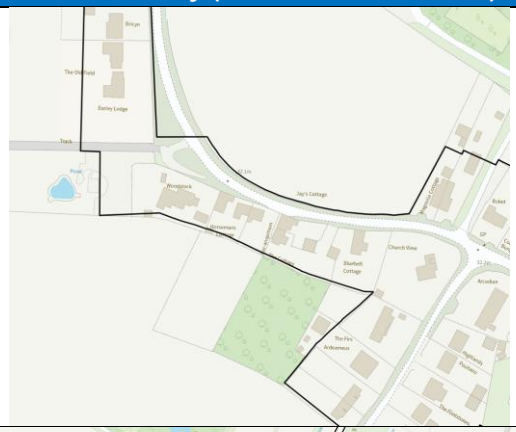
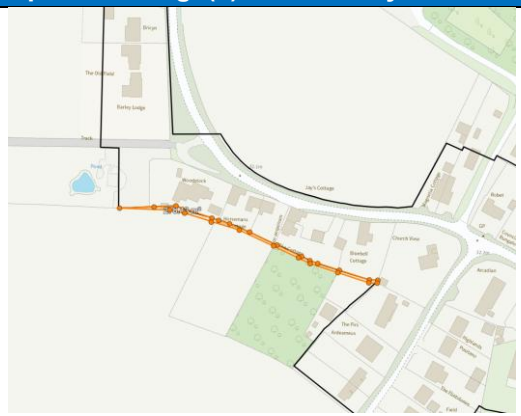
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Barroway Drove	North-East & South-East of The Drove	To include new homes which have been built since the last review of the boundaries		
Barroway Drove	South-West of Barroway Drove			There are some liner pockets of development which are some distance from the settlement and the boundary, although these could technically meet the rule for inclusion as the number in totality is 15 or more, these are not suggested for inclusion as in this case it could lead to further development in areas considered to be less sustainable

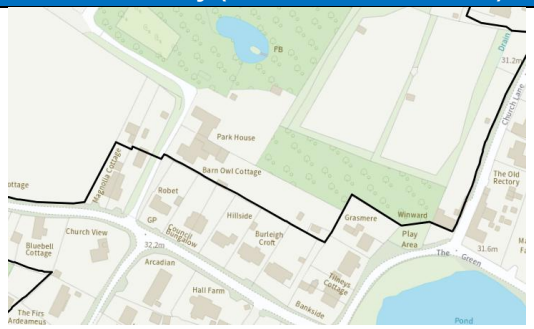
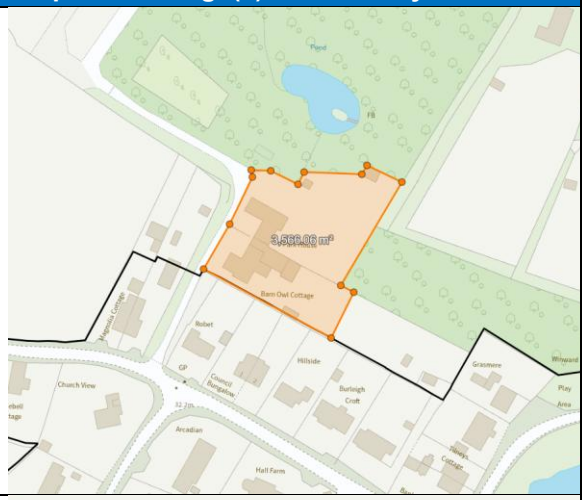
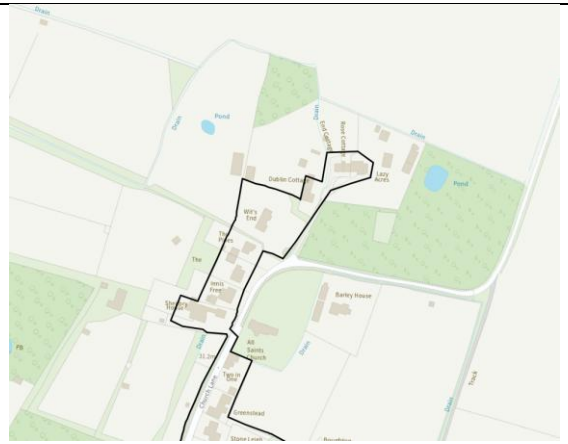
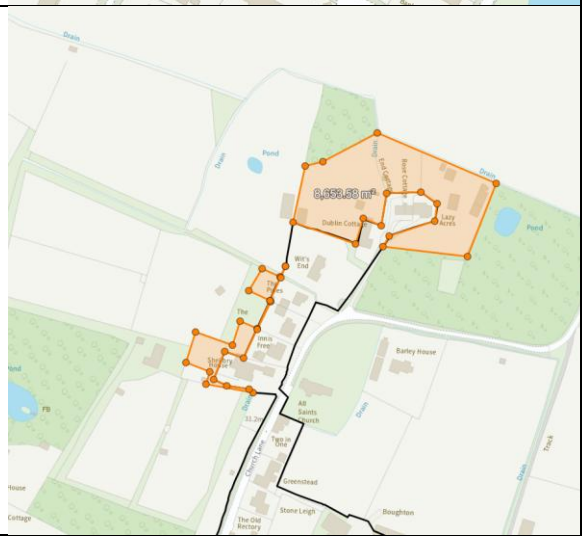
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Barton Bendish	St Andrew's Church/ 29 Church Road	Include Church and dwelling/ curtilage, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Bawsey	Bawsey removed from settlement hierarchy	Deletion of settlement boundary, as now countryside	Remove settlement boundary	

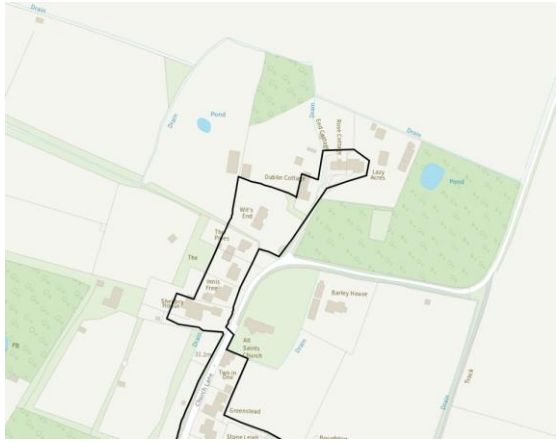
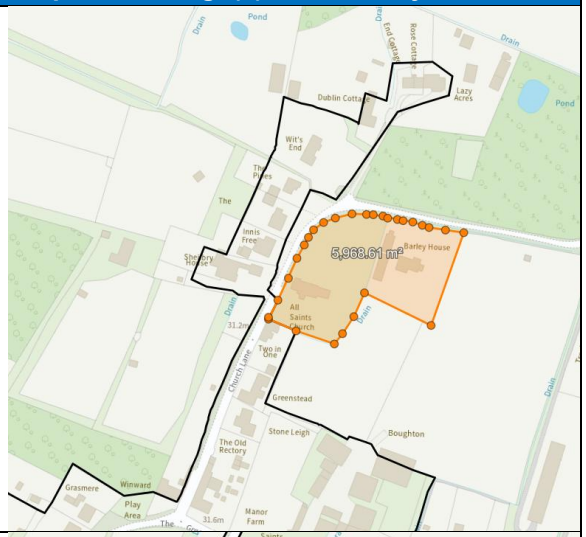
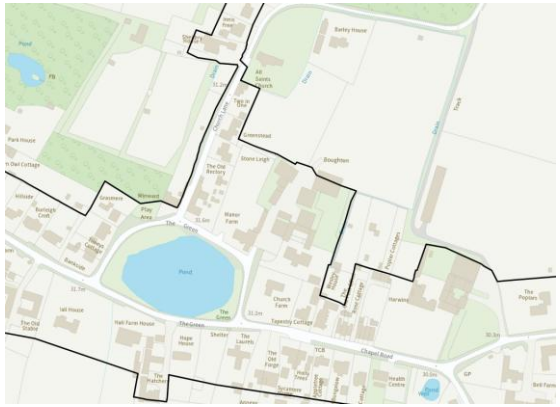
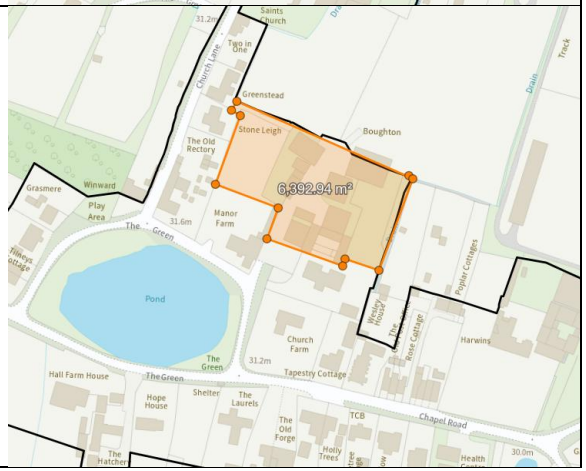
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Bircham Newton (CITB)	To include a new settlement boundary around the existing properties of the village.			

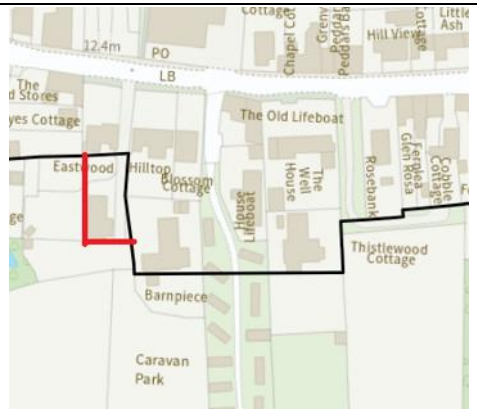
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Blackborough End	Existing properties and buildings to the rear of dwellings on East Winch Road	To include the existing properties and buildings to the rear of dwellings on East Winch Road in the boundary.		
Blackborough End	Existing properties and buildings at Bishops Close	To include existing properties and buildings at Bishops Close in the boundary.		

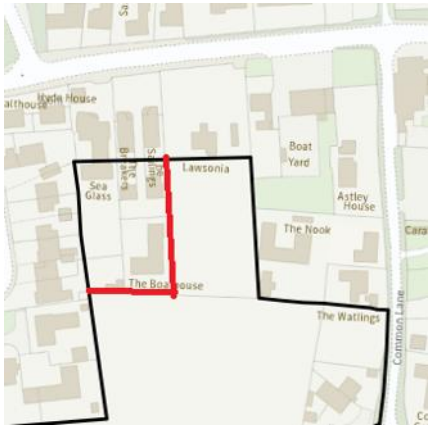
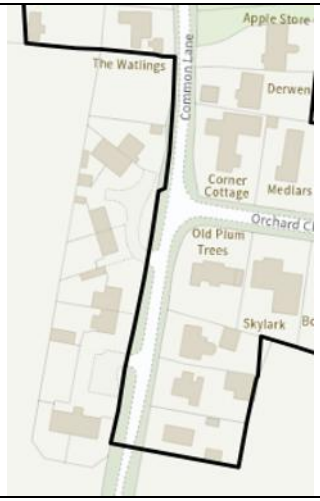
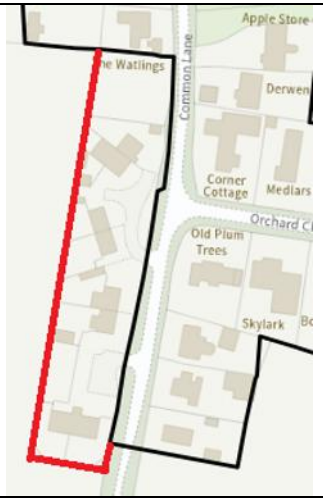
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Blackborough End	Cherry Hinton House	To include the rest of Cherry Hinton House in the boundary.		
Blackborough End	Existing properties along Wormegay Road	To include the existing properties and buildings along Wormegay Road.		

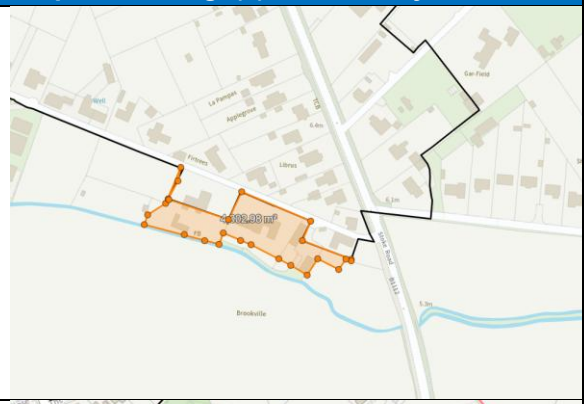
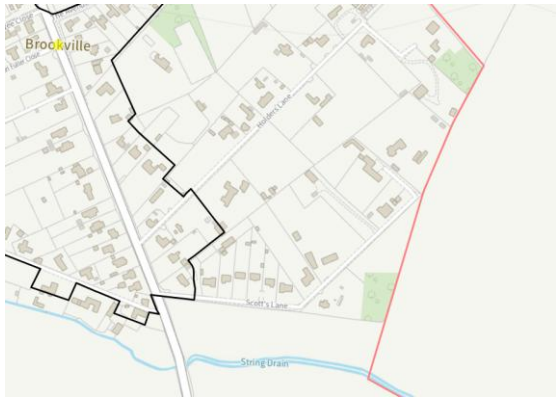
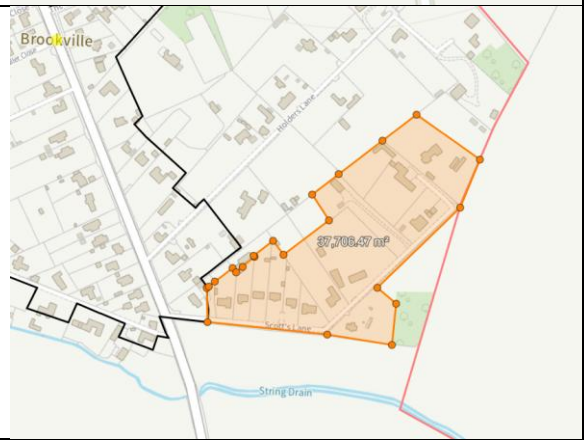
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Boughton		Minor correction to improve alignment with property boundaries.		
Boughton		Minor correction to improve alignment with property boundaries.		

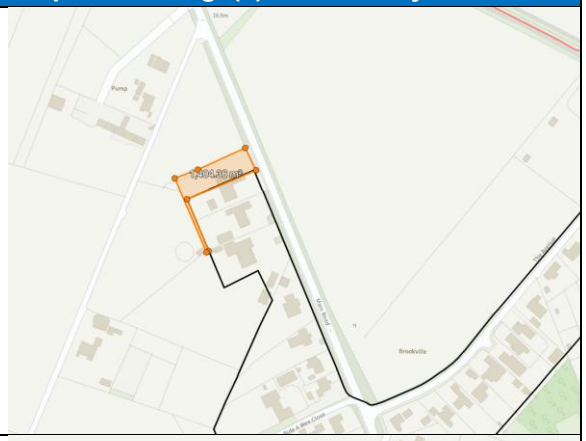
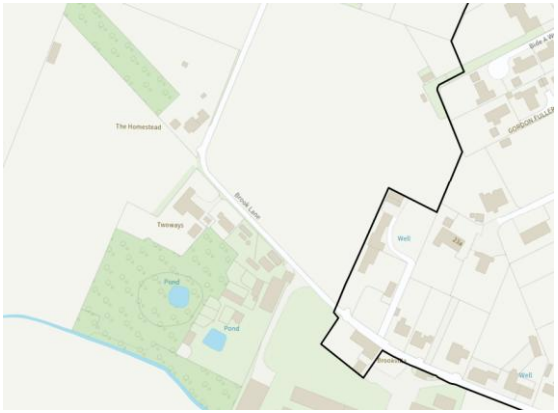
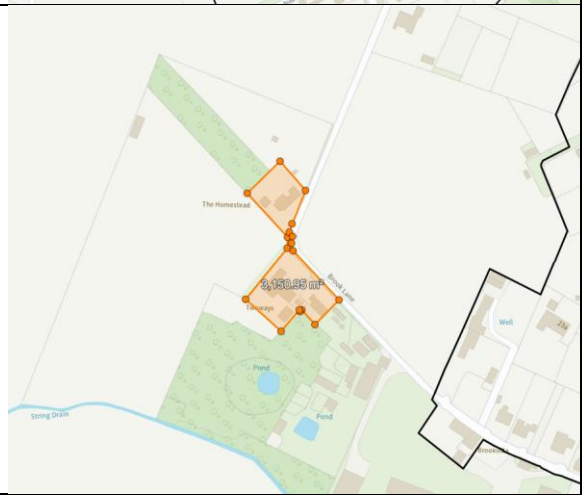
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Boughton		Boundary amended to include existing residential properties.		
Boughton		Boundary amended to include existing residential properties.		

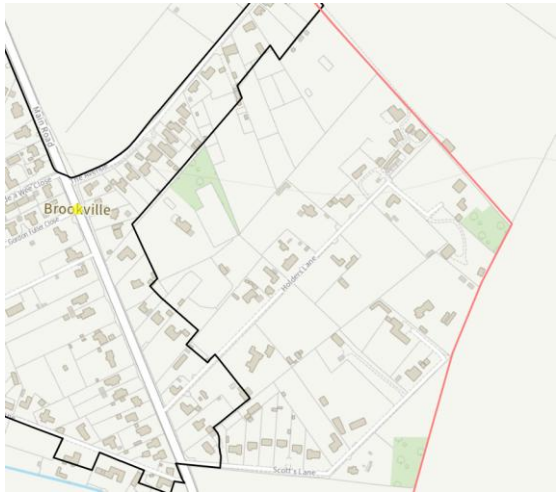
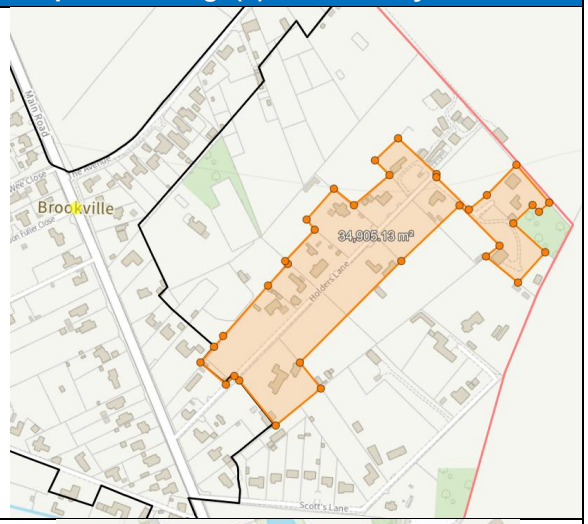
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Boughton		Boundary amended to include existing residential properties.		
Boughton		Boundary refined to exclude operational farm buildings.		

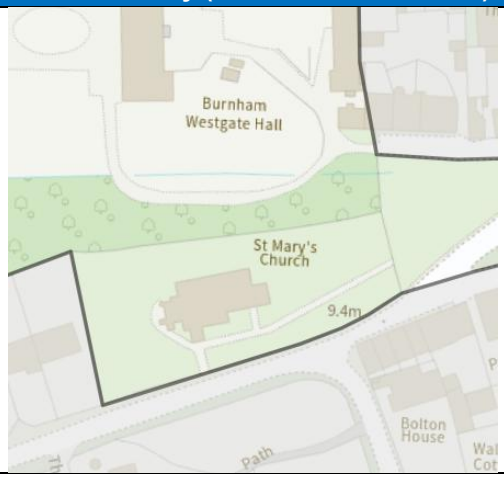
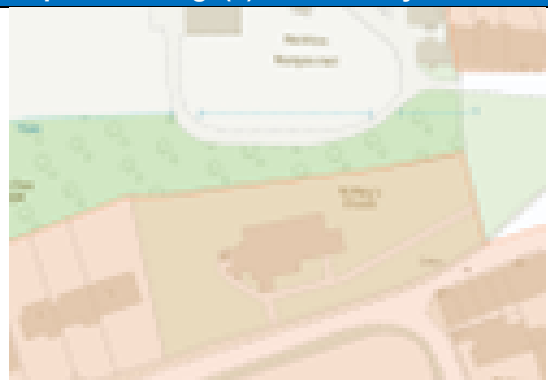
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Boughton		Boundary amended to include existing residential properties.		
Brancaster	South of A149, to the south (rear) of Eastwood	To include the existing dwelling.		

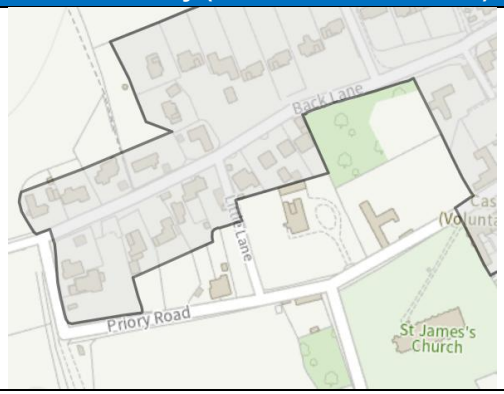
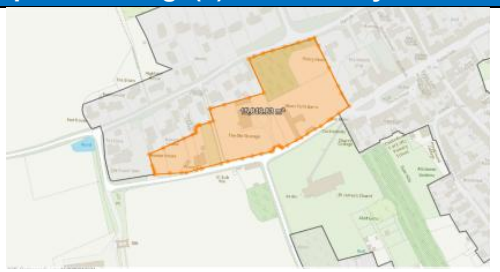
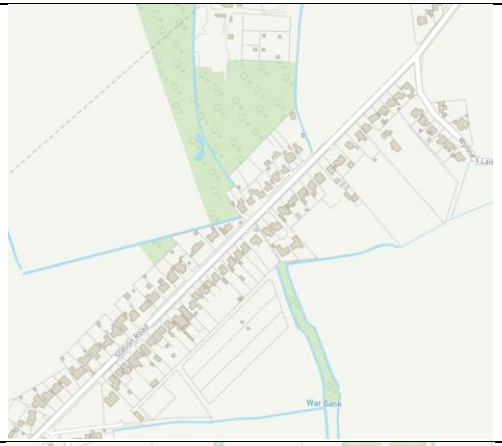
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Brancaster Staithe/ Burnham Deepdale	South of A149, to include The Boathouse	To include the existing dwellings.		
Brancaster Staithe/ Burnham Deepdale	Land to the west of Common Road.	To include the existing dwellings.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Brookville	Brook Lane	To include the existing dwellings.		
Brookville	Scott`s Lane	To include the existing dwellings.		

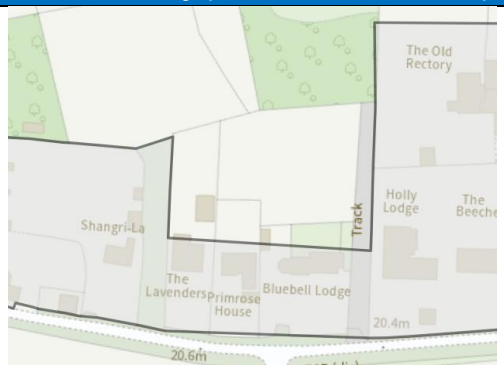
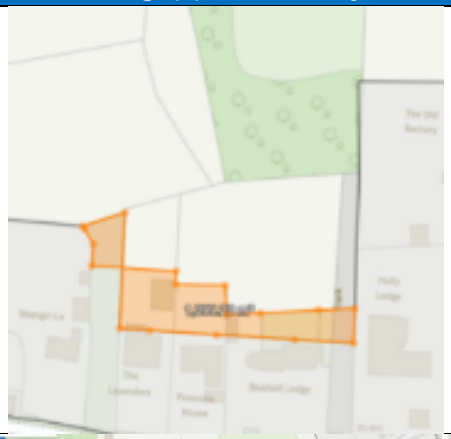
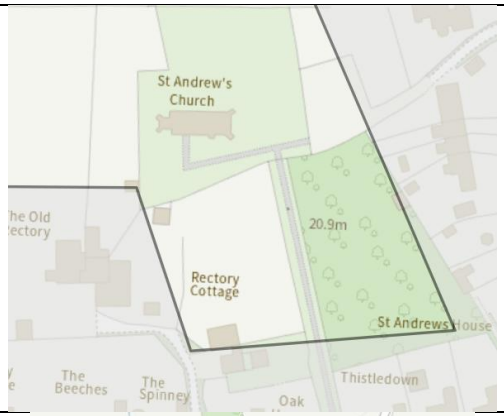
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Brookville	No 49C on Main Road	Boundary amended to include residential dwelling and curtilage		
Brookville		Should we? To include the existing dwellings.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Brookville	Holders Lane	To include the existing dwellings.		
Burham Market	The Plot, Corner Lodge, The Court House, Barn Cott, Granary Cottage, Arnolds, The Boat House.	To include these dwellings into the boundary.		

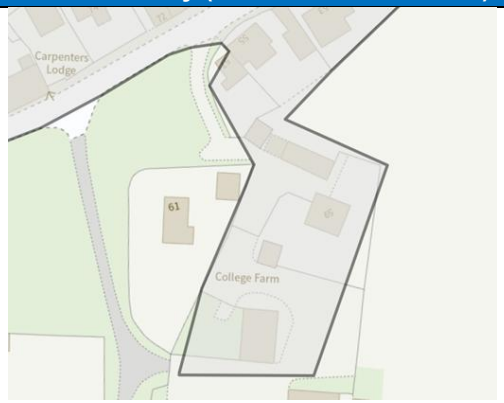
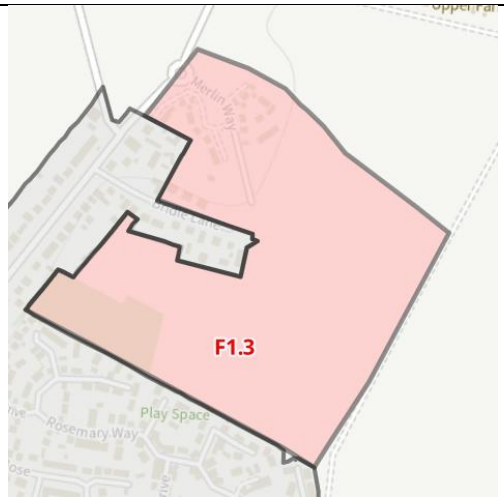
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Burnham Market	St Mary's Church, Church Walk	To include the Church and grounds into the boundary.		
Burnham Norton	Burnham Norton removed from settlement hierarchy	Deletion of settlement boundary, as now countryside	Remove settlement boundary	
Burnham Overy Staithe	No Change	No change	No Change	
Burnham Overy Town	Remove settlement Boundary	Remove settlement Boundary	Remove settlement Boundary	
Burnham Thorpe	No Change	No Change	No Change	

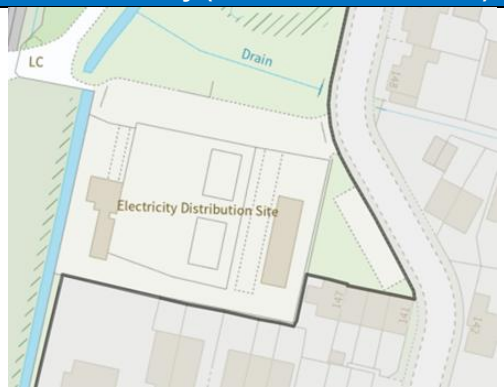
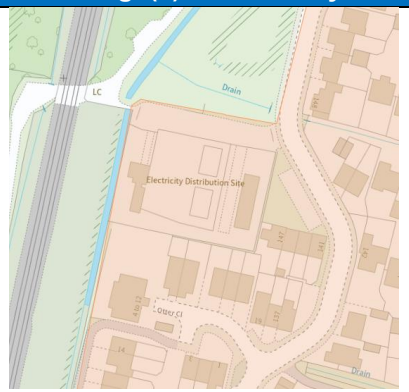
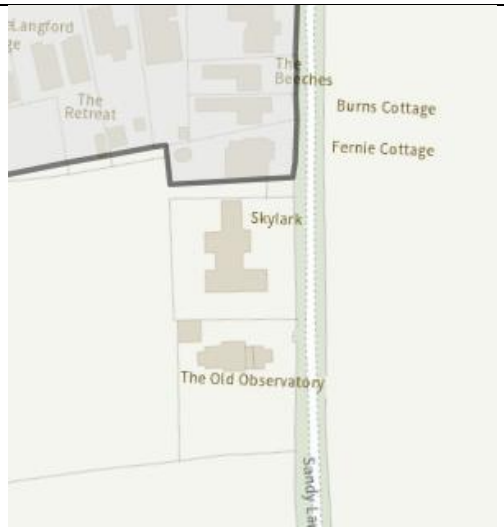
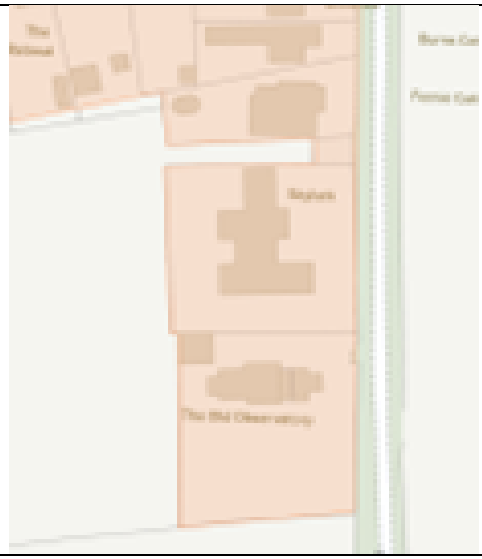
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Castle Acre				
Castle Rising			No change	No change
Clenchwarton	Existing Properties along Station Road	To include a new settlement boundary along the existing properties and buildings on Station Road.		
Clenchwarton	Existing properties and buildings along Main Road (Western Entrance)	To include the existing properties and buildings along Main Road (Western Entrance) into the boundary.		

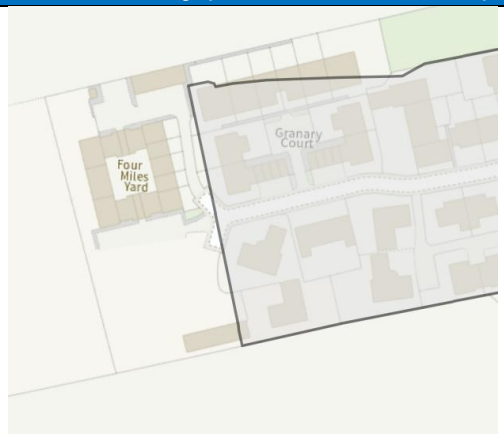
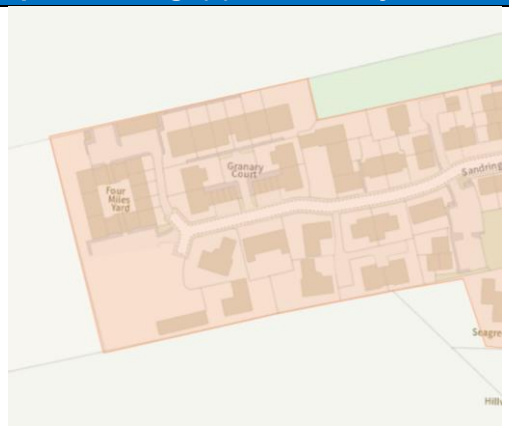
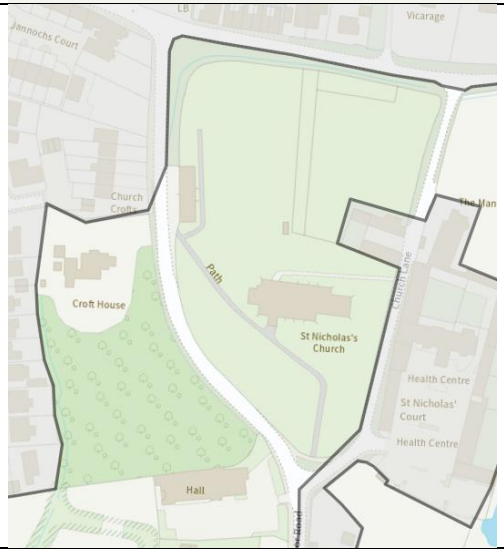
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Clenchwarton	Ferry Road/ Margaretta Close and Benedict Close	To include a new boundary at Ferry Road/ Margaretta Close and Benedict Close		
Clenchwarton	Coronation Road/ Jubilee Bank Road	To include a new boundary at Coronation Road/ Jubilee Bank Road		

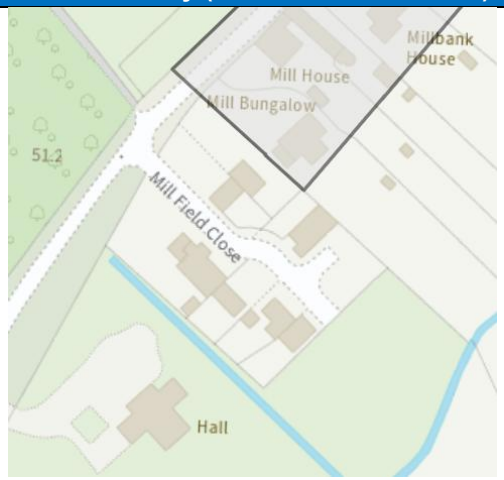
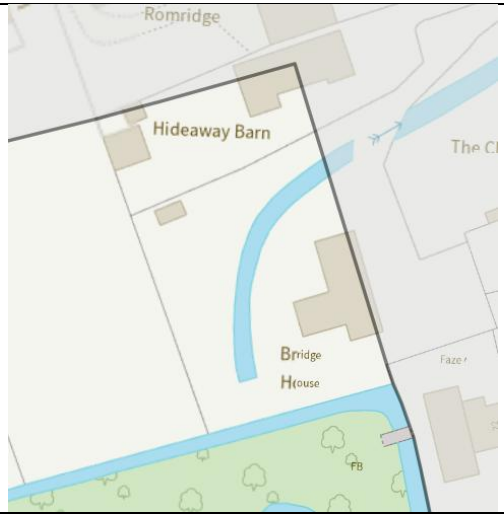
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Congham	Land between Shangri-La and The Lavenders/ rear curtilages (The Lavenders, Primrose House, Bluebell Lodge), St Andrew's Lane	To include Land between Shangri-La and The Lavenders/ rear curtilages (The Lavenders, Primrose House, Bluebell Lodge), St Andrew's Lane in the boundary.		
Congham	The Old Rectory, Rectory Cottage, Thistledown - St Andrew's House, St Andrew's Lane/ 17-22 Church Hill	To include the Old Rectory, Rectory Cottage, Thistledown - St Andrew's House, St Andrew's Lane/ 17-22 Church Hill in the boundary.		
Congham	Congham Manor, St Andrew's Lane	Remove clusters of former Manor houses/ rural workers cottages around Congham Manor		

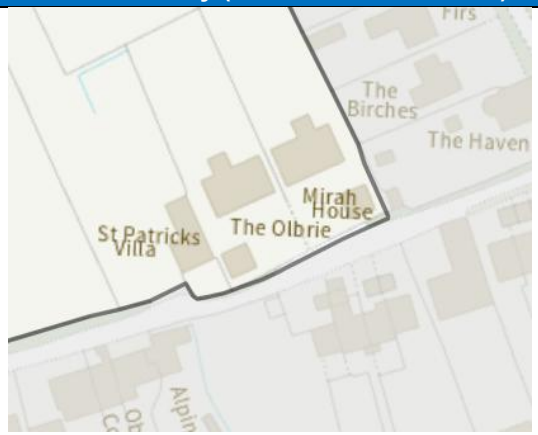
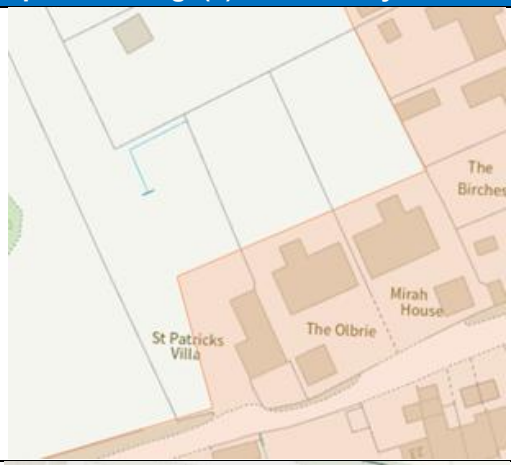
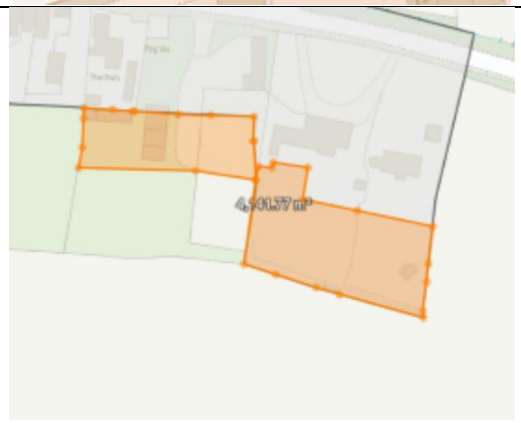
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Crimplesham	No change	No change		
Denver		Numbers 47, 49, & 51 Whin Common Road should be included within the settlement boundary. Any further dwellings on eth remainder of the road (similar to other locations in Denver) shouldn't be included as this could lead to expansion of the built up area through the development of back-land/gardens.		

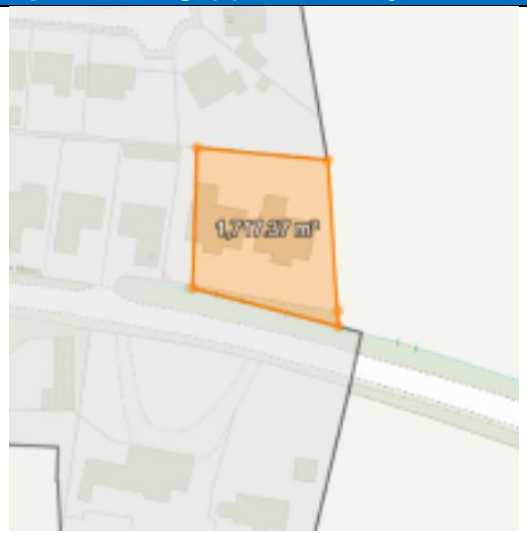
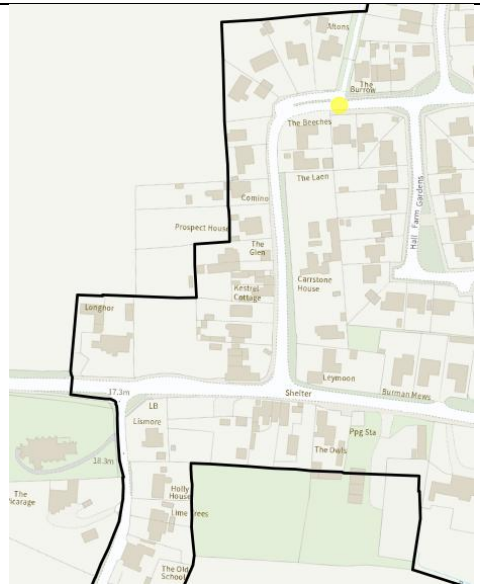
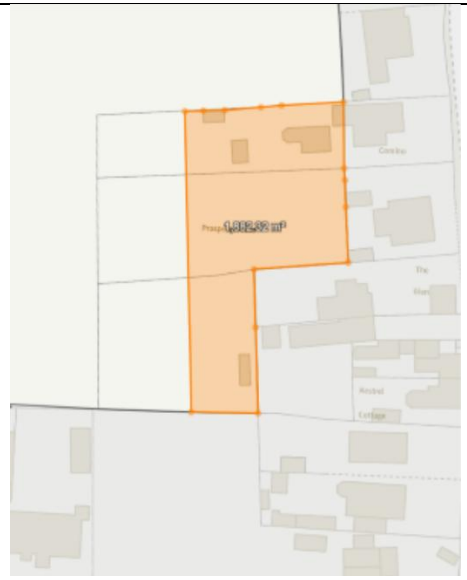
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Denver		The development should be tidied up around number 57 Sluice Road. Also, Number 61 should be included.		
Downham Market		Inclusion of Local Plan site Allocation F1.3 This is because it is under construction and will likley be completed in due course. This is being delivered in two phases and the proposal is to include both for completeness and consistency.		

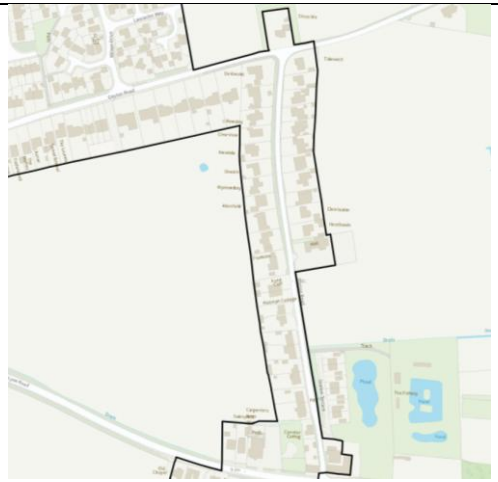
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
		Inclusion of the Electricity Distribution Site which sites along Bennett Street/Grimshoe Road. The site is broadly bordered by the settlement boundary on two sides and is a brownfield/industrial site.		
Docking	Skylark, The Observatory, Sandy Lane	To include these buildings into the boundary		

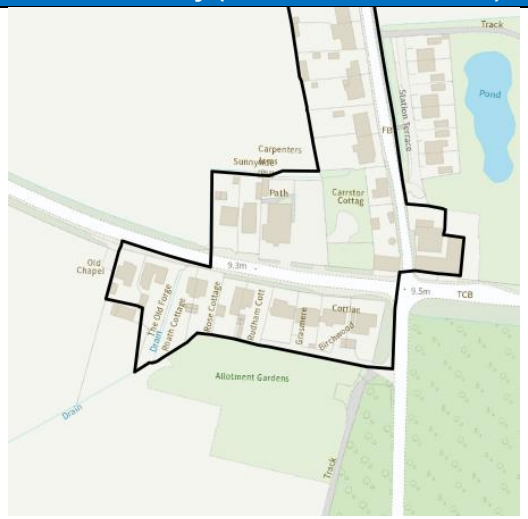
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Four Miles Yard, Sandringham Avenue	To include Four Miles Yard into the boundary.		
Dersingham	Croft House and St Nicholas's Church	To include Croft House and St Nicholas's Church into the boundary.		

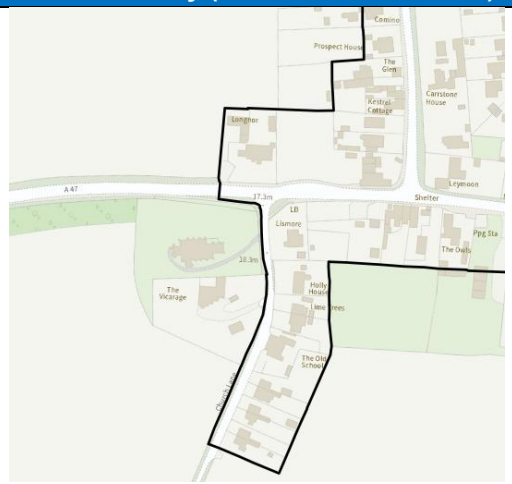
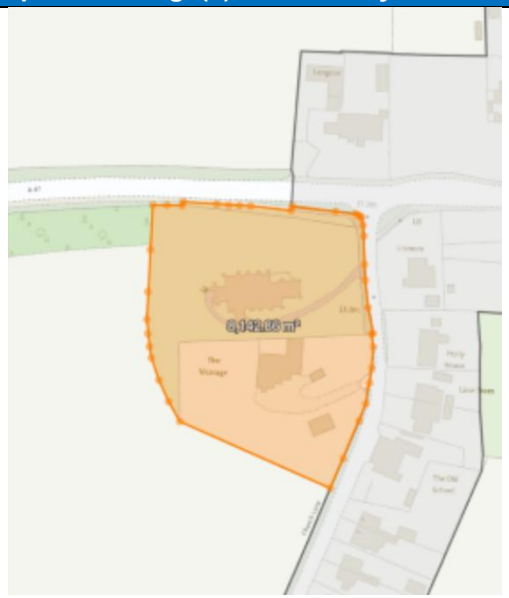
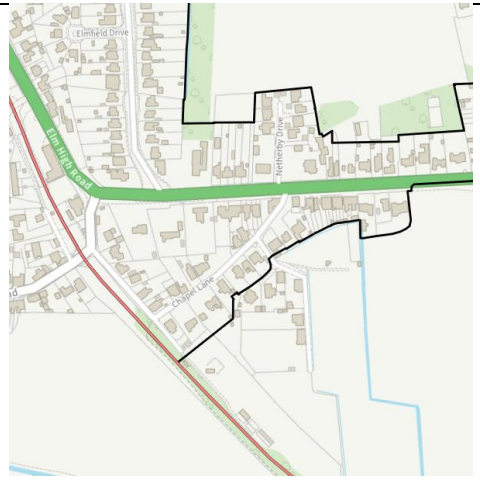
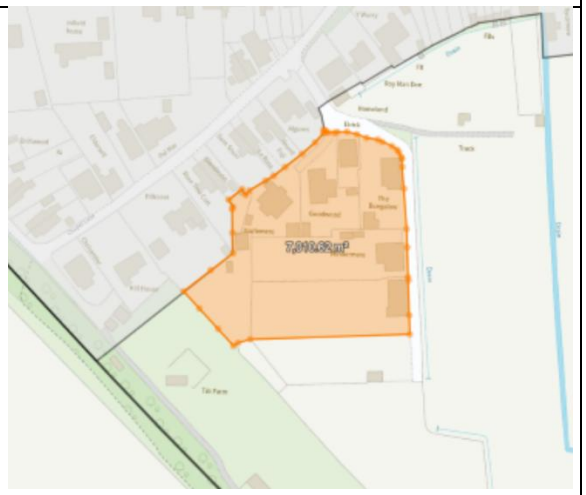
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Rudham	Dwellings and buildings at Mill Field Close	To include the dwellings and buildings at Mill Field Close into the boundary.		
	Hideaway Barn and Bridge House off Station Road	To include Hideaway Barn and Bridge House into the boundary.		

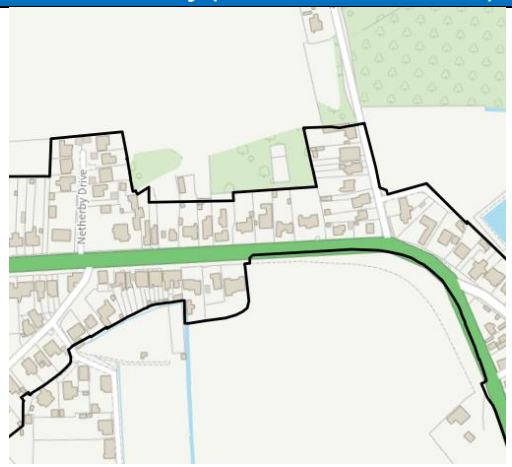
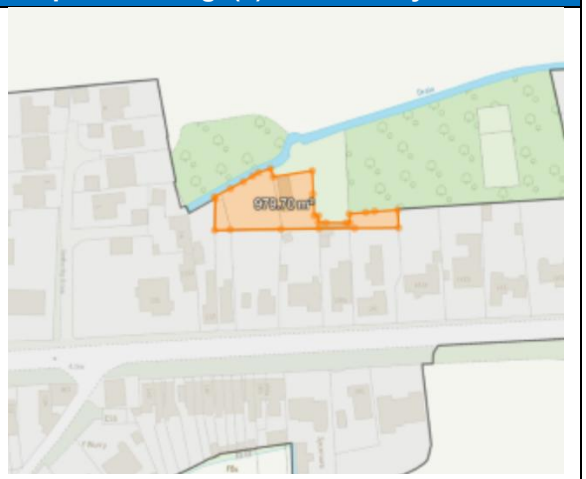
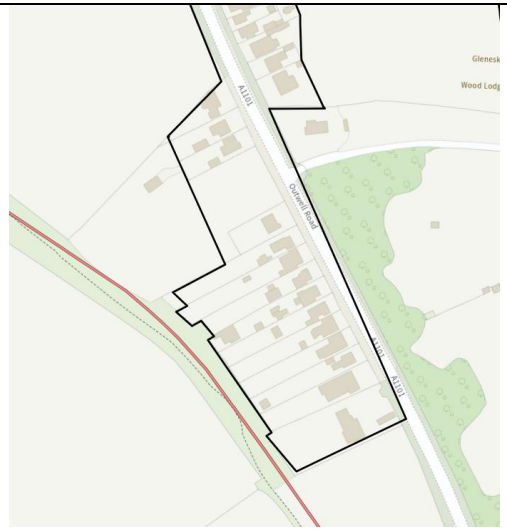
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	St Patrick's Villa, The olbrie and Mirah House, Back Lane	To include St Patrick's Villa, The olbrie and Mirah House into the boundary.		
East Winch	South of The Owls/ Newcha, A47 Lynn Road	To **include** outbuildings south of The Owls, but **exclude** land south of Newcha, currently within boundary		

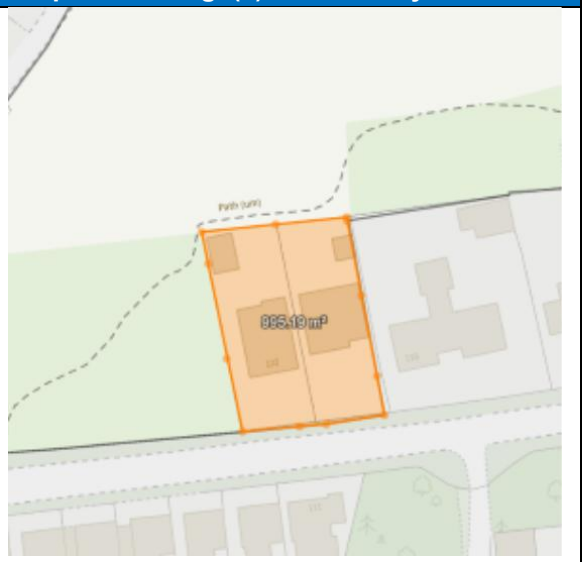
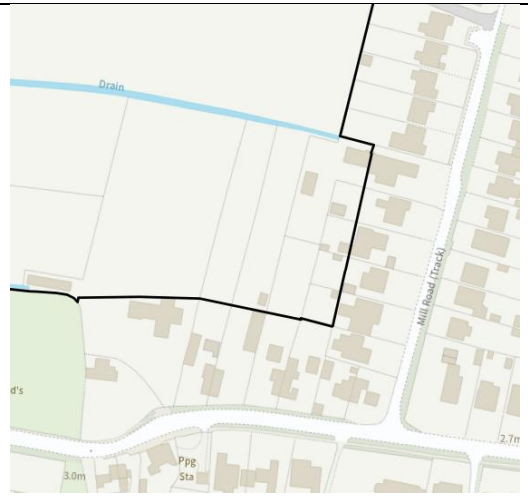
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Winch	New dwellings, north of A47 Lynn Road	Include two new dwellings, north of A47 Lynn Road, within existing built form of village		
East Winch	Longnor – Comino, north of A47 Lynn Road/ east of Gayton Road	Inclusion of domestic outbuildings within settlement boundary (developed on two sides – south and east)		

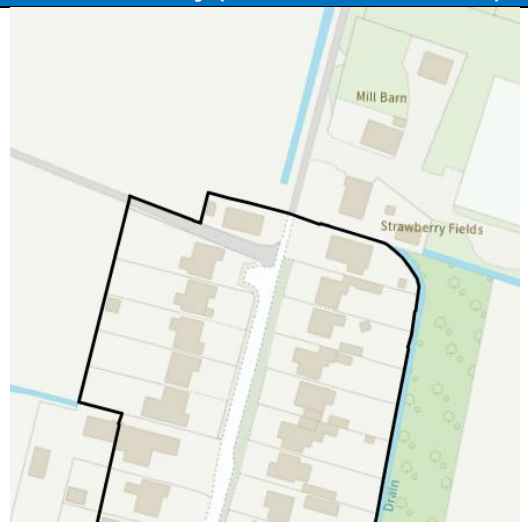
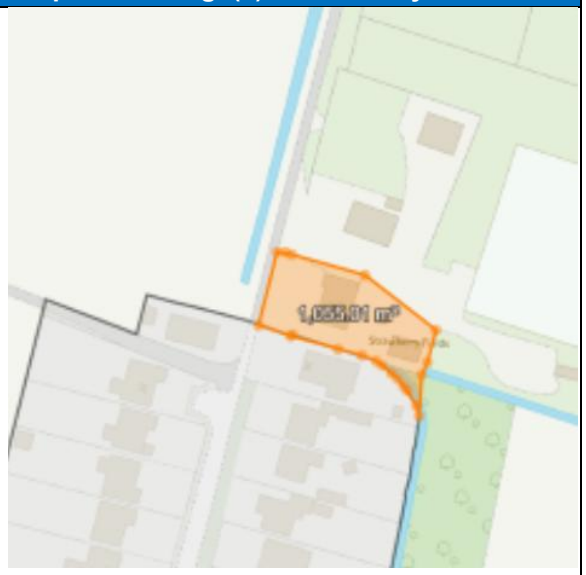
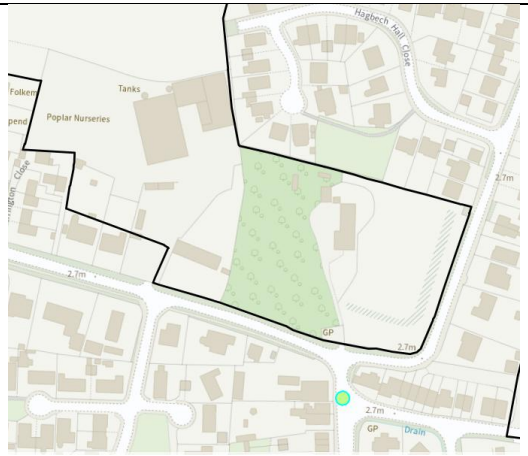
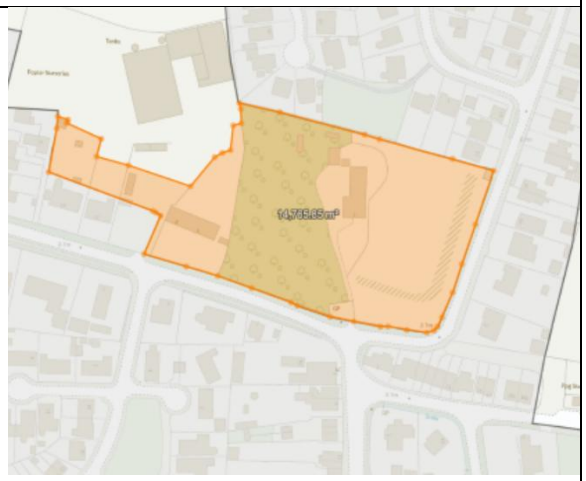
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Winch	Three Ways/ Tideswell, Gayton Road	Exclude property Three Ways, as this is outside/ separated from main built-up area by Gayton Road (agricultural land on 3 sides)		
East Winch	Station Terrace/ property north of A47 Lynn Road/ east of Station Road	Row of properties (Station Terrace) constructed to east of Station Road; should be included as within settlement boundary, as part of built-up area. Also, domestic curtilage to east of Lynn Road property.		

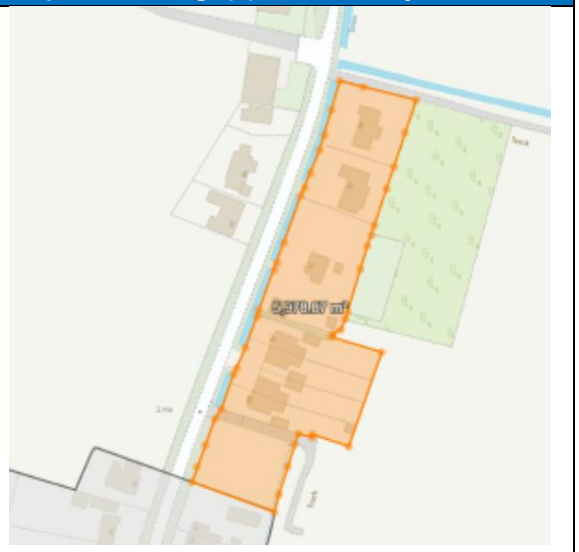
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Winch	The Old Forge/ Old Chapel, A47 Lynn Road	Include outbuildings to rear (south) of the Old Chapel, which fall within existing built-form		

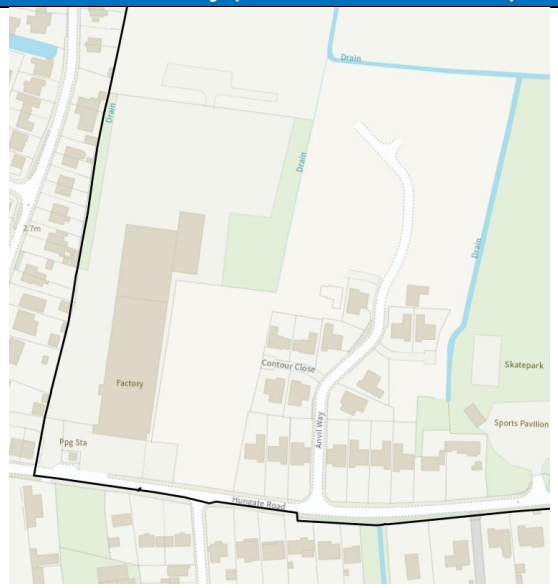
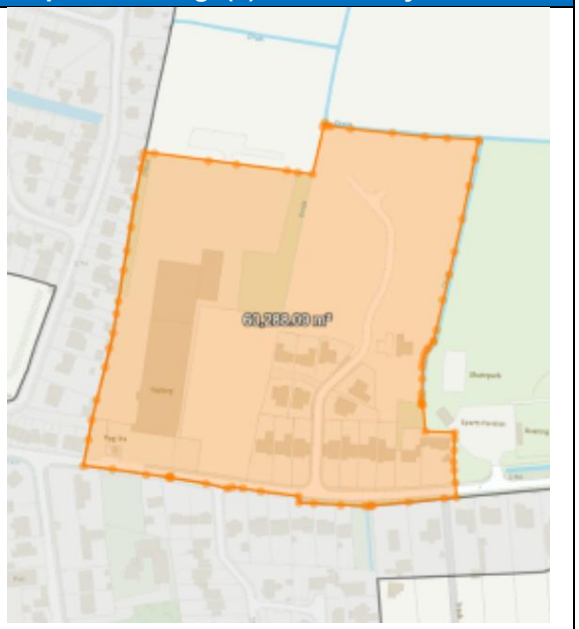
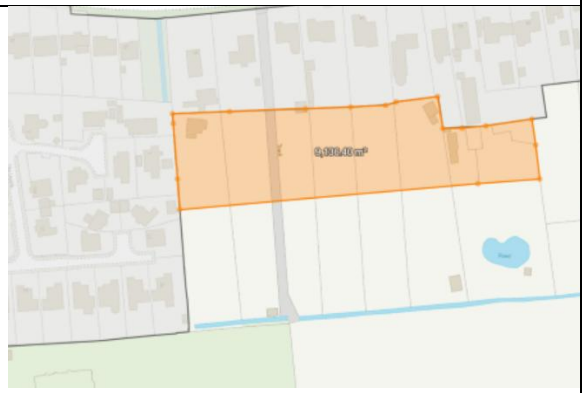
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
East Winch	All Saints Church/ The Vicarage, Church Lane	Inclusion of All Saints Church/ adjacent Vicarage, as surrounded by built development on two sides		
Emneth	Properties south-east of Chapel Lane (rear of Hillcrest - Algores)	Include of group of dwellings, which clearly form part of built form within settlement boundary		

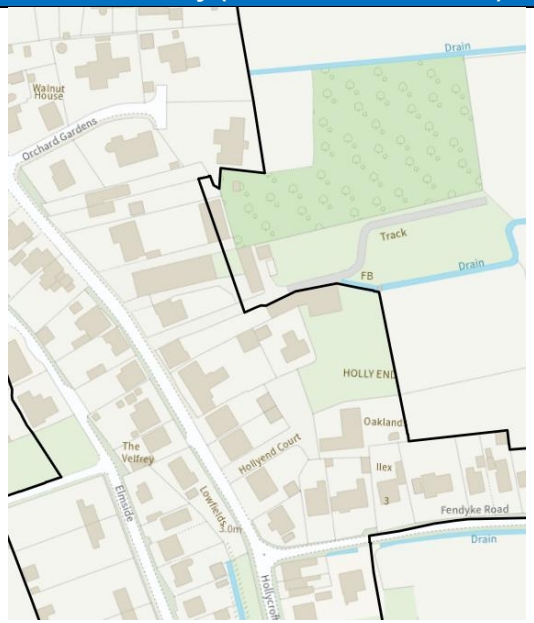
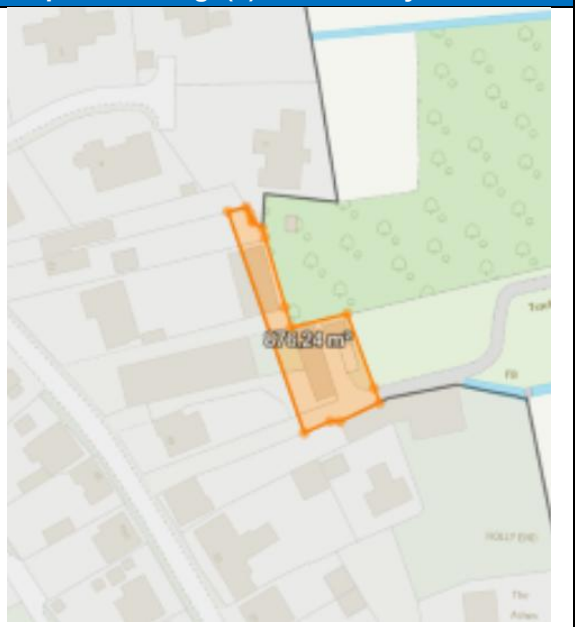
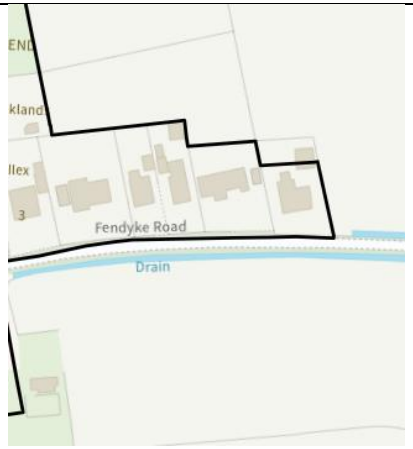
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	Rear (north) of 137-141 Chapel Lane	Include domestic outbuildings/ curtilages to rear (north) of 137-141 Chapel Lane, which fall within existing built-form		
Emneth	38-62 Outwell Road/ 49 Outwell Road	Inclusion of detached property (49 Outwell Road) within development boundary, and tidying this up to better reflect physical features on the ground (Outwell Road)		

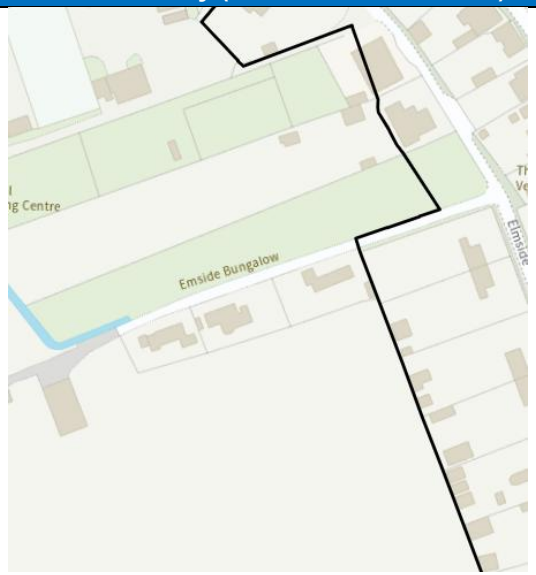
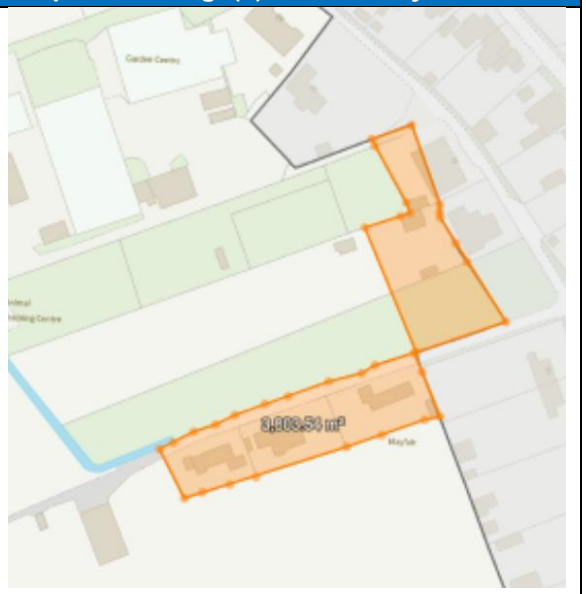
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	120-122 Church Road	Include two new dwellings, north of Church Road, within existing built form of village		
Emneth	48-62 Church Street/ 3-11 Mill Road (rear property curtilages)	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		

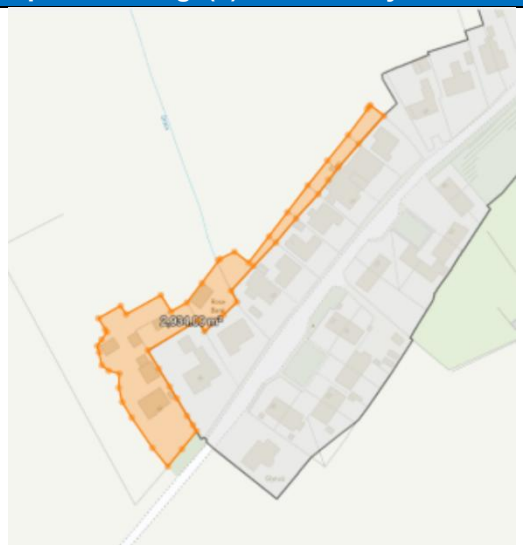
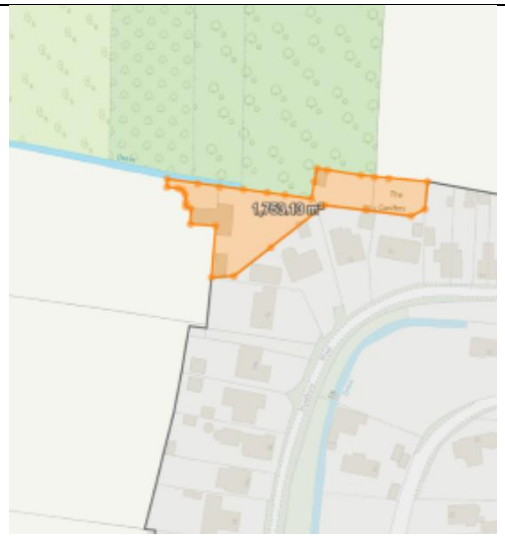
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	Strawberry Fields, Mill Road	Include dwelling that forms part of existing built form		
Emneth	2-14 Church Road	Include dwellings/ domestic properties that fall within existing built form (enclosed by Poplar Nurseries)		

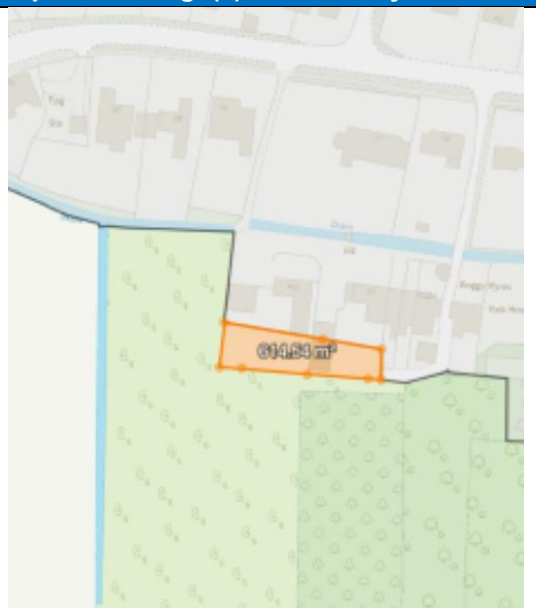
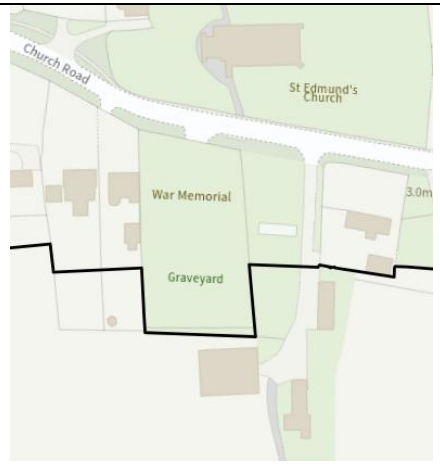
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	60-80/ 97-101 Lady's Drove	Row of dwellings to east of Lady's Drove should be included as within settlement boundary, being suburban in character		

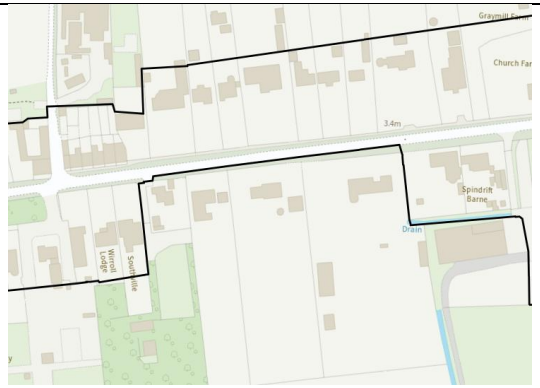
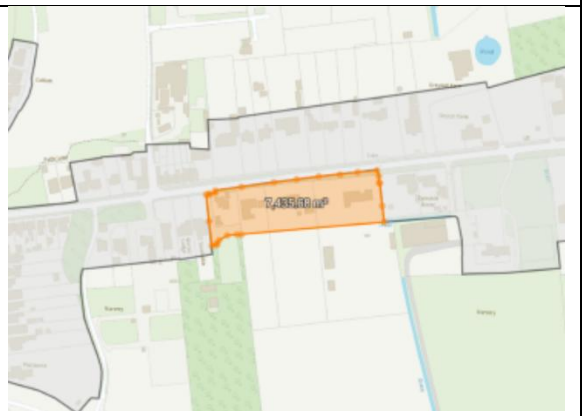
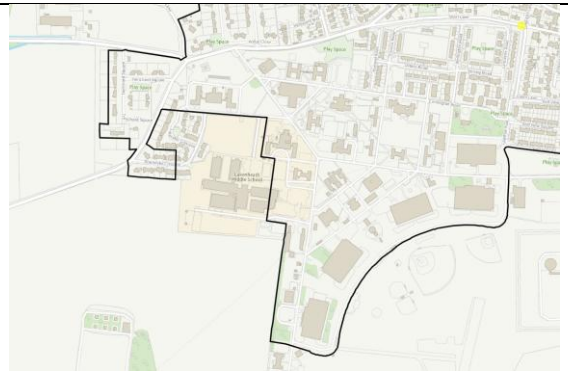
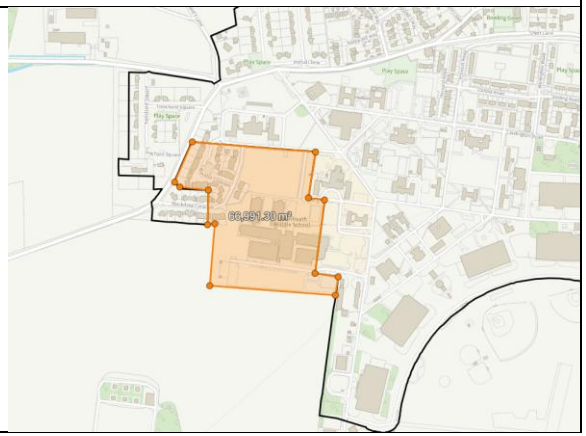
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	21-29 Hungate Road (including Cousins Factory)/ Anvil Way development	Committed site, with construction at an advanced stage and adjacent Cousins Factory premises. All form part of existing built form		
Emneth	Rear (south) of 26-44 Hungate Road	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		

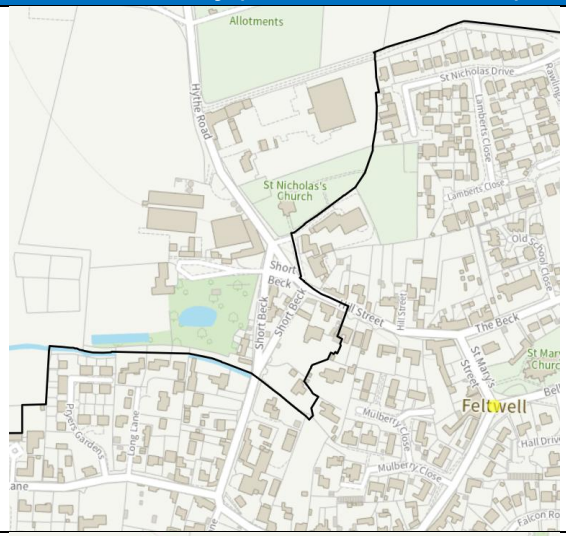
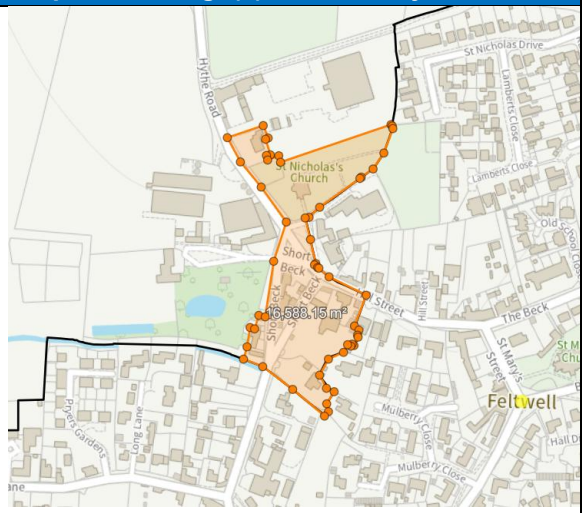
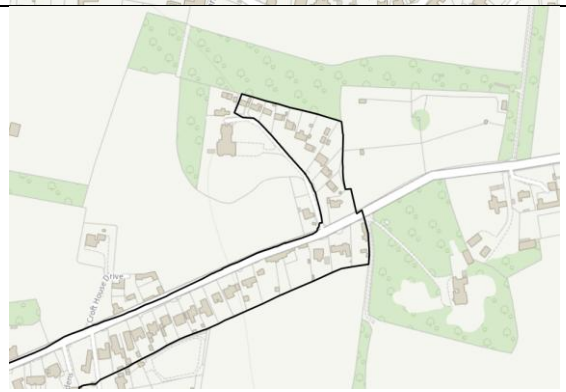
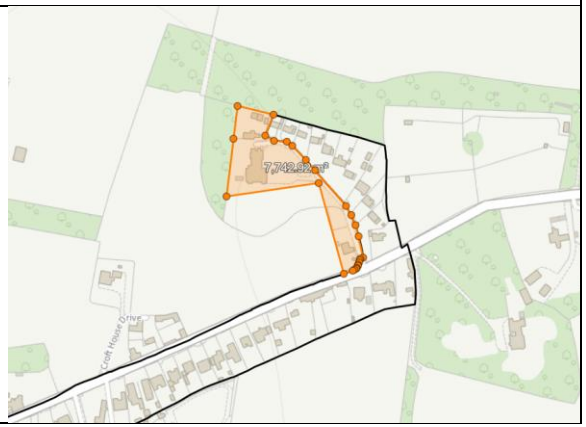
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	Rear (east) of 43-49 Hollycroft Road	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Emneth	15 Fendyke Road	Inclusion of domestic outbuilding at 15 Fendyke Road, which form part of built form, within settlement boundary		

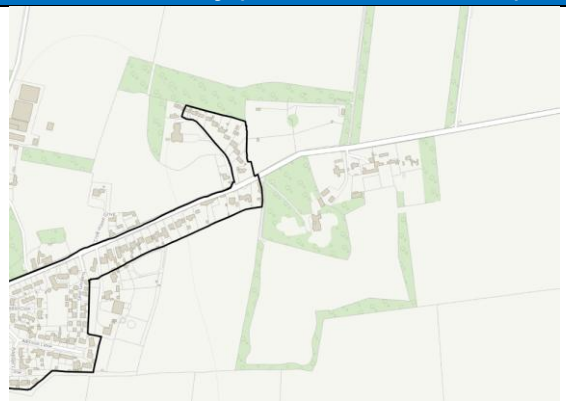
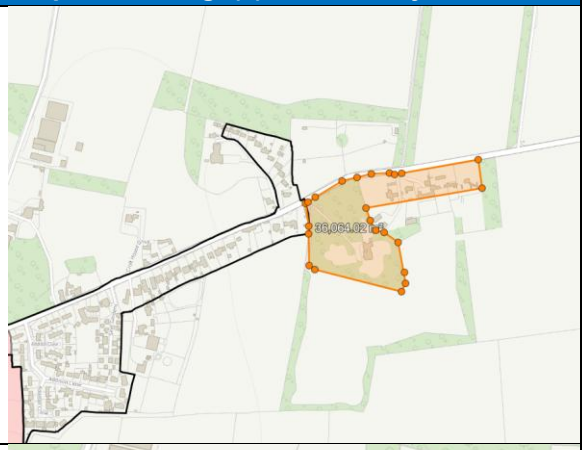
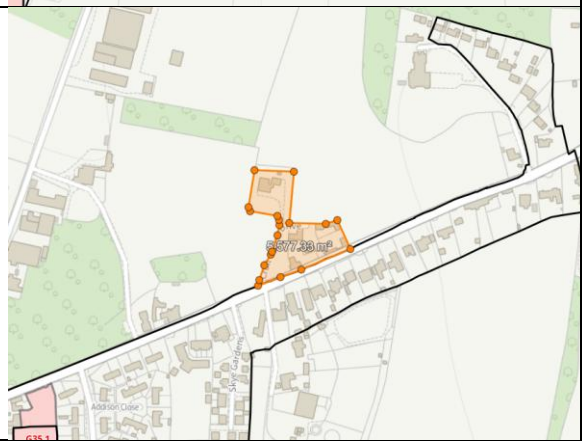
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	Rear (west) of 62-66 Elmside/ Elmside Bungalows	Row of bungalows and domestic outbuildings to west of Elmside should be included as within settlement boundary, being suburban in character		
Emneth	52 Elmside	Include dwelling/ curtilage that forms part of existing built form		

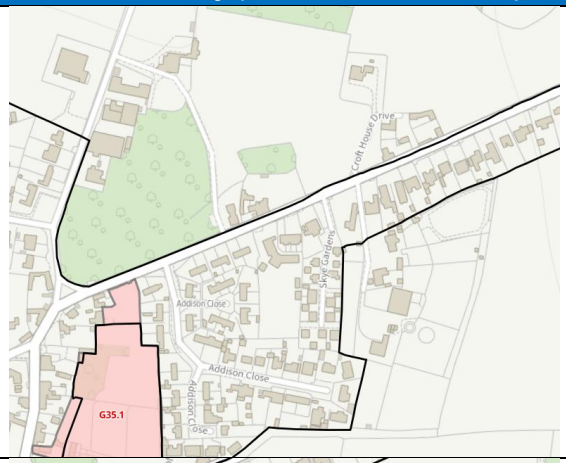
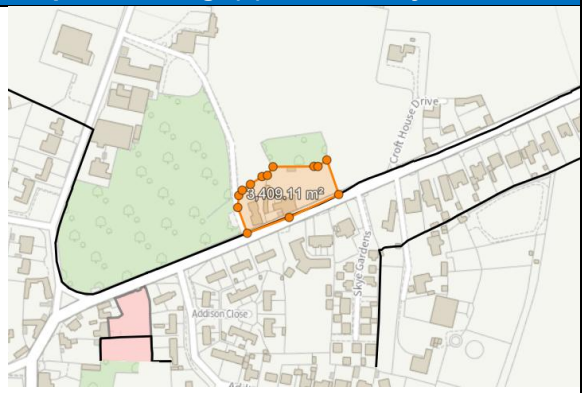
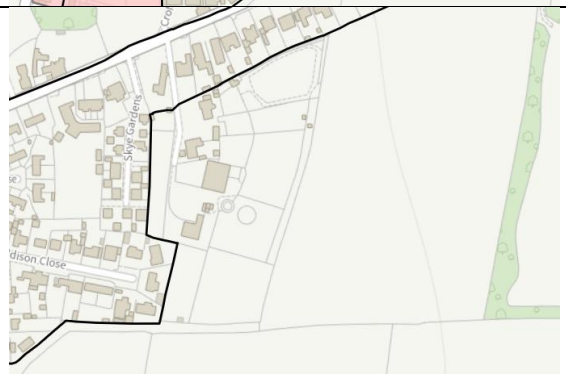
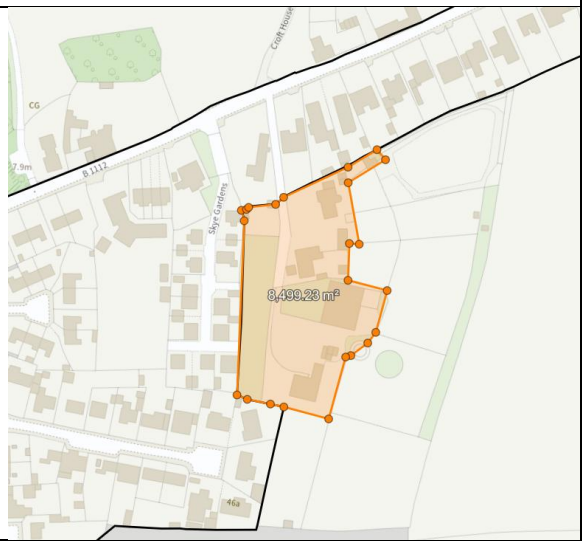
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	68-84 The Roe (rear garden curtilages)	Row of bungalows and domestic outbuildings to north of The Wroe should be included as within settlement boundary, as forming part of existing built form		
Emneth	30-34 Hawthorn Road (rear garden curtilages)	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		

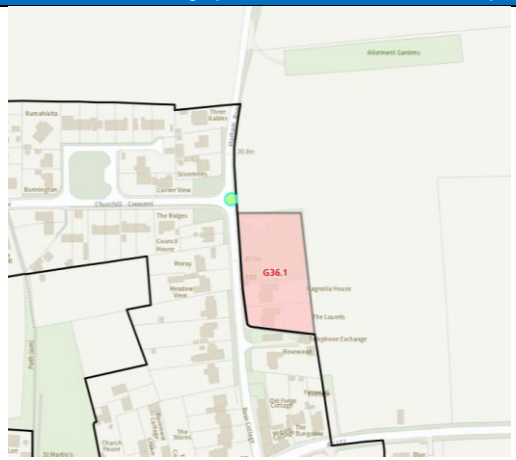
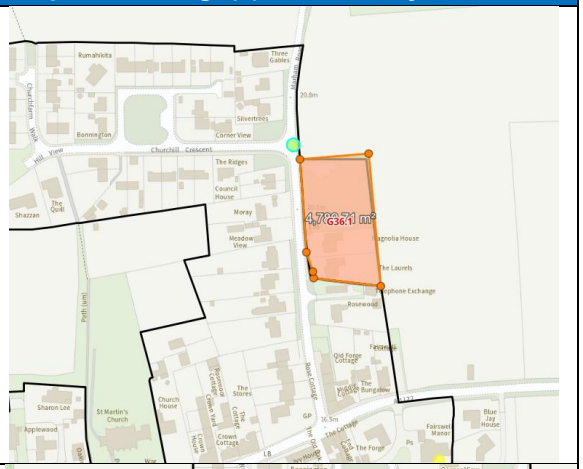
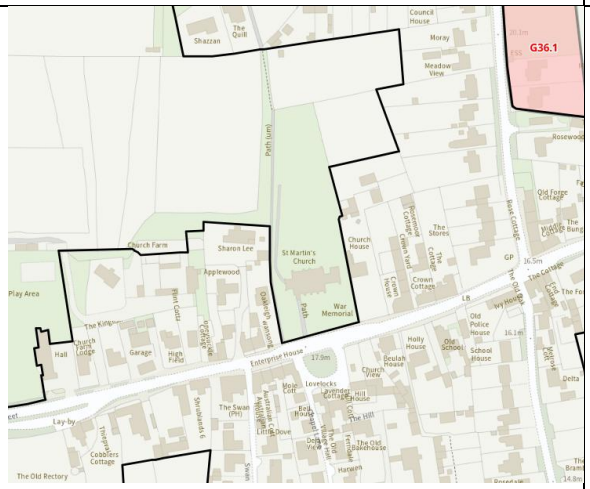
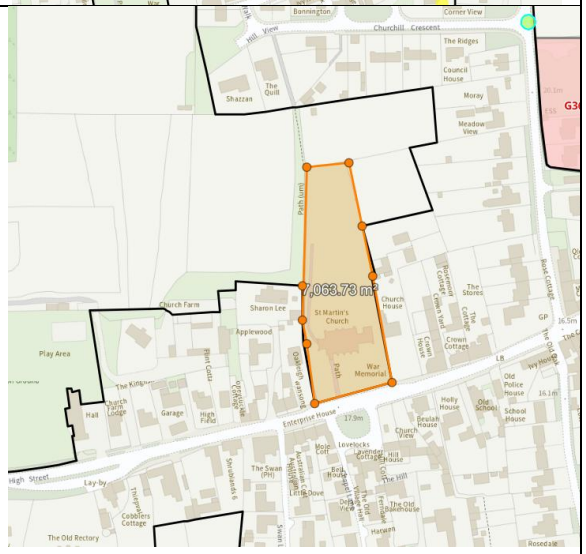
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Emneth	39/ 39a Church Road	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Emneth	St Edmund's Church/ Graveyard, land west of 57, Church Road	St Edmund's Church/ churchyard form part of existing built form. However, graveyard is a separate greenfield curtilage opening up into countryside to the south, so should be **removed/ excluded** from		

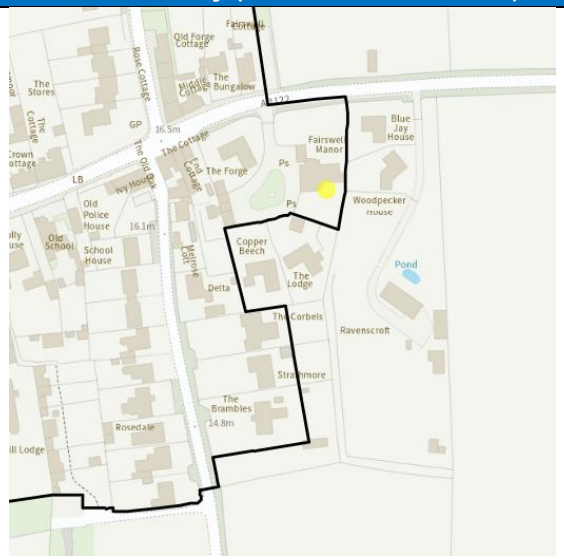
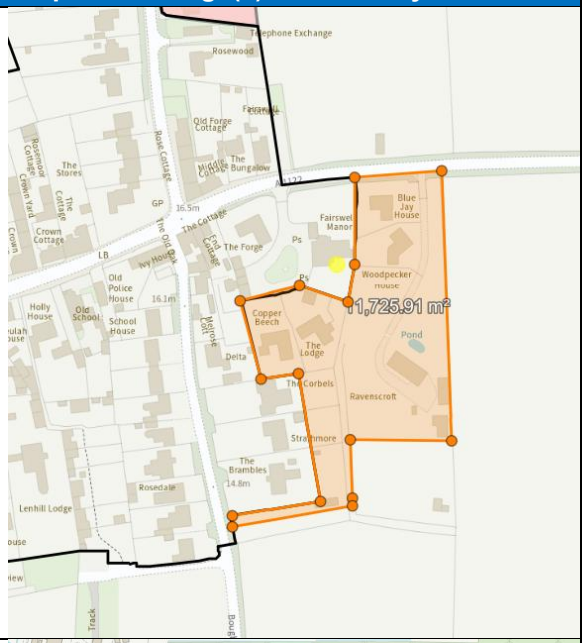
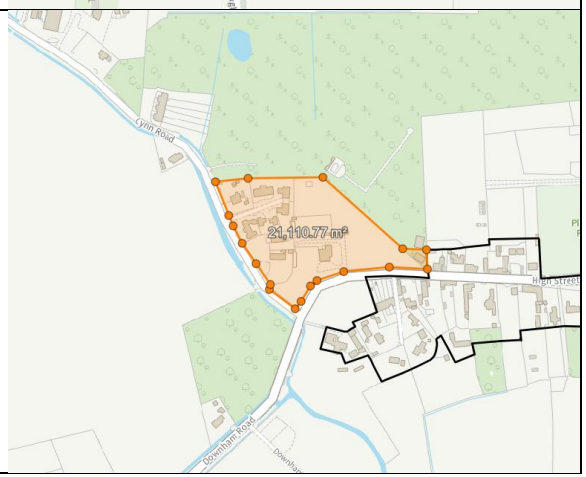
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
		settlement boundary		
Emneth	91-101 Church Road	Row of dwellings south of Church Road should be included as within settlement boundary, as forming part of existing built form (surrounded by built development on 3 sides)		
Feltwell	Blackdyke Crescent extension, Liberator Crescent, and Lakeneath Middle School	Boundary amended to include existing school and recently completed residential development.		

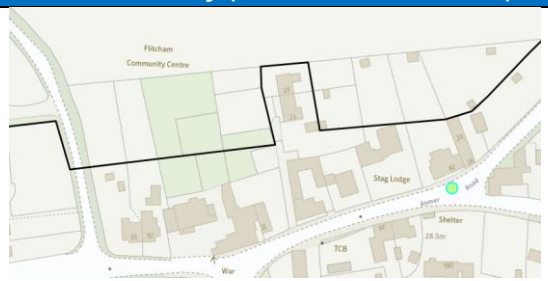
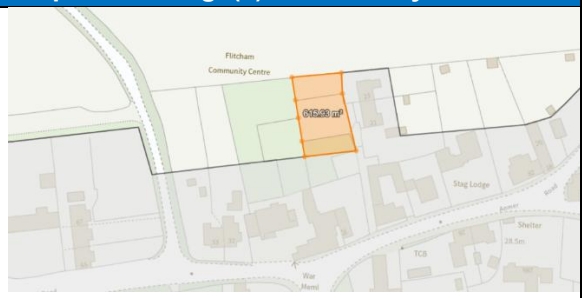
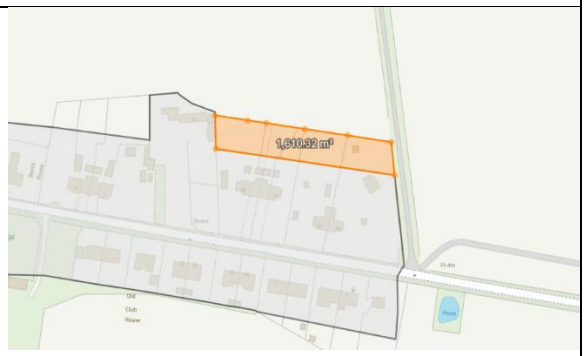
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Feltwell	St Nicholas Church, dwellings off Glebe Farm, and dwelling on short beck street	Included existing built development that is physically related to the settlement.		
Feltwell	Gardeners Cottage, East Hall and East Hall bungalows	Included existing built development that is physically related to the settlement.		

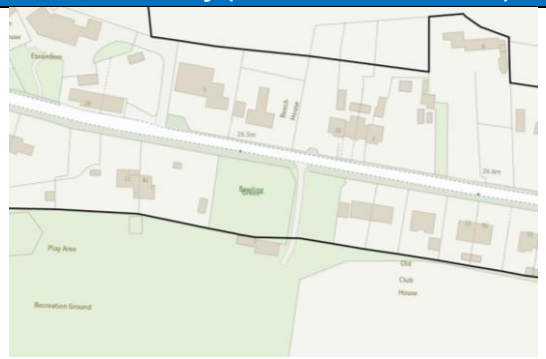
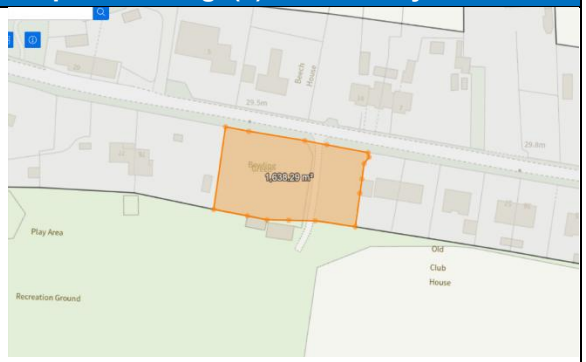
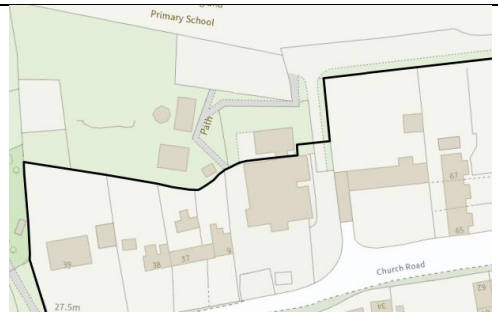
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Feltwell	Old Rectory and Dwellings to East off Lodge Road	Included existing built development that is physically related to the settlement.		
Feltwell	Croft House and converted barns	Included existing built development that is physically related to the settlement.		

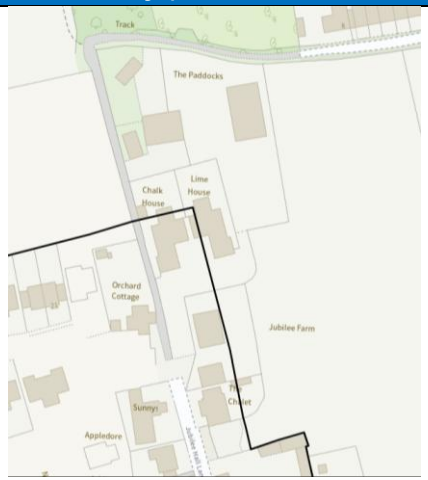
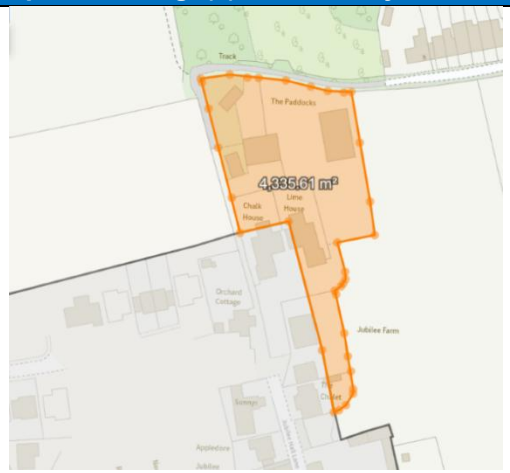
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Feltwell	7-9 Lodge Road	Included existing built development that is physically related to the settlement.		
Feltwell	46, 46a and 48 Lodge Road	Included existing built development that is physically related to the settlement.		

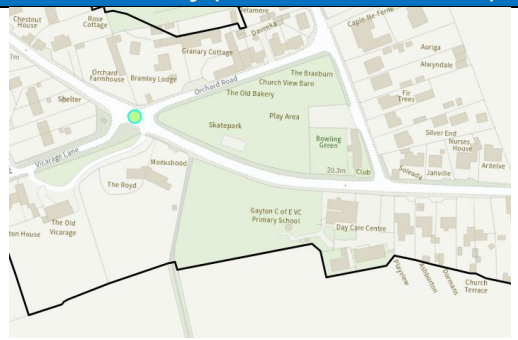
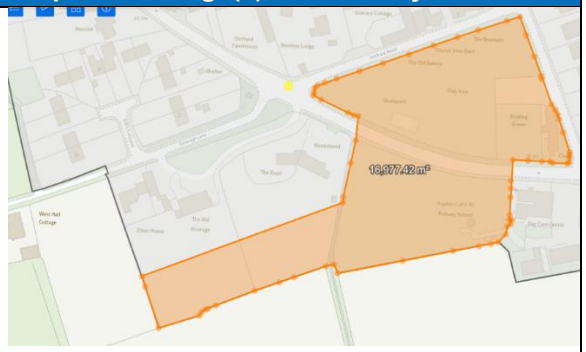
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Fincham	Marham Road (G36.1) Allocation	Inclusion of allocated site in the development boundary		
Fincham	St Martin`s Church, High Street	Included the church within the development boundary to reflect its integral role within the village and relationship to the surrounding built-up area.		

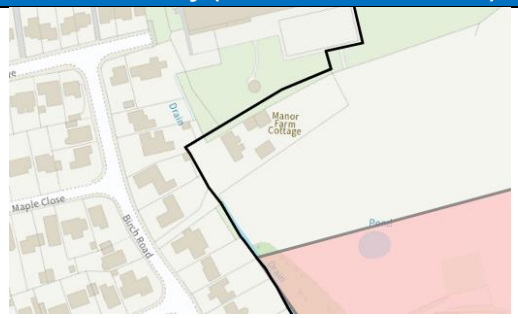
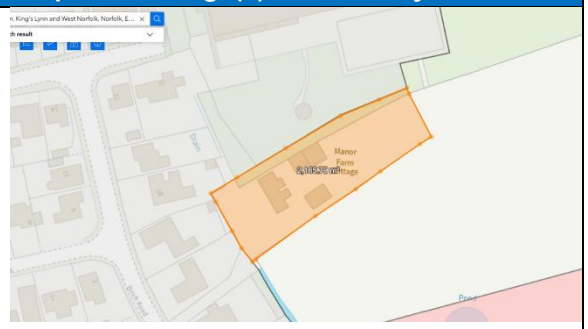
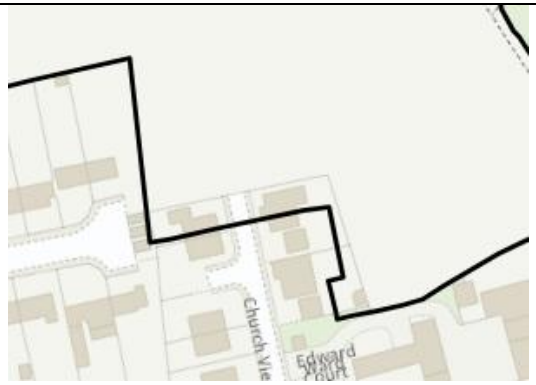
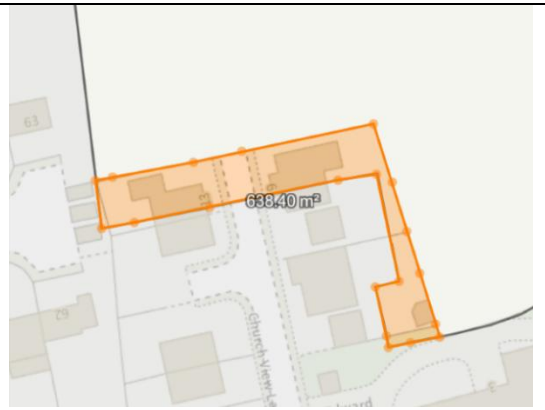
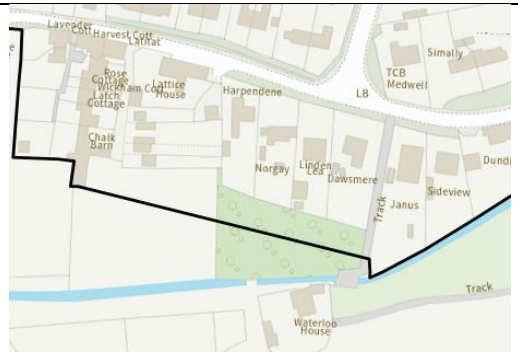
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Fincham	Dwellings behind Fairswell Manor to include Blue Jay House, Woodpecker House, Ravencroft, The Lodge and Coopper Beech	Included existing built development that is physically related to the settlement.		
Fincham	Lynn Road – Talbot Manor and dwellings	Included recently completed development that is physically integrated with the existing settlement pattern		

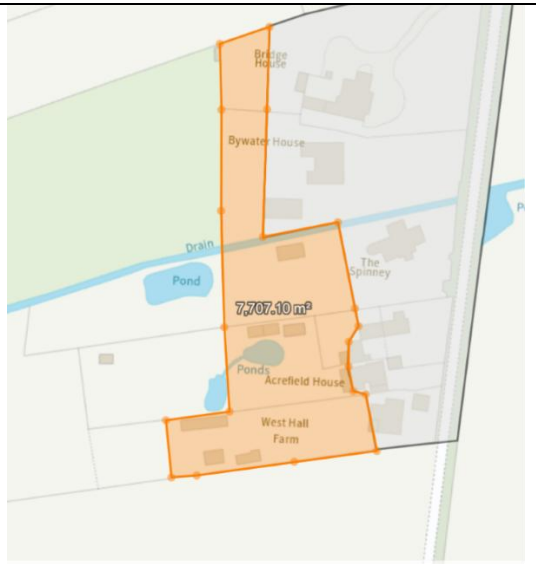
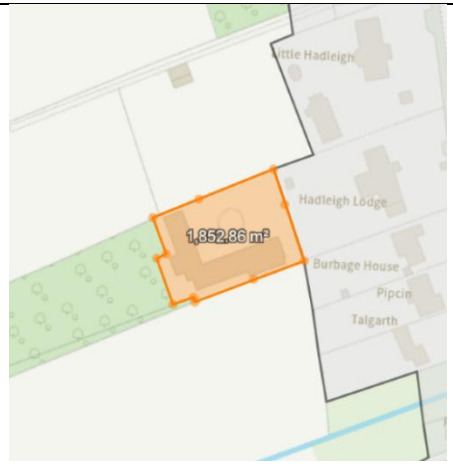
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Flitcham	20-33 Anmer Road (north), including Flitcham Community Centre	Community centre site and curtilage included within boundary, as forming part of existing built form		
Flitcham	18/20, 21/23 Anmer Road; Stag Lodge; 82 Abbey Road; 27 Anmer Road	Inclusion of domestic outbuildings (rear/ north of Stag Lodge/ Anmer Road), but **exclusion** of extensive greenfield site north of 18/20 Anmer Road		
Flitcham	7-10/ 51-58 Abbey Road (north)	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		

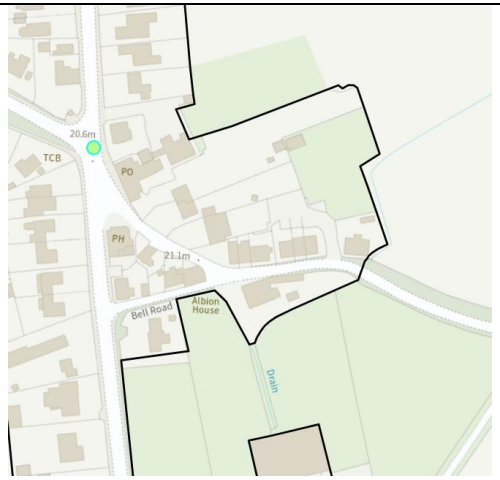
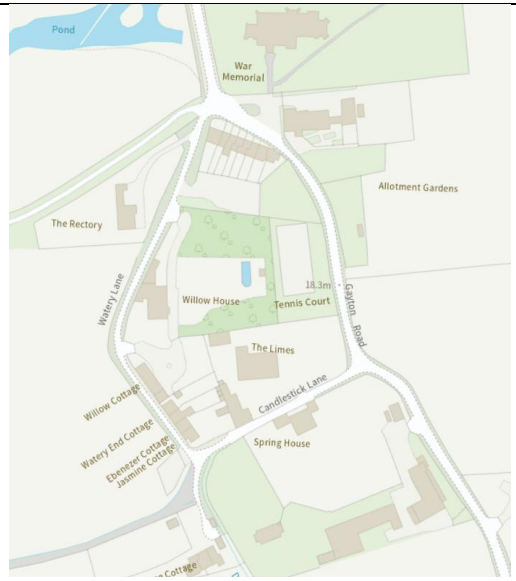
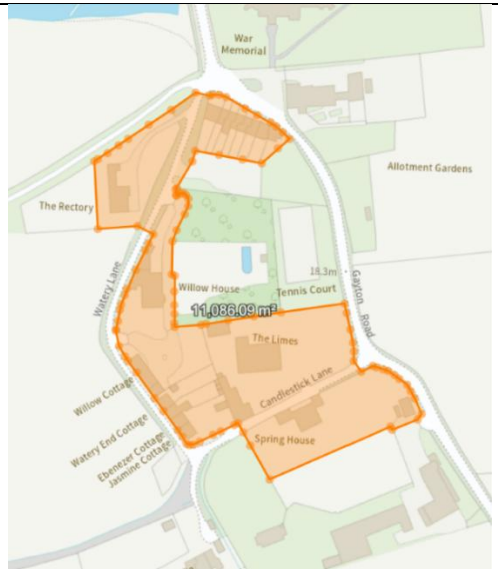
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Flitcham	Bowling Green/ Land east of Recreation Ground access road, Abbey Road	Bowling Green/ playing field form separate greenfield curtilage opening up into countryside to the south, so should be **removed/ excluded** from settlement boundary		
Flitcham	Land rear (south) of Flitcham House/ west of Anmer Road & south of Church Road (34-43)	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Flitcham	Flitcham C of E Primary School, Church Road (rear buildings)	Inclusion of school buildings and hardstanding parts of curtilage within settlement boundary, which form part of the built form		

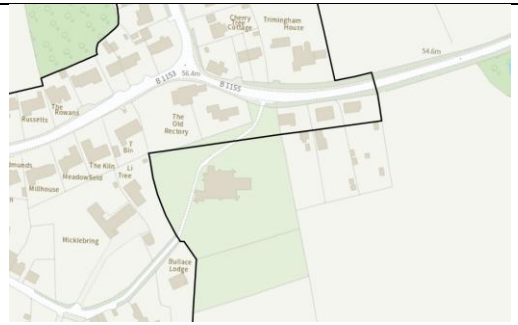
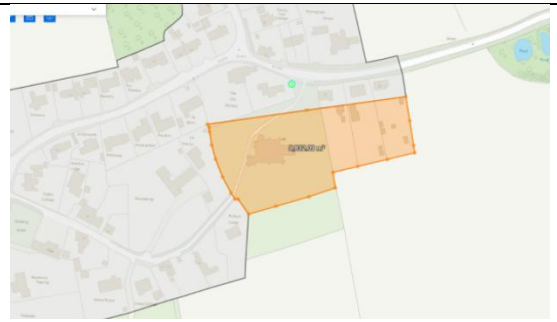
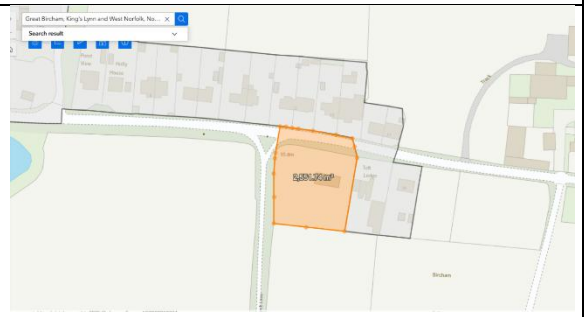
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Gayton	East of Jubilee Hall Lane (north of J E Howard Butchers)	Include of group of dwellings, which clearly form part of built form within settlement boundary		
Gayton	Gayton United FC Playing Pitch/ Bramley Lodge/ Granary Lodge, Orchard Road	**Include** domestic outbuildings/ curtilages which form part of built form, but **remove** part of playing field (south-west corner)		

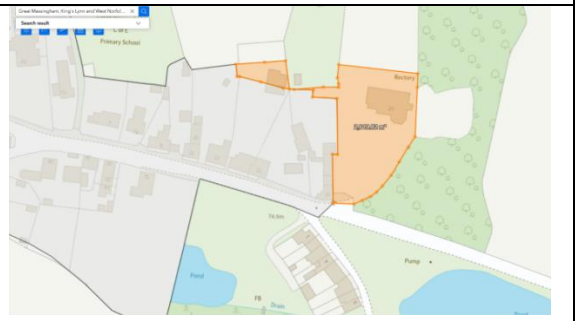
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Gayton	Gayton Social Club (11 Lime Kiln Road)/ Gayton Village Playground (Orchard Road/ Lynn Road)/ former school playing field and Monkshood (Lynn Road/ The Old Vicarage (Vicarage Lane)	Remove key open space/ extensive greenfield garden curtilages from settlement boundary, as this forms part of "green wedge", which includes Local Green Spaces 5 and 8 (designated through Neighbourhood Plan)		
Gayton	"Rampant Horse" (Draper Gardens development)	Include recent Draper Gardens development within settlement boundary		

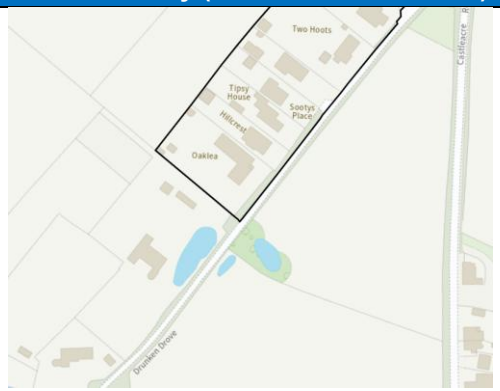
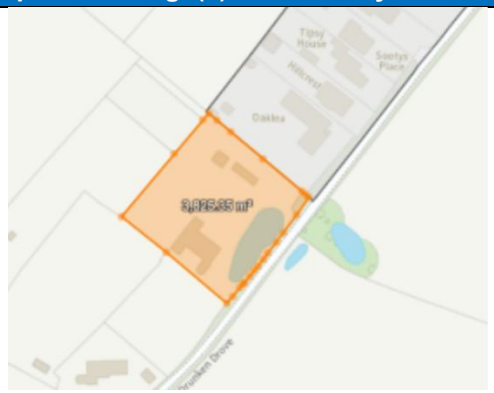
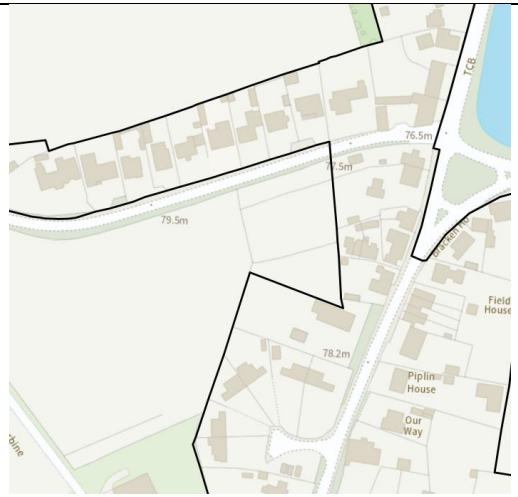
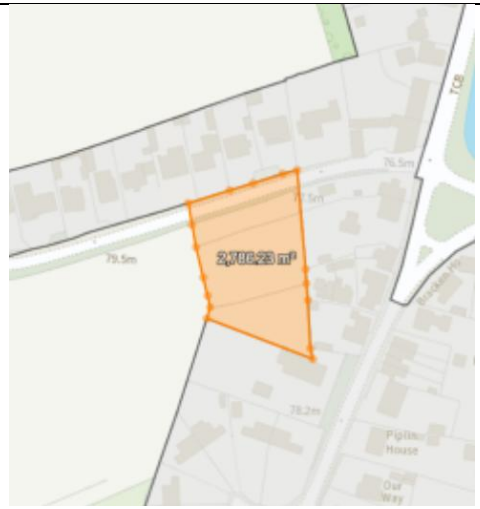
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Gayton	Manor Farm Cottage, Birch Road	Include Manor Farm Cottage/ curtilage, as this is surrounded by built development on two sides		
Gayton	13, 4-6 Church View Lane	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Gayton	Janus - Chalk Barn, Back Street	Remove woodland/ greenfield from settlement boundary, as this is separate to domestic curtilages		

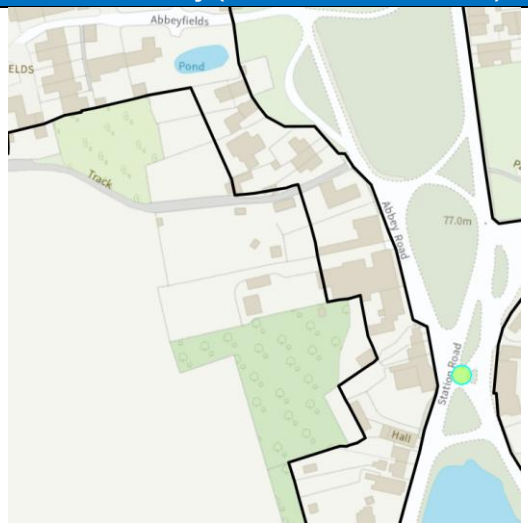
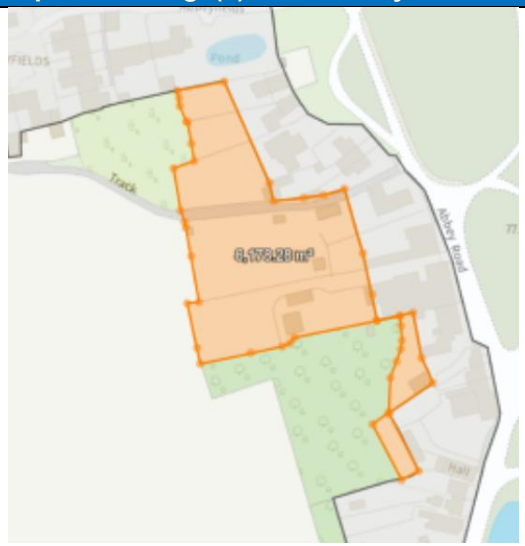
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Gayton	Bridge House, Bywater House, The Spinney, Acrefield House, West Hall Farm; Winch Road	Inclusion of domestic outbuildings/ curtilages which form part of built form, within settlement boundary		
Gayton	Hadleigh Lodge, Winch Road	Include dwelling, which clearly form part of built form within settlement boundary		

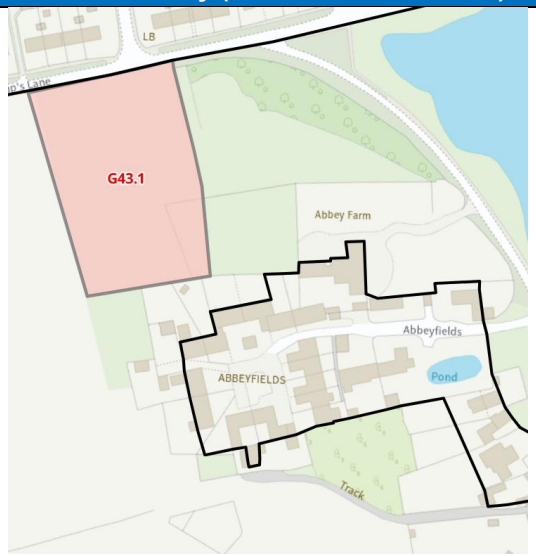
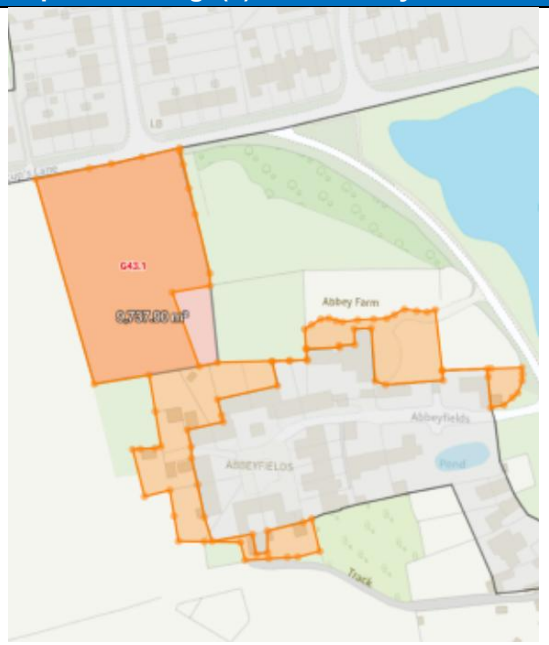
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Grimston	Land rear (east) of Post Office/ rear (north) of 23-25 Massingham Road	Greenfield/ wooded area to rear of Post Office is clearly separated from existing built form, so should be removed		
Grimston	Outlying built-up area south of St Botolph's Church (Watery Lane/ Candlestick Lane)	Separate cluster of dwellings, south of church. Sufficiently extensive built-up area/ cluster of dwellings; such that a settlement boundary is justified/ appropriate.		

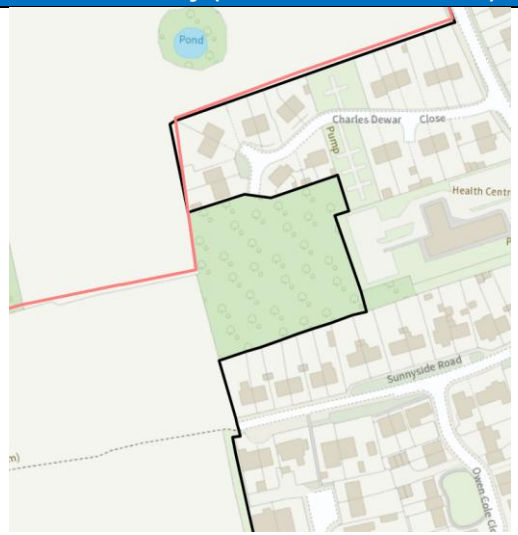
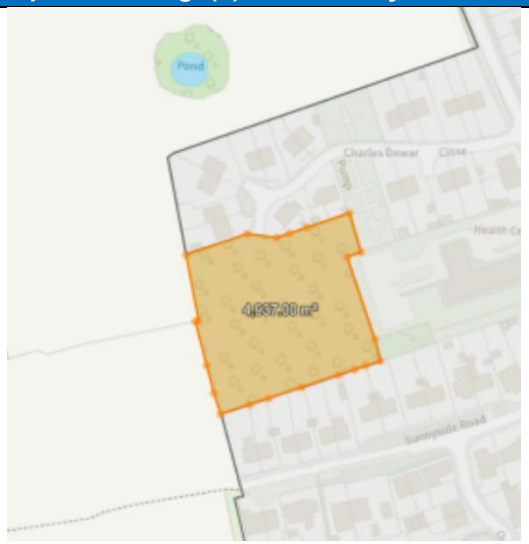
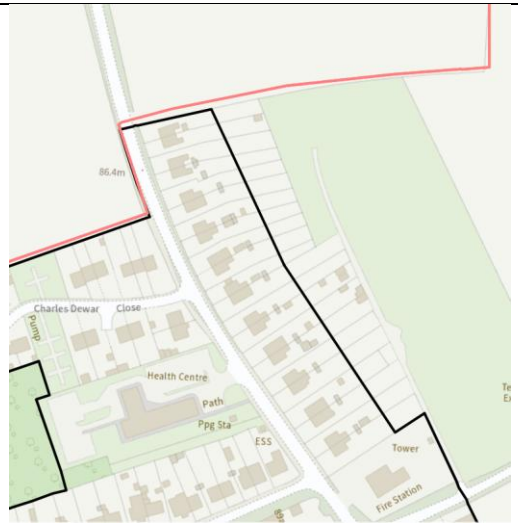
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Grimston	Land rear (east) of Jane's Cottage/ Church Cottage (north of St Botolph's Church), 61 Gayton Road	Include dwelling/ curtilage, which clearly form part of built form within settlement boundary		
Great Bircham/ Bircham Tofts	St Mary's Church/ 84-86 Stanhoe Road	Inclusion of domestic outbuildings/ curtilages and St Mary's Church, which form part of built form, within settlement boundary		
Great Bircham/ Bircham Tofts	Main built-up area of Bircham Tofts, Stanhoe Road	Include dwelling/ curtilage within settlement boundary, as surrounded by built development on two sides		

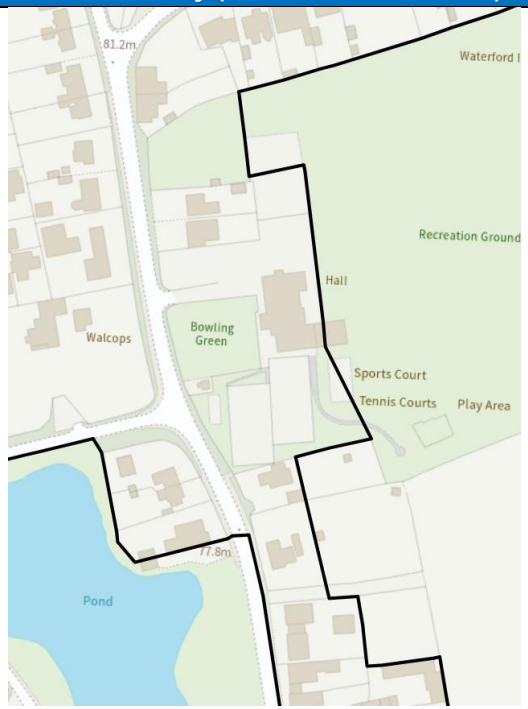
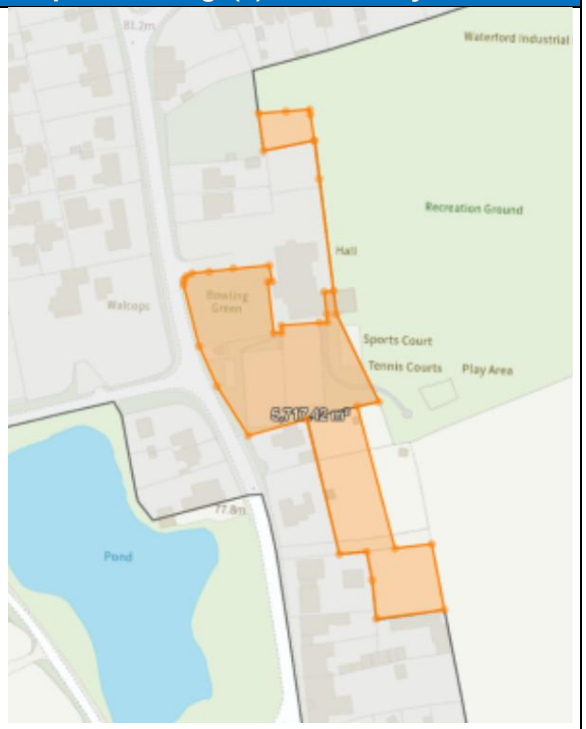
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	19-27 Weasenham Road/ 1-9 Sandy Lane	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Great Massingham	12, 14-24 Weasenham Road	**Remove** extensive greenfield area from settlement boundary, as this is rural in character and does not form part of existing built form		

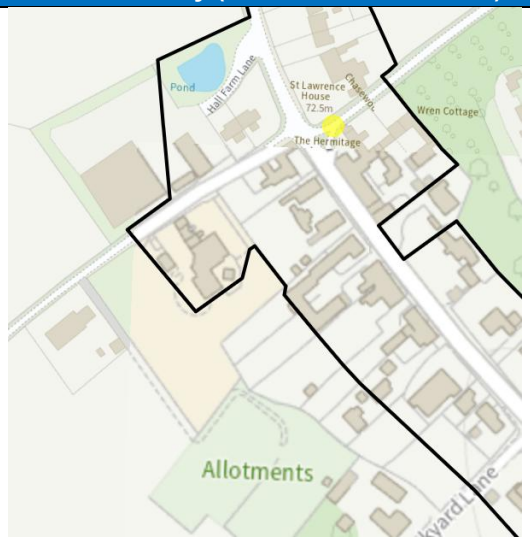
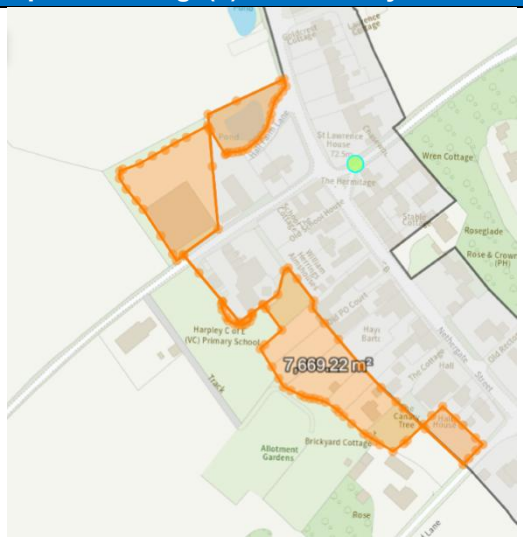
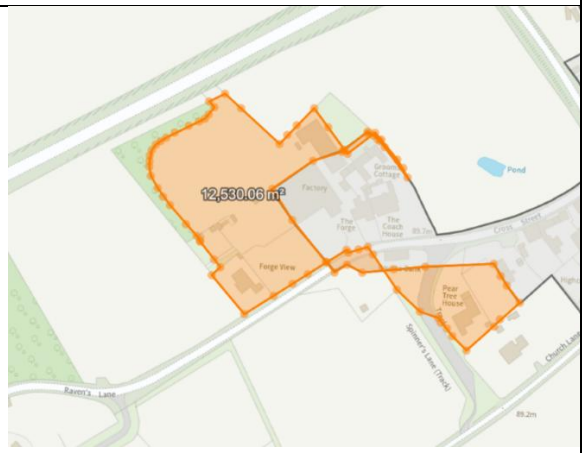
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Property south west of Oaklea, Drunken Drove	Include dwelling/ curtilage, which form part of built form within settlement boundary		
Great Massingham	Rear (west) of 2-18 Castleacre Road	Domestic curtilages, surrounded on 3 sides by built development. Therefore, should be included within settlement boundary.		

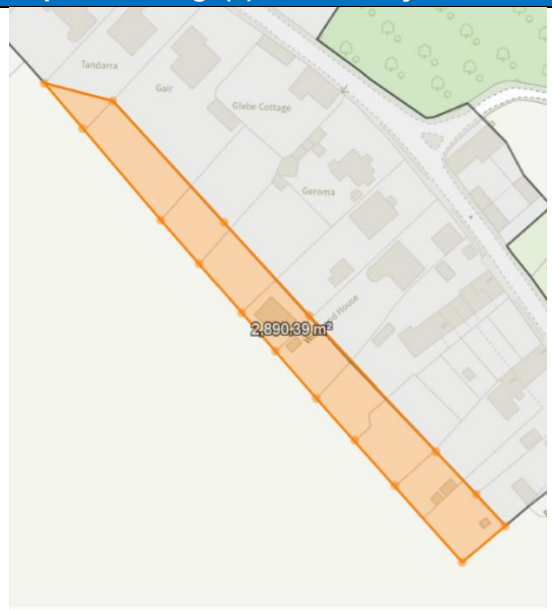
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Village Hall (19 Station Road)/ 1-31 Abbey Road (rear curtilages)	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

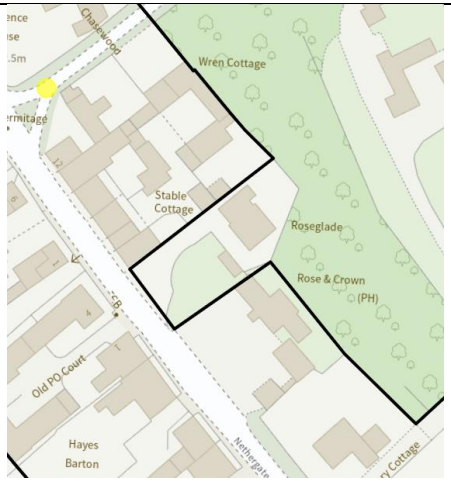
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Abbeyfields/ Land south of Walcup's Lane (G43.1)	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground. Also include site allocation G43.1, for which construction has started.		
Great Massingham	Dwellings/ domestic properties, Mad Dog Lane/ Walcup's Lane; 53-72 Summerfields Estate	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

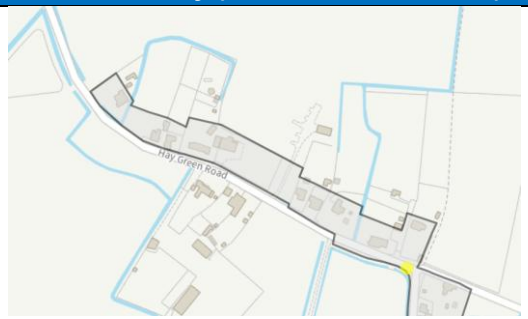
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Land to rear (west) of Great Massingham Surgery/ south of Charles Dewar Close	Inclusion of self-contained infill plot surrounded by built development on 3 sides		
Great Massingham	84-126 Station Road (rear garden curtilages)	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

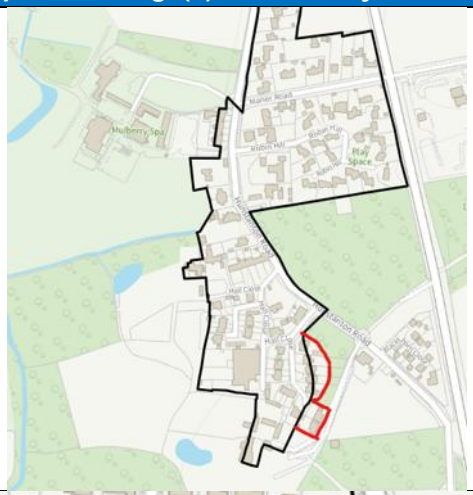
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Great Massingham	Village Hall and Recreation Ground, Station Road/ 46a-c, 48-52 Station Road	**Inclusion** of village hall car parking and domestic curtilages to south of village hall within settlement boundary. **Exclusion** of bowling green, parts of playing field/ sports facilities from boundary.		
Harpley	Hillcrest, Back Street/ 5-11 Rudham Road	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

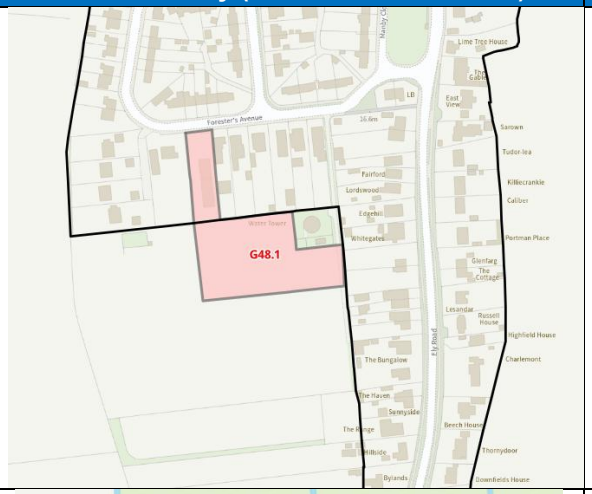
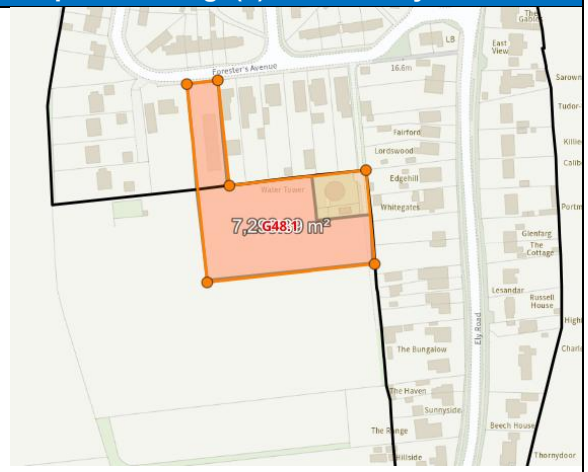
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Harpley	Hall Farm Yard/ Harpley C of E Primary School/ properties south-west of Nethergate Street	**Include** dwellings/ domestic curtilages and existing buildings, which clearly form part of built form within settlement boundary. **Exclude** greenfield land/ pond that are separate to domestic curtilages.		
Harpley	Pear Tree House/ Ravens Bank/ Grooms Cottage/ CTM Engineering/ Forge View, Cross Street/ Raven's Lane	Include dwellings/ domestic curtilages and industrial premises/ brownfield land, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

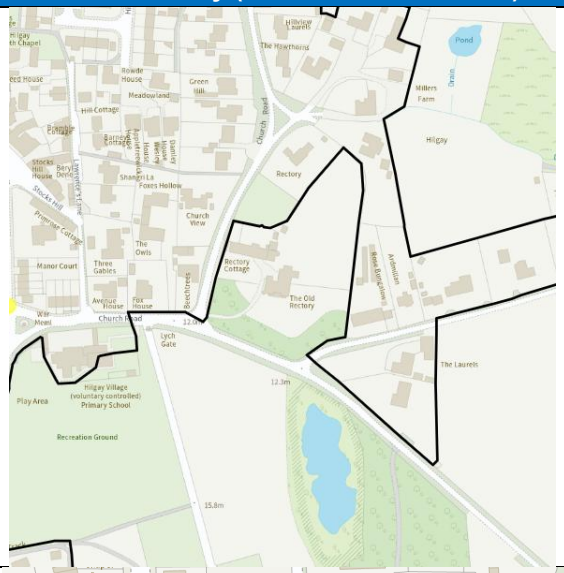
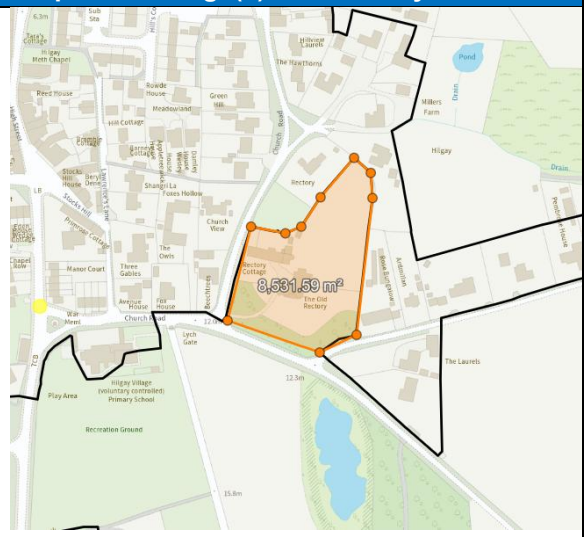
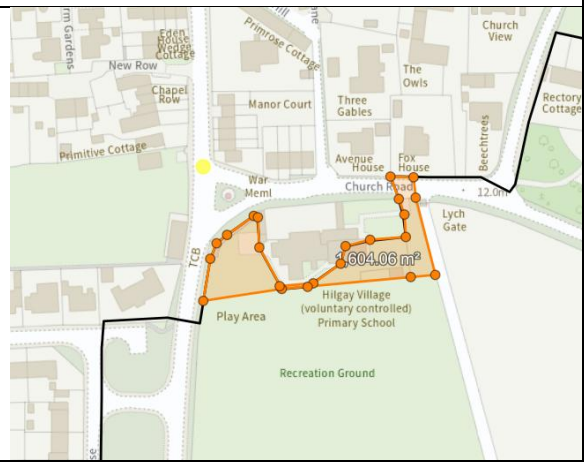
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Harpley	Tandarra - April Cottage/ Rose Cottage, Nethergate Street	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Harpley	Lower Farm House/ 11-16 Back Street	Include dwellings (converted from former agricultural buildings), which clearly form part of built form within settlement boundary.		

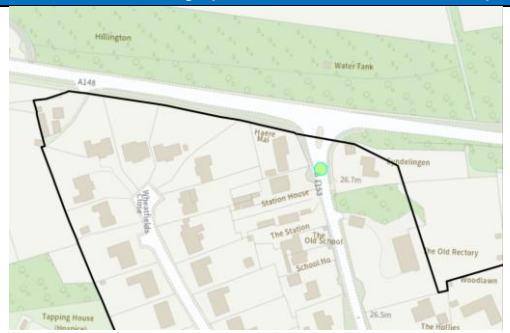
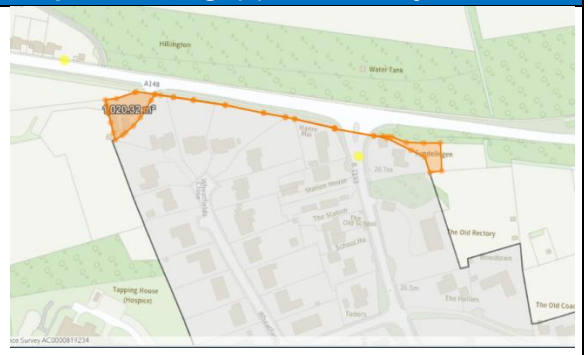
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Harpley	Rowan House - Wych Hill, Back Street	Include dwellings/ domestic curtilages, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Harpley	Roseglade, Nethergate Street	Include dwelling/ curtilage, which form part of built form within settlement boundary		

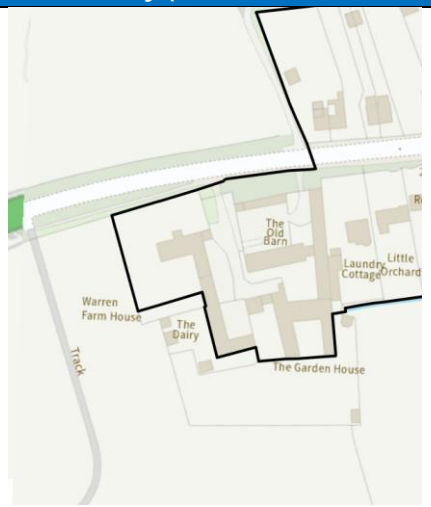
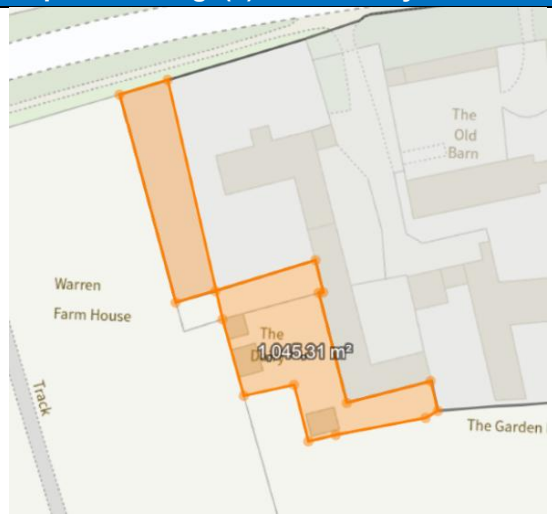
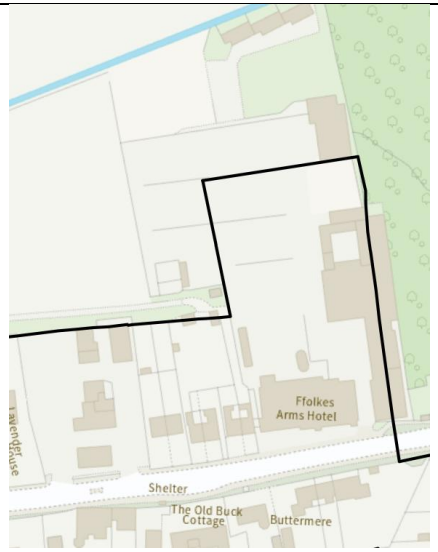
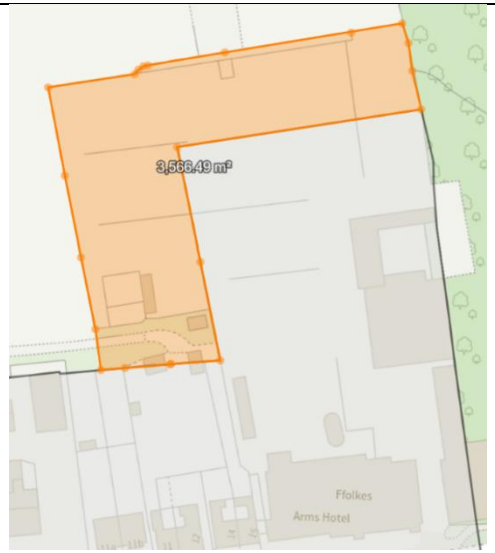
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hay Green	Properties to the west of Hay Green Road, Hay Green	Exclude the buildings to west of Hay Green Road from the boundary due to these being very low density and having large undeveloped gaps in the streetscene		
Hay Green	Land to the east of Clenchwarton Road	To include the newly developed part of the land within the settlement boundary		

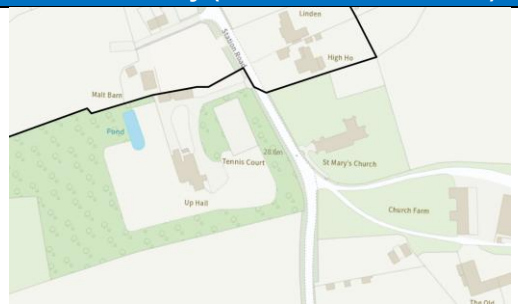
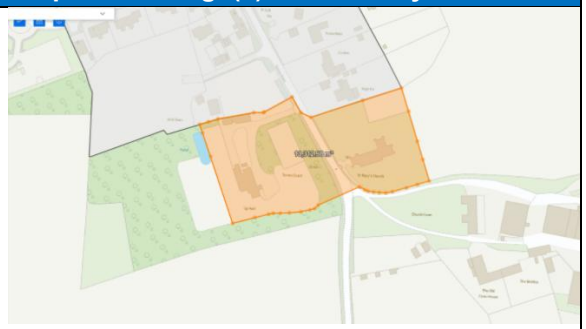
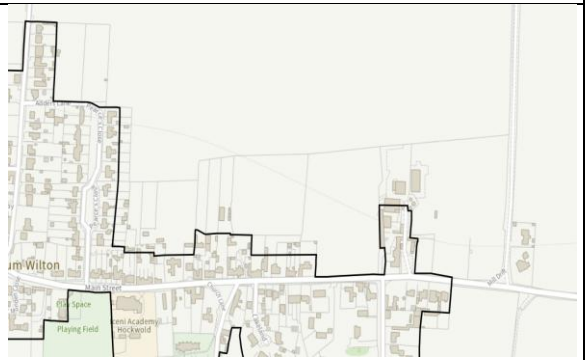
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Heacham	North of the village, alongside Hunstanton Road.	To include the remaining existing properties.		
Heacham	Lynn Road	To include LIDL site and two dwellings to rear.		

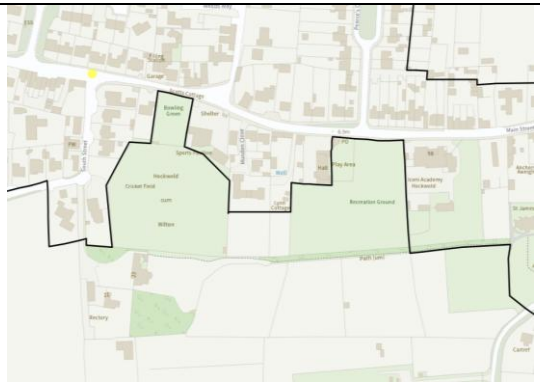
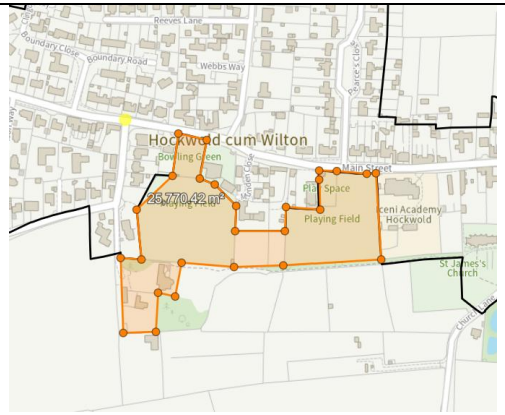
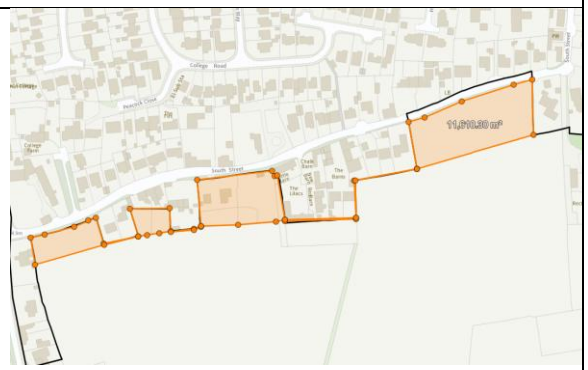
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hilgay	Forester`s Avenue	**Inclusion of allocated site (G48.1)**		
Hilgay	East End	Included existing residential curtilages and adjacent new dwellings that together form part of the established settlement		

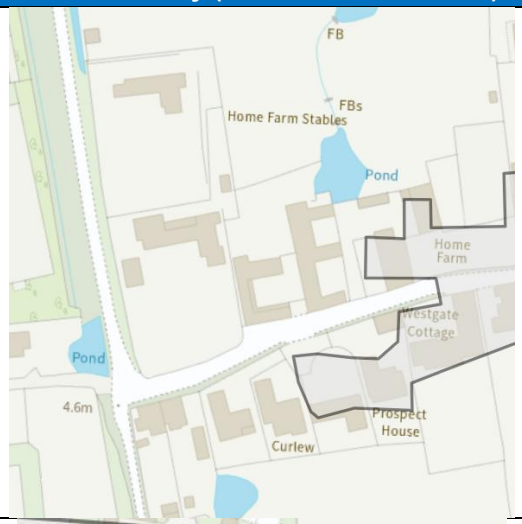
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hilgay	The Rectory and Rectory Cottage	Included The Old Rectory and associated residential curtilages to reflect the extent of the existing built form		
Hilgay	Hilgay Primary School	Amended the development boundary to create a more logical settlement edge.		

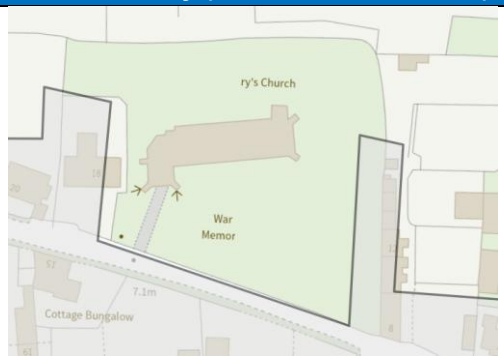
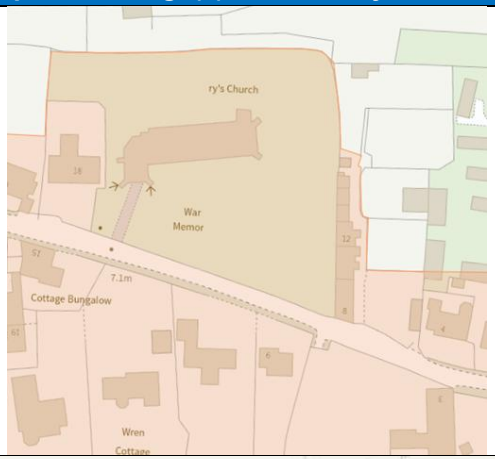
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hillington	Properties fronting onto A148 - Eyndelingen, Station Road/ Sheds to north-west of 3 Wheatfields Close	**Include** domestic curtilage (Eyndelingen), which clearly form part of built form within settlement boundary. **Exclude** agricultural buildings/ land that is separate to domestic curtilages.		
Hillington	Land south of 14 and 15 Pasture Close/ Tapping House and former Highways Depot, Station Road	Include Topping House and former Local Plan (SADMP) allocation (commitment) within boundary.		

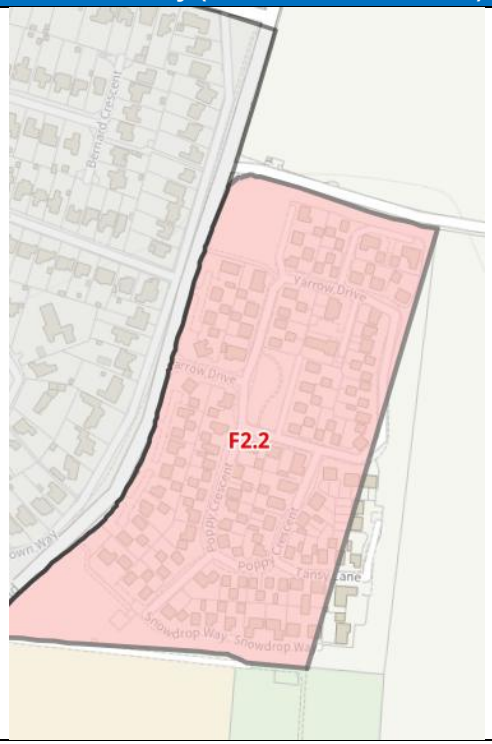
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hillington	The Garden House/ Warren Farm House/ The Dairy, Lynn Road (A148)	**Include** dwellings/ domestic curtilages and existing buildings, which clearly form part of built form within settlement boundary. **Exclude** greenfield land to west of Warren Farm House.		
Hillington	Ffolkes Hotel Car Park, north of Lynn Road (A148)	Include hotel car parking (brownfield land), which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		

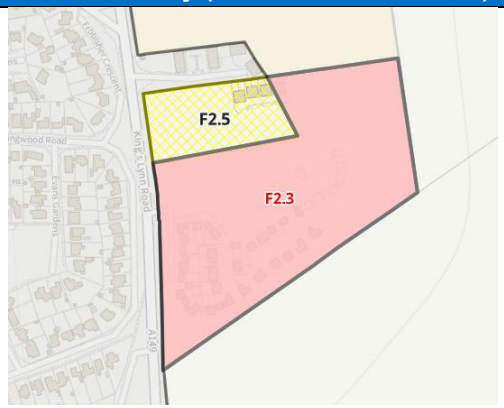
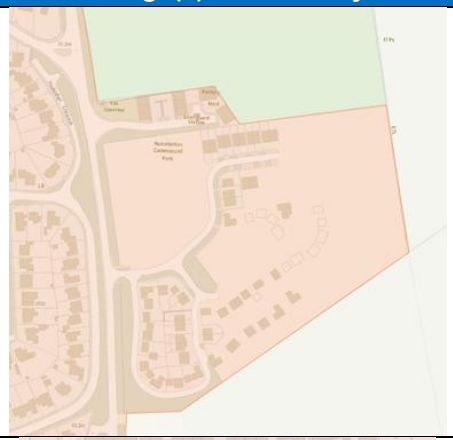
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hillington	Up Hill/ St Mary's Church, Station Road	Include St Mary's Church and dwelling/ curtilage, which clearly form part of built form within settlement boundary. Aligning boundary with physical features on the ground.		
Hockwold	Pearce`s Close, 133 Main street, 169 a Main Street, vacant land W of Wilton Farm and excluded farm building N of 193 Main Street	Included residential garden land associated with properties on Pearce`s Close, new dwellings off Main Street and vacant land west of Wilton Farm; excluded farm buildings from Wilton Farm, retaining only the dwellings and their curtilages within the development boundary.		

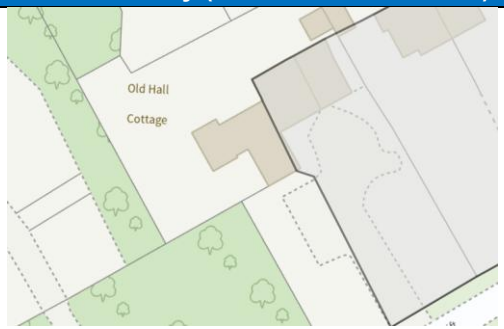
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hockwold	Bowl Green, Recreational Ground, Cricket Field. No 21 and 23 (Rectory)	Included the recreation ground as an important community facility serving the settlement which is surrounded by development on at least 2 sides. Included No 21 and No 23 (Rectory) to development boundaries as it forms part of settlement.		
Hockwold	Parcels of land to S of South Street	Inclusion of dwellings currently outside the development boundary and inclusion of vacant greenfield land surrounded by built development on at least three sides		

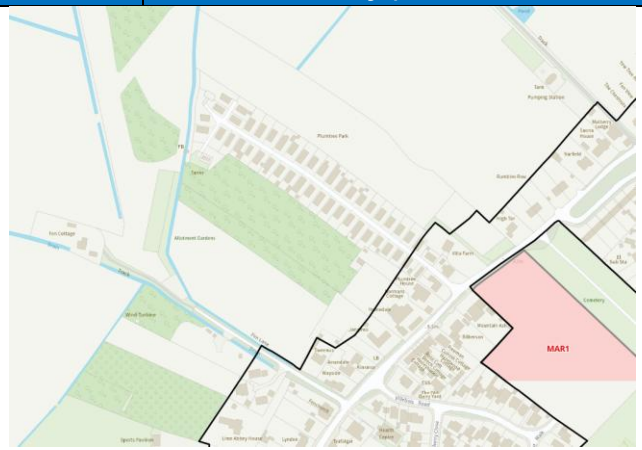
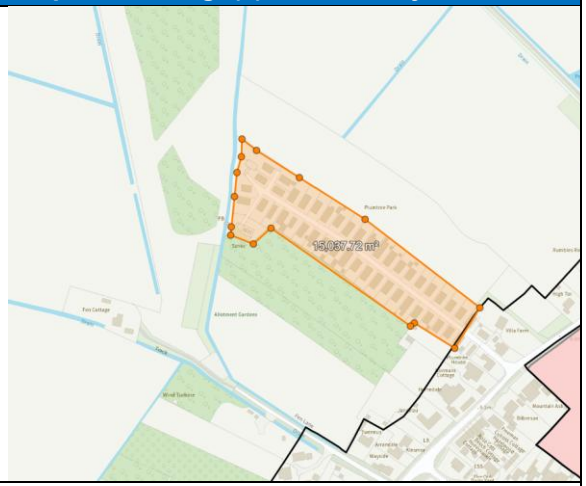
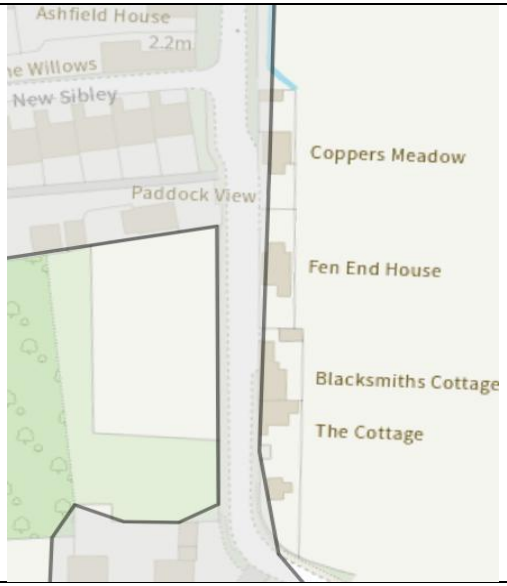
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Holme Next the Sea	Dwellings and buildings along Westgate and Beach Road	To include the rest of the existing development along Westgate and Beach Road into the boundary.		
	Existing development along Eastgate and Westgate	To include the remaining development along Eastgate and Westgate into the boundary.		

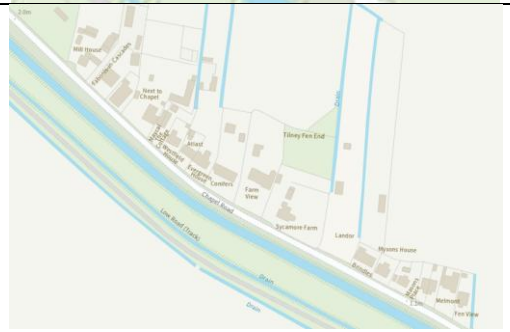
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	St Mary's Church Westgate	To include St Mary's Church into the boundary.		
	Village Hall, Westgate	To include the rest of the hall building within the boundary.		

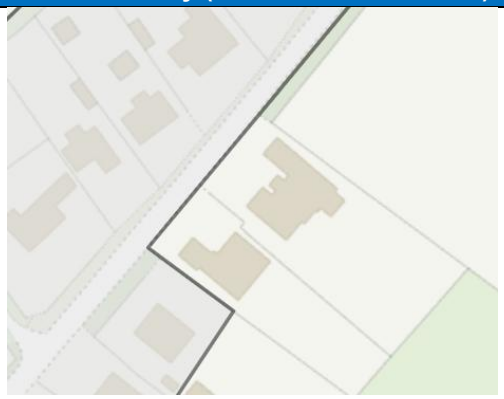
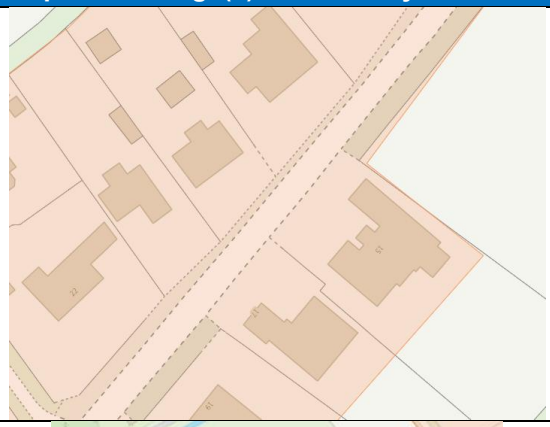
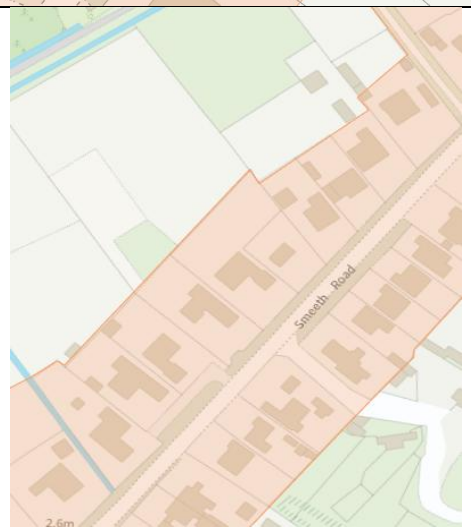
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Hunstanton	Allocation F2.2	To include allocation F2.2 into the boundary now it has been developed.		

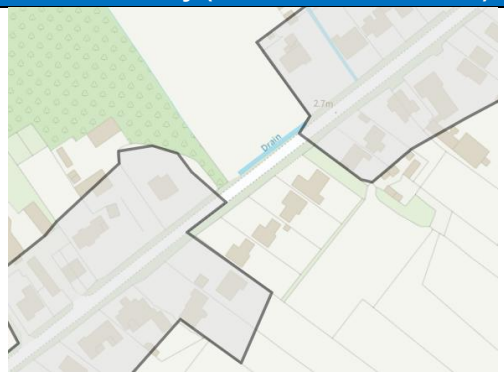
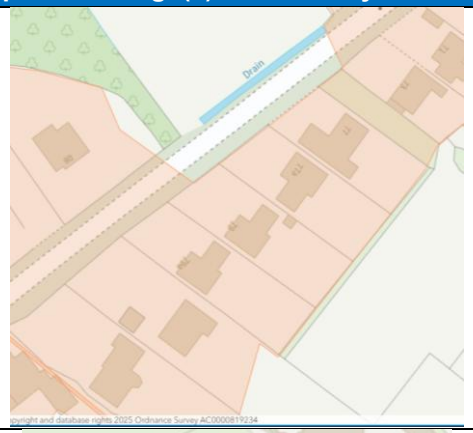
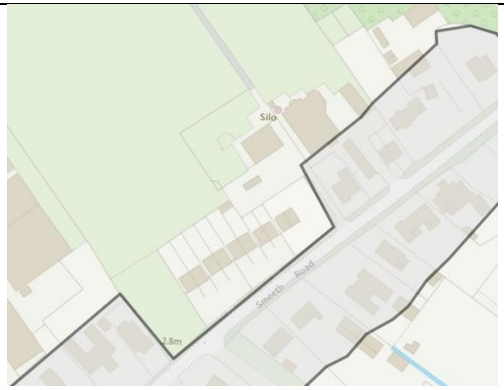
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Allocation F2.3 and F2.5, King's Lynn Road	To include allocations F2.5 and F2.3 into the boundary.		
Ingoldsthorpe	Land at Davy Field	To include the newly developed area at Davy Field into the boundary.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Old Hall Cottage, The Drift	To include the rest of the buildings at Old Hall Cottage into the boundary.		
King's Lynn				
King's Lynn				
King's Lynn				
King's Lynn				
Lake's End			No change	No change
Leziate			No Change	No Change

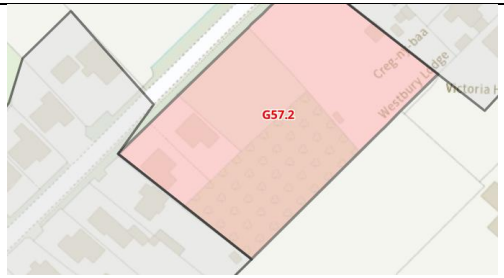
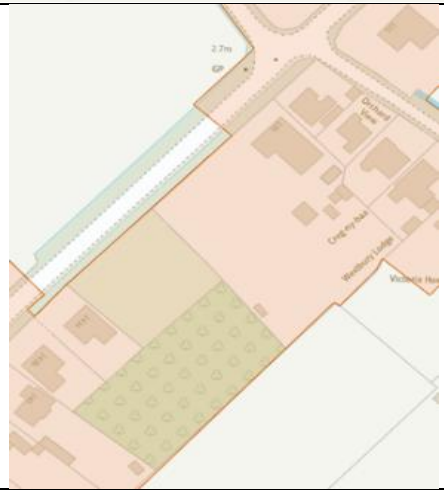
Settlement	Address/ location		Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Marham	The Street, Plumtree Caravan Park	Included residential development at the Plumtree Park			
Upper (RAF) Marham	No Changes		No Changes	No Changes	No Changes
Marshland St James	Coppers Meadow, Fen End House, Blacksmith Cottage, The Cottage, School Road		To include the rest of the buildings at Coppers Meadow, Fen End House, Blacksmith Cottage, The Cottage into the boundary.		

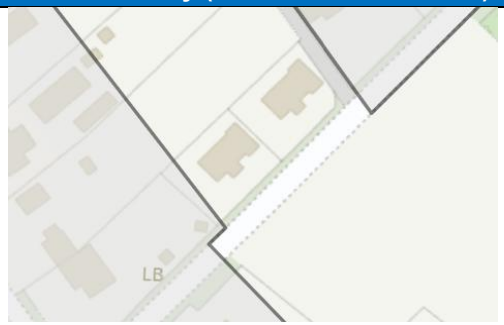
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Olive Tree House, Chestnut View and The Blossoms, Chapel Road	To include Olive Tree House, Chestnut View and The Blossoms into the boundary.		
	Existing development along Chapel Road	To include the linear development along Chapel Road in the boundary		

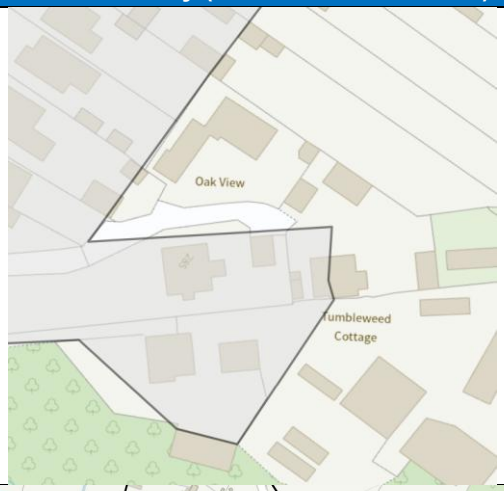
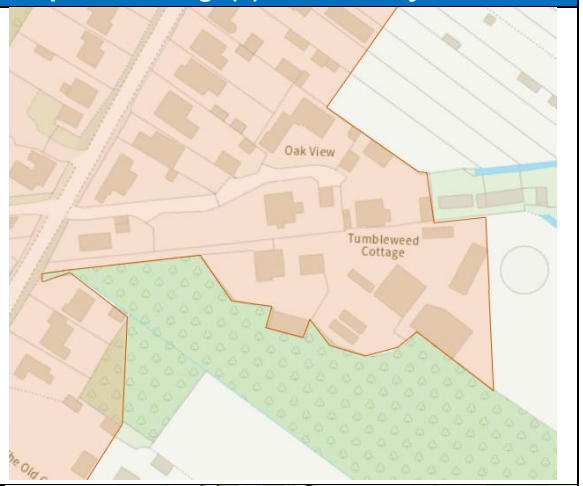
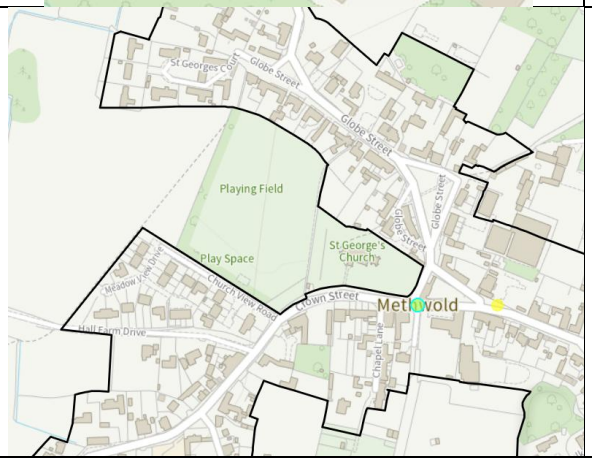
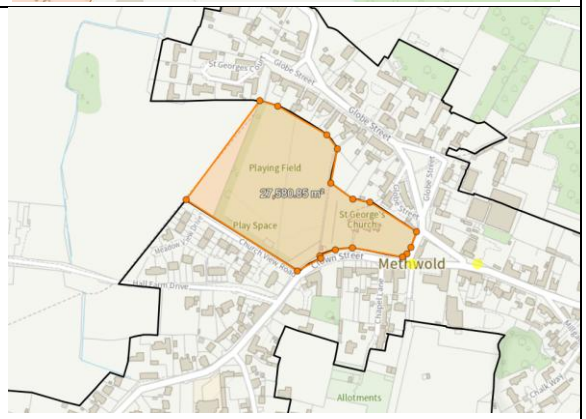
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	15 and 17 Smeeth Road	To include 15 and 17 Smeeth Road in the boundary.		
	26-44 Smeeth Road	To include 26-44 Smeeth Road in the boundary.		

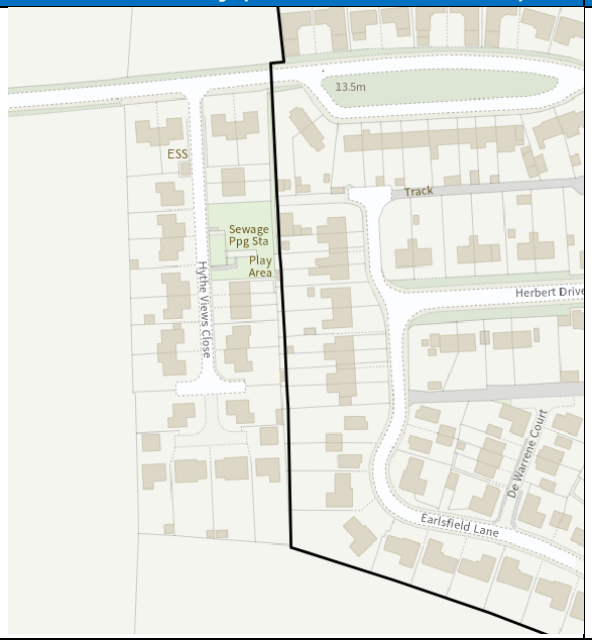
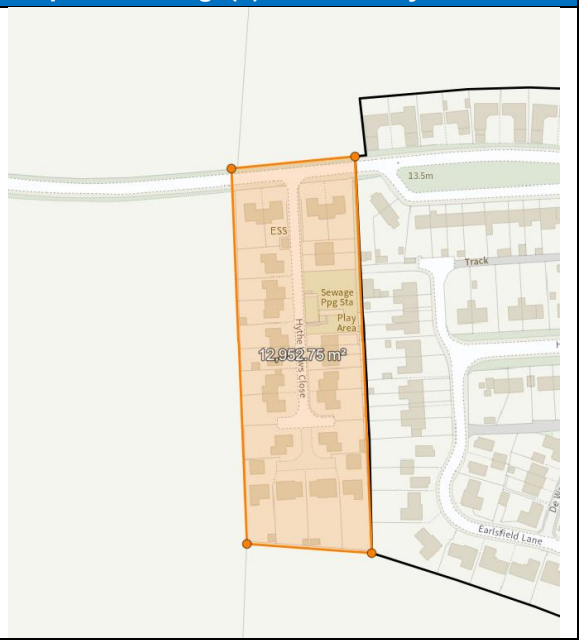
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	77-79a Smeeth Road	To include 77-79a Smeeth Road in the settlement boundary.		
	92d – 96d Smeeth Road	To include 92d – 96d Smeeth Road into the boundary.		

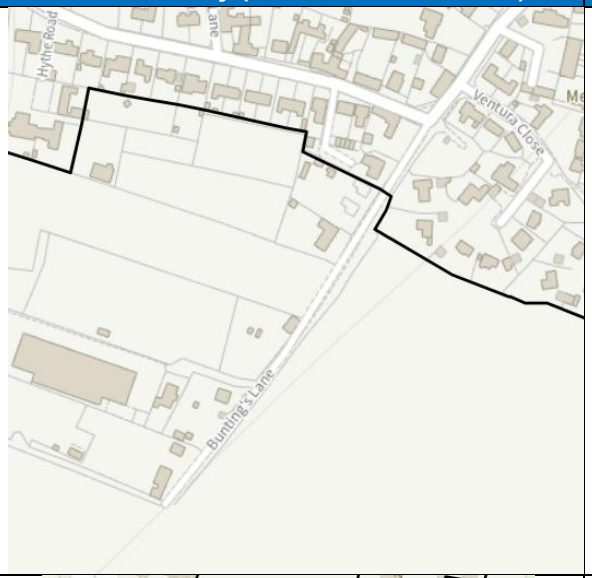
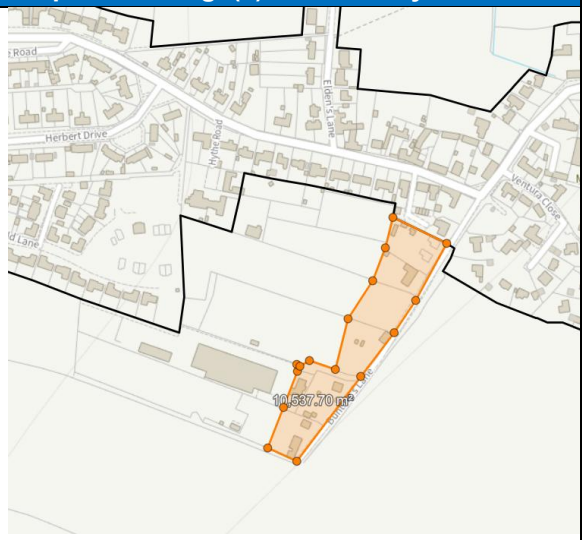
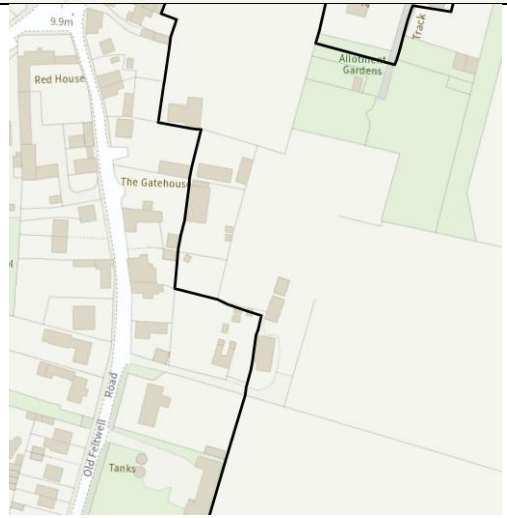
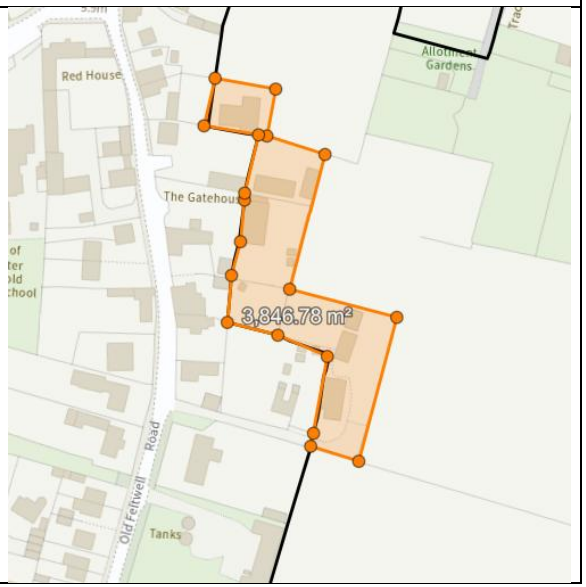
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Development along Bonnetts Lane	To extend the boundary to include the rest of the development on Bonnetts Lane.		
	181-193 Smeeth Road	To include 181-193 Smeeth Road into the boundary.		

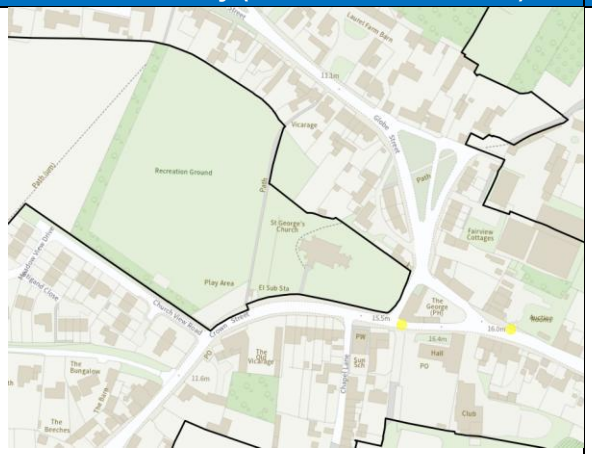
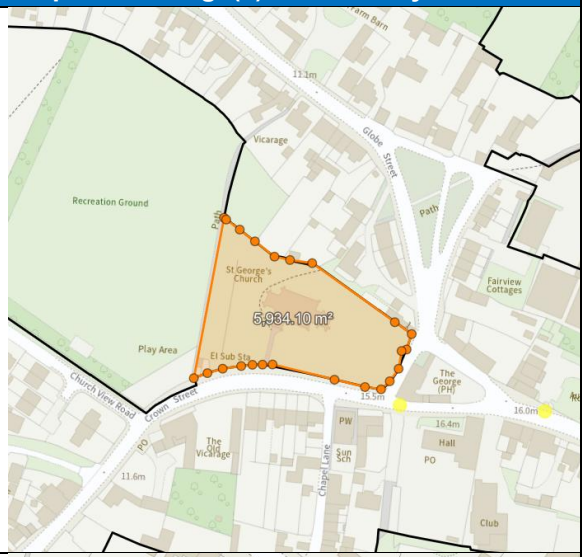
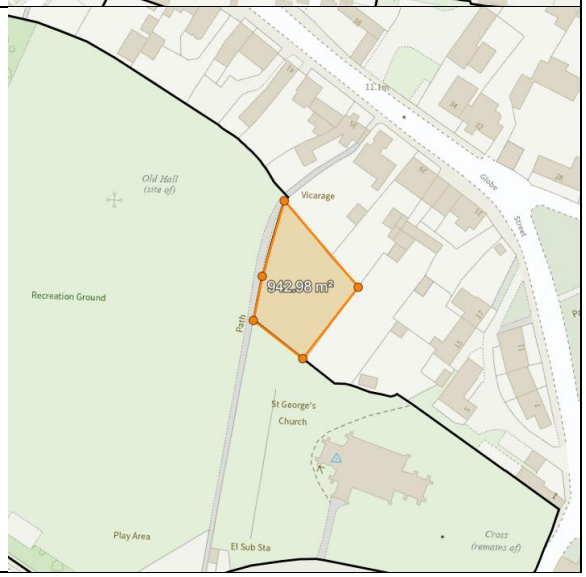
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	21-43 School Road	To include 21-43 School Road into the boundary.		
	Allocation G57.2 Smeeth Lane	To include allocation G57.2 Smeeth Road into the boundary.		

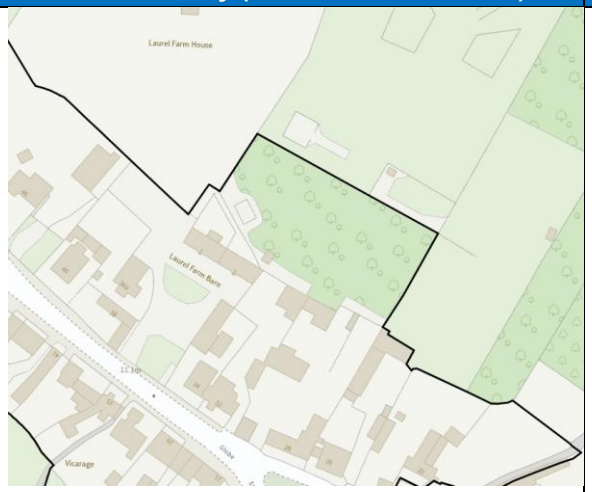
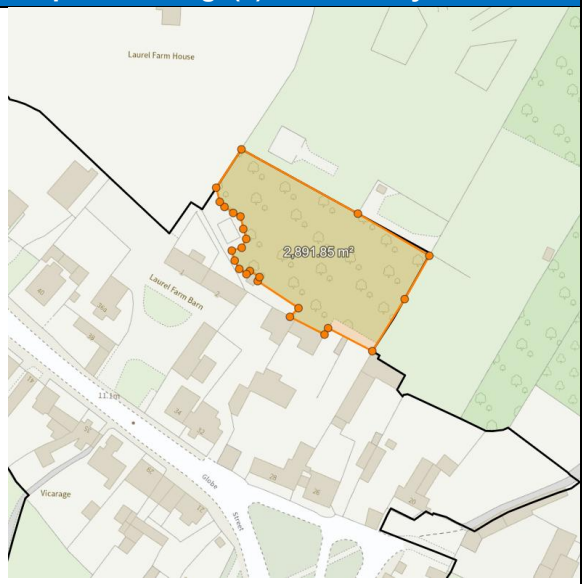
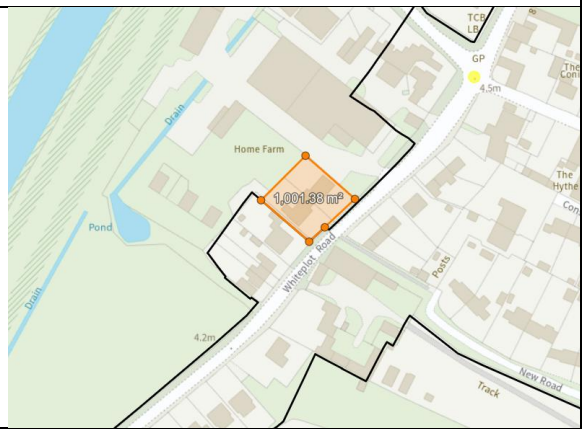
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	128 and 130 Smeeth Road	To include 128 and 130 Smeeth Road into the boundary.		
	339 Smeeth Road	To include 339 Smeet Road into the boundary.		

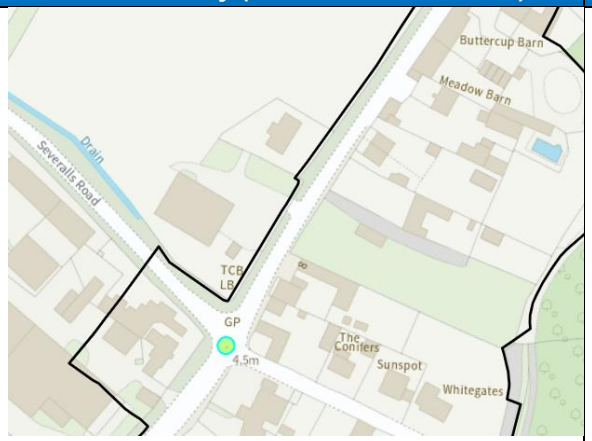
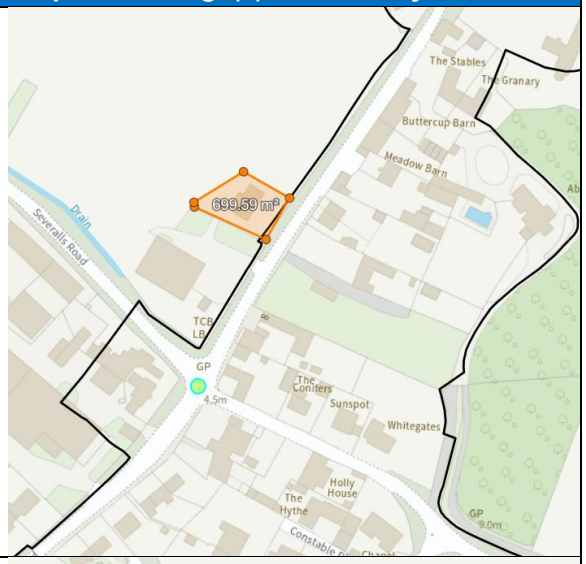
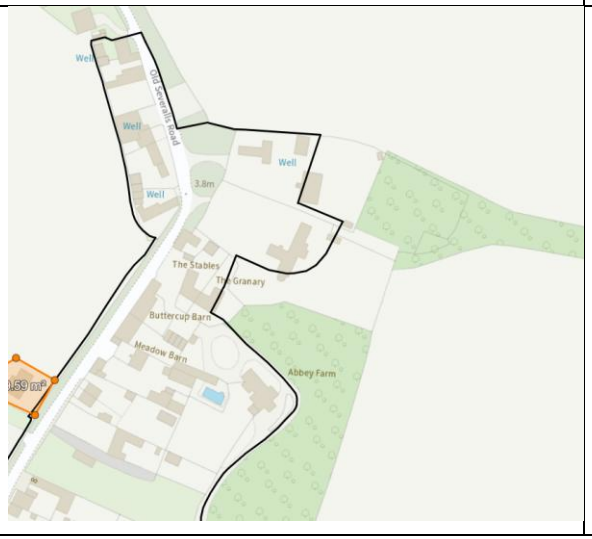
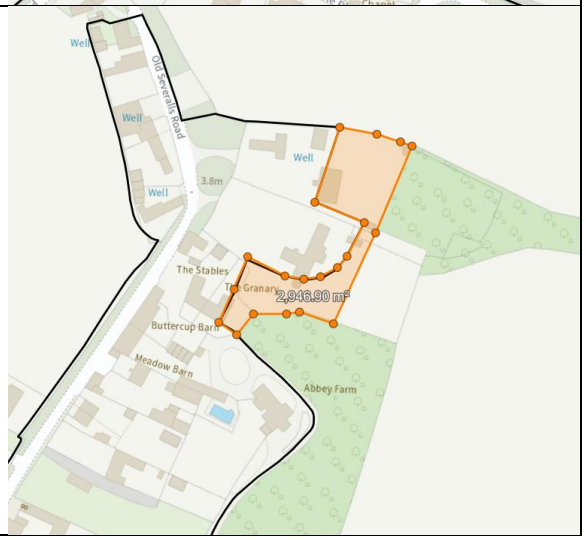
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Oak View and Tumbleweed Cottage Smeeth Road	To include Oak View and Tumbleweed Cottage into the boundary.		
Methwold	St George`s Church and Playing Field	Inclusion of church and Playing field as it's surrounded by development on at least 2 sides and forms a logical village continuation?		

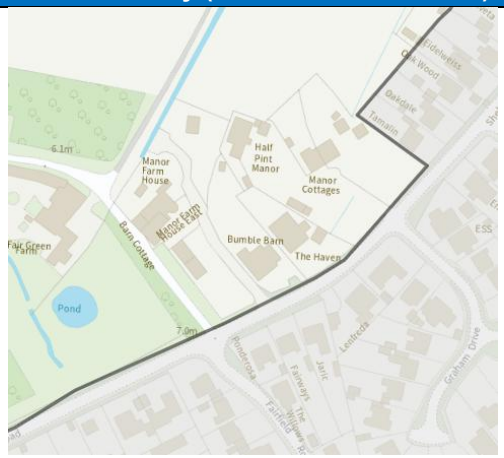
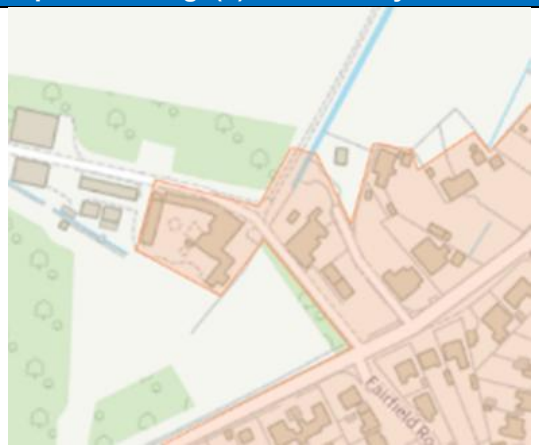
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Methwold		Included new residential development		

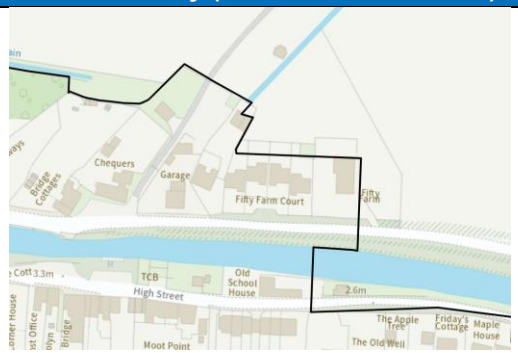
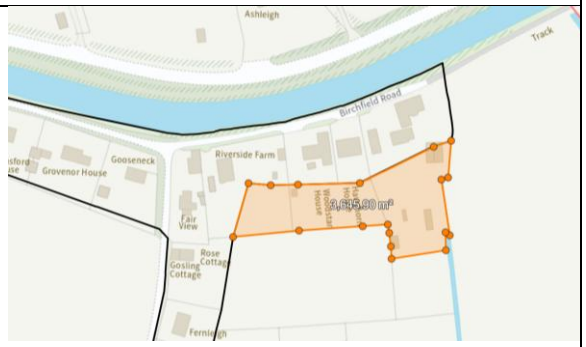
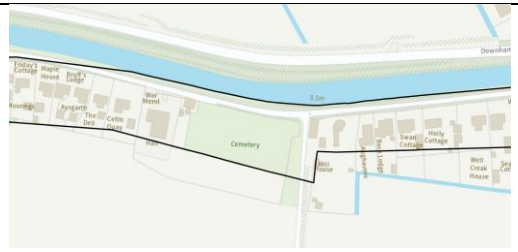
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Methwold	Buntings Lane	Included new residential dwellings within the boundary		
Methwold	Old Feltwell Road	Included new dwellings and outbuildings in the development boundary which form part of settlement		

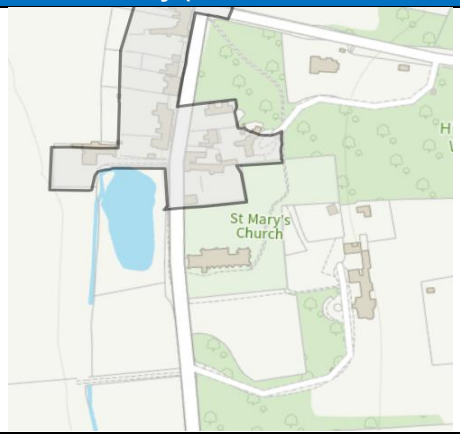
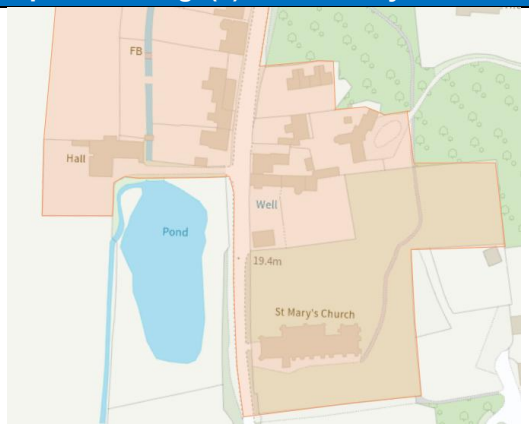
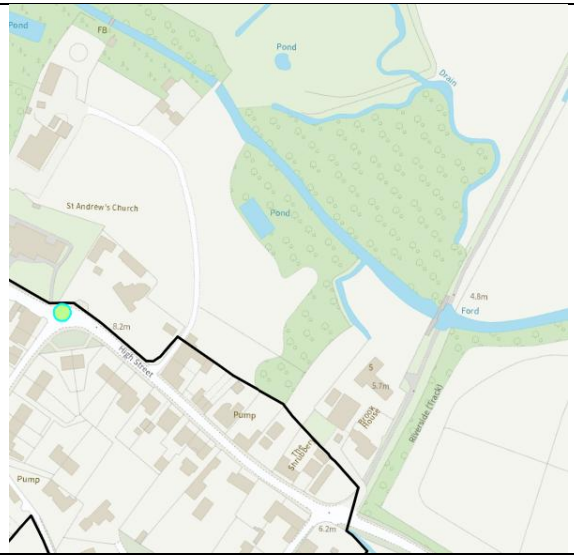
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Methwold	St George`s Church	Inclusion of a church in development boundary as it is surrounded by development on 3 sides		
Methwold		Set back the development boundary to exclude the green to S of Vicarage		

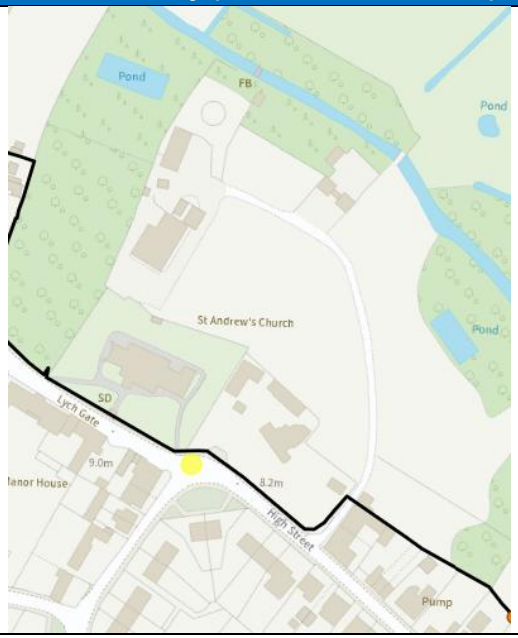
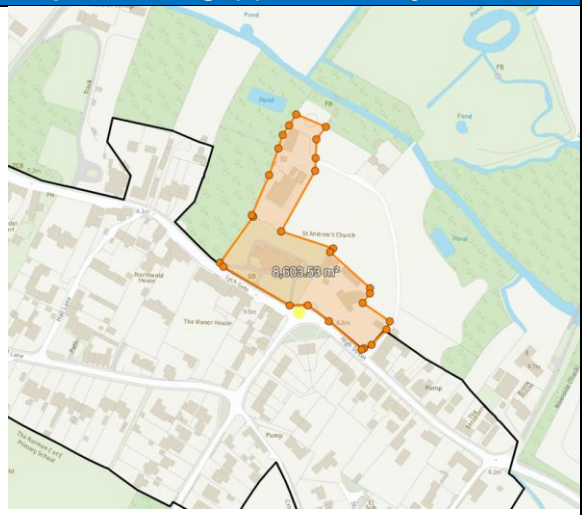
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
		To exclude the green from development boundary . The land does not form part of the built-up area of the settlement and is more closely related to the adjoining open countryside.		
Methwold Hythe	10 and 12 Whiteplot Road	Included new residential dwellings		

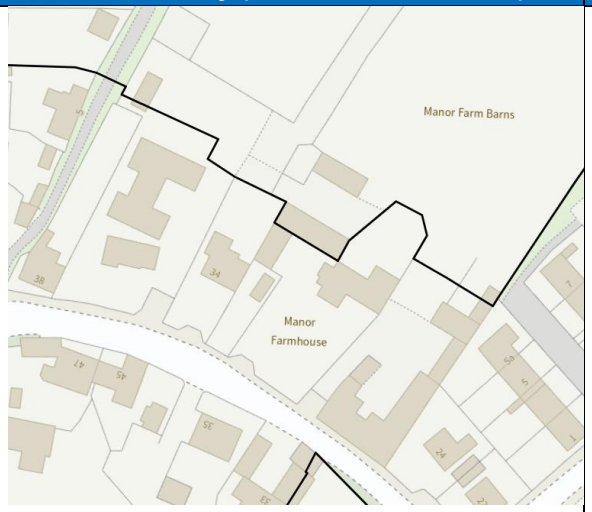
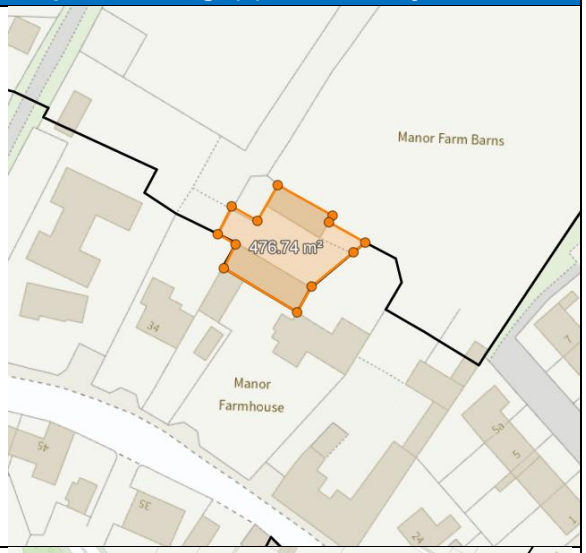
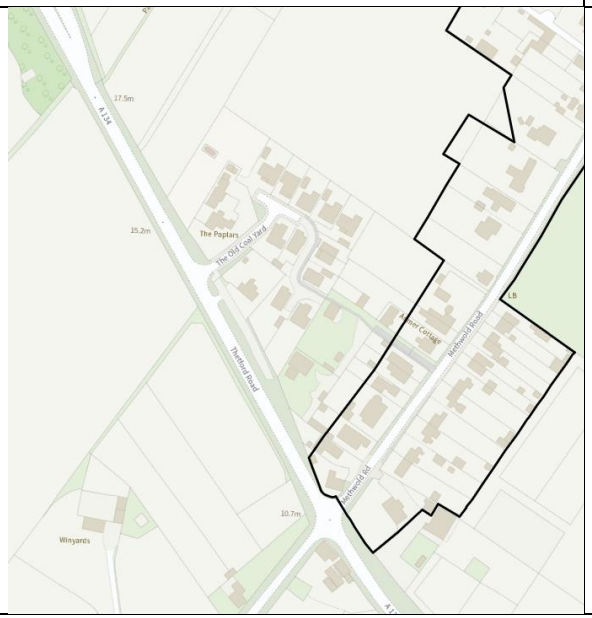
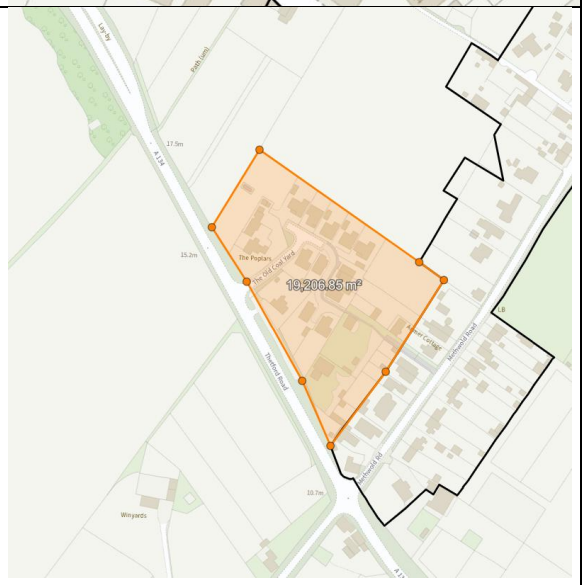
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Methwold Hythe		Inclusion of an existing dwelling that forms part of a built form of settlement		
Methwold Hythe	No 32, The Granary, and No 38 on Old Severalls Road	Extended boundary for the Granary, No 32 and No 38 to include the garden and outbuildings.		

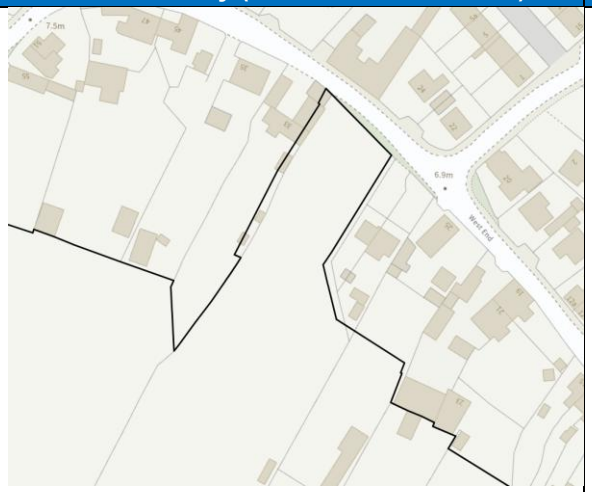
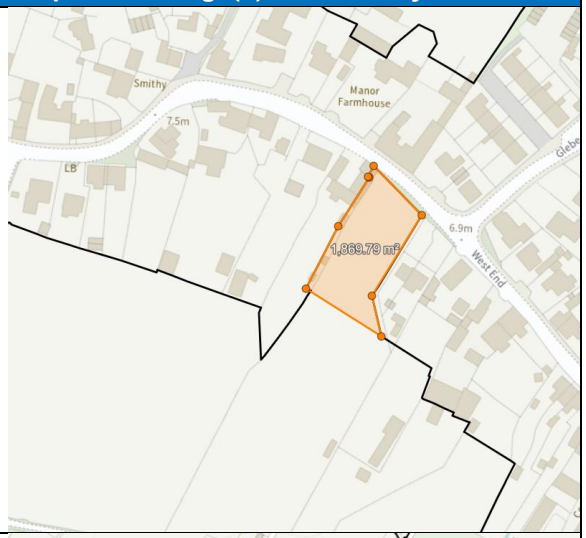
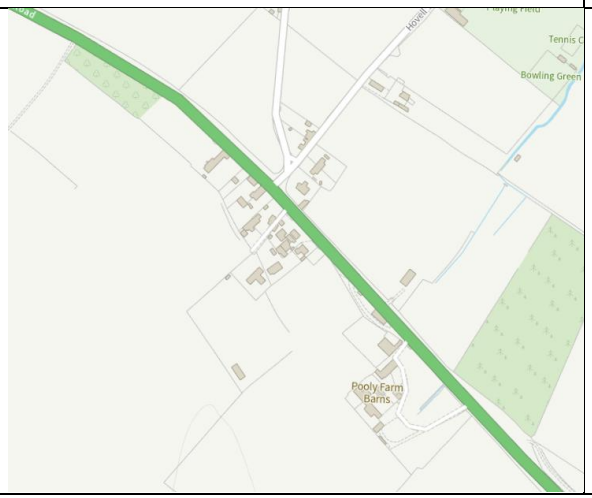
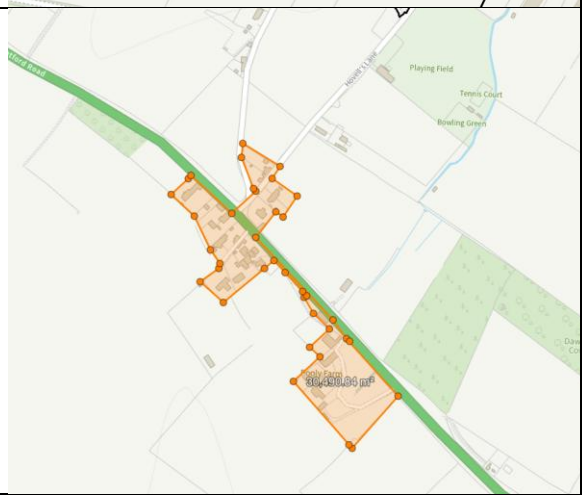
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Middleton	Existing development to the north of Hill Road	To include the existing development to the north of Hill Road in the boundary.		
Nordelph	Wooded area, north of Threeways/ east of Ophelia, Outwell Road	Exclusion of wooded/ greenfield area from settlement boundary		

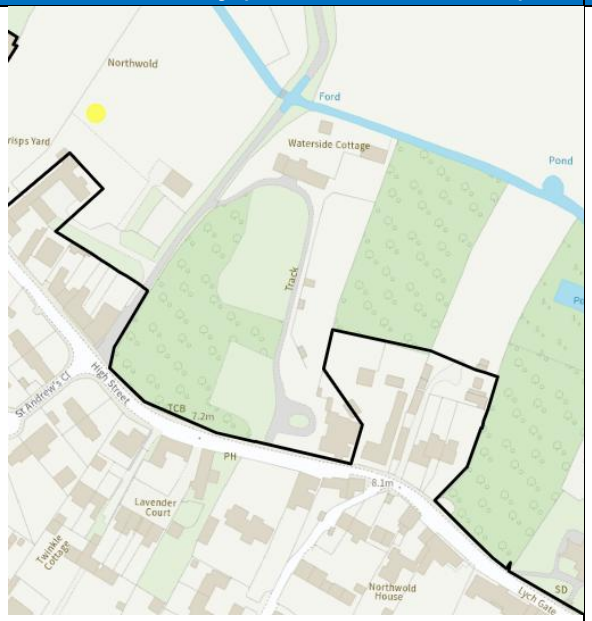
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Nordelph	North of Fifty Farm Court/ Fifty Farm, Downham Road	Inclusion of domestic outbuildings/ curtilages within settlement boundary		
Nordelph	South of Hawthorn House/ Woodstan House, Birchfield Road	Inclusion of domestic outbuildings/ curtilages within settlement boundary		
Nordelph	Well Creak House – Mill House, Birchfield Road; Cemetery/ Village Hall - Aysgarth, High Street	Inclusion of domestic outbuildings/ curtilages within settlement boundary. Exclusion of cemetery, which forms a green wedge, separating built-up parts of village.		

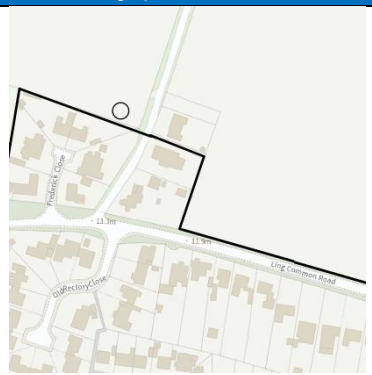
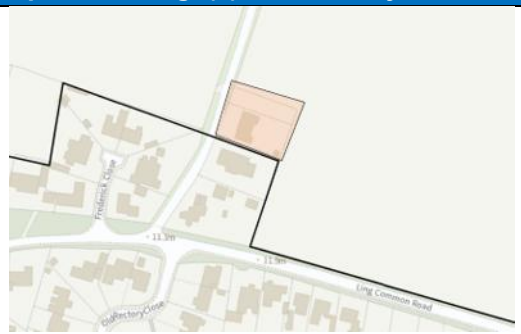
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
North Creake	St Mary's Church, Church Street	To include St Mary's Church and grounds into the boundary.		
North Runcton	No change	No change	No change	No change
Northwold	No5 and Brook House, High Street	Inclusion of Brook House and No 5		

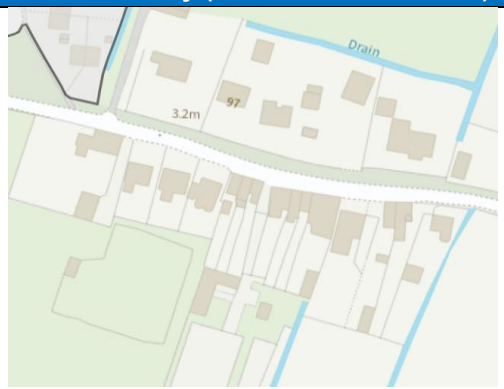
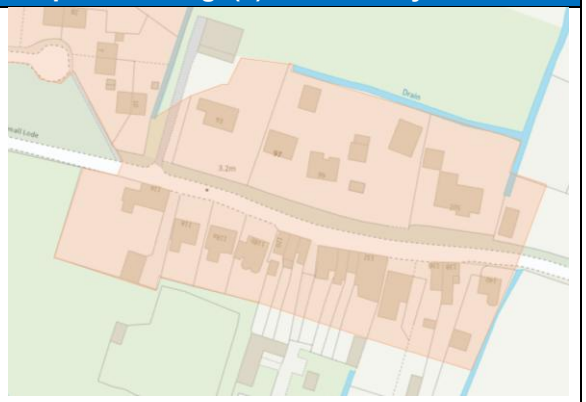
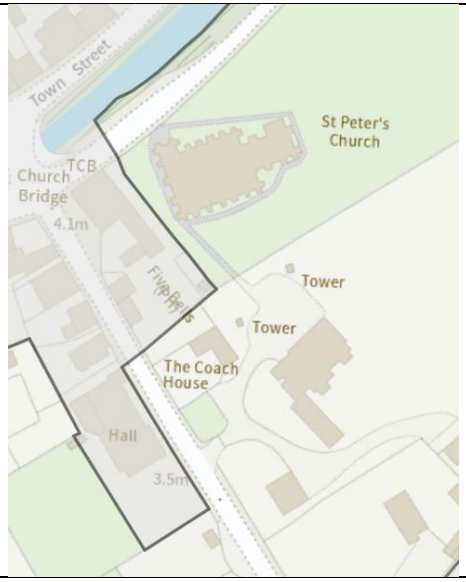
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Northwold	St Adrew Church, No 61 and outbuildings, No 63 and outbuildings	Inclusion of St Andrew's Church, Nos. 61 and 63, and their associated curtilages within the development boundary as they form part of the established built form of the settlement.		

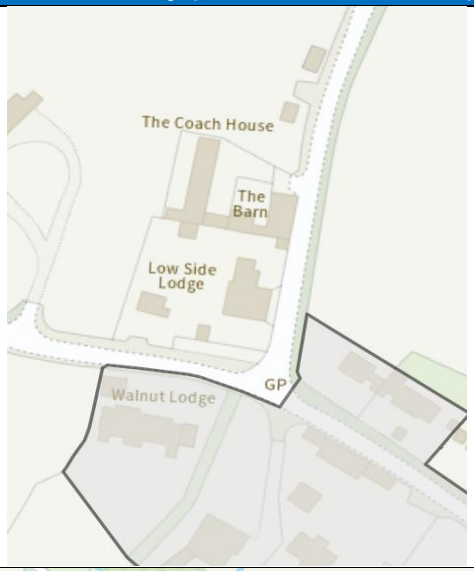
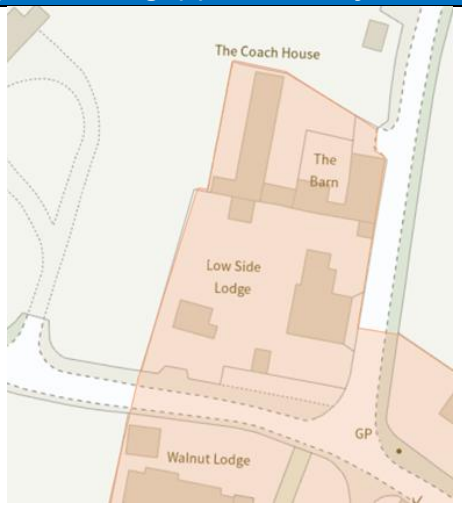
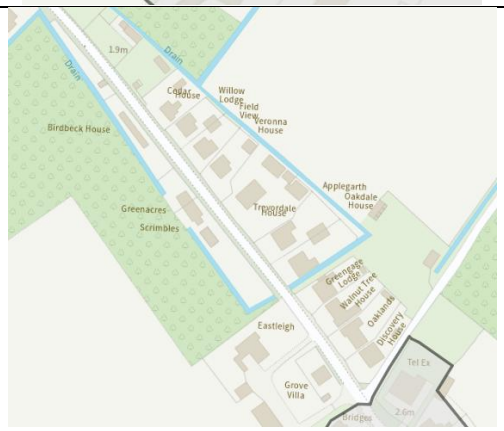
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Northwold	Manor Farmhouse	Inclusion of manor Farmhouse barn and outbuilding		
Northwold	The Old Coal Yard	Inclusion of new residential development		

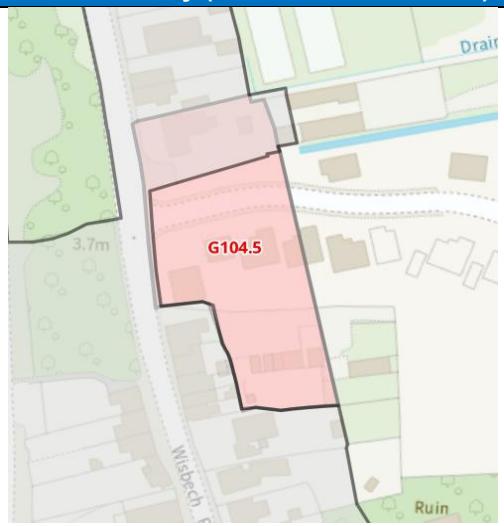
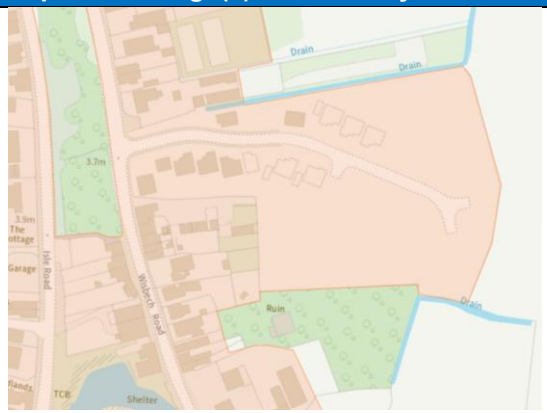
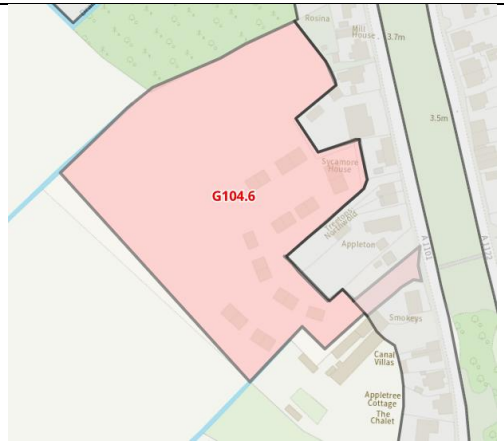
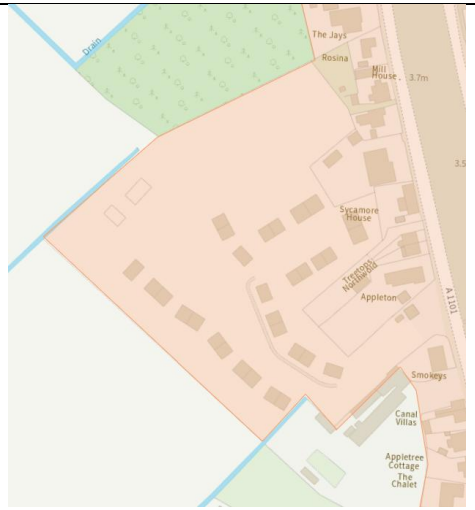
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Northwold	West End	Inclusion of a greenfield land in development boundary as it is surrounded by development on 3 sides		
Northwold	Thetford Road	Inclusion of existing dwellings along Thetford Road		

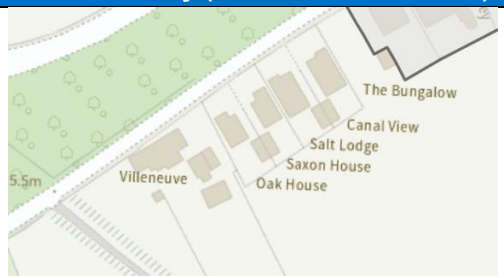
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Northwold	Waterside Cottage on Common Drove, No 41 High Street	Inclusion of Waterside Cottage on Common Drove, No 41 High Street		
North Wootton	East of Ling common	Amend to Exclude green area from development boundary		

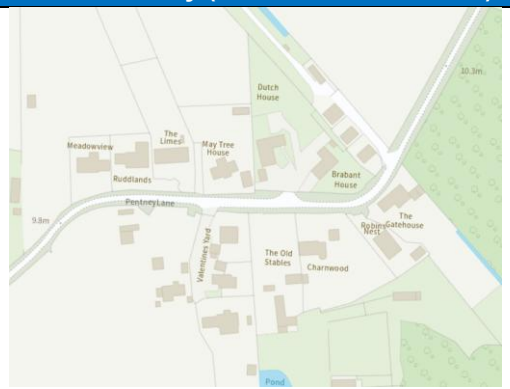
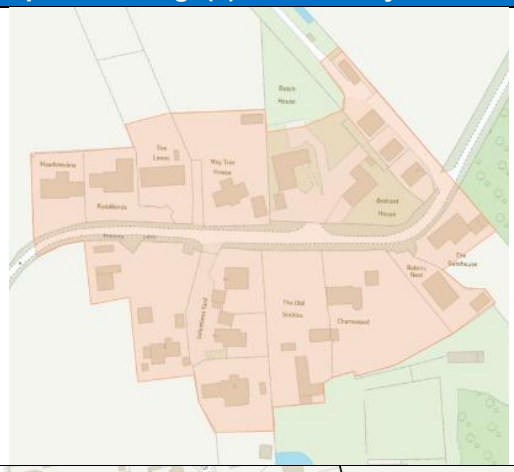
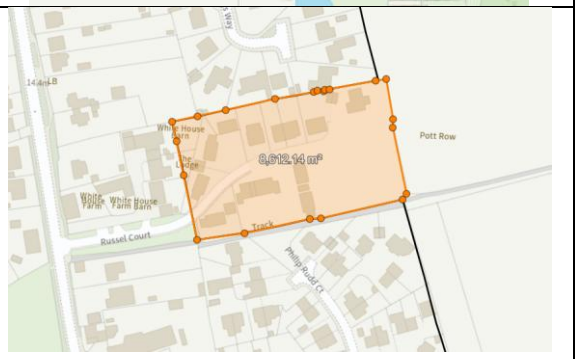
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
North Wootton	Little haven off of Ling Common road	Include development in boundary area		
Old Hunstanton	No change	No change	No change	No change

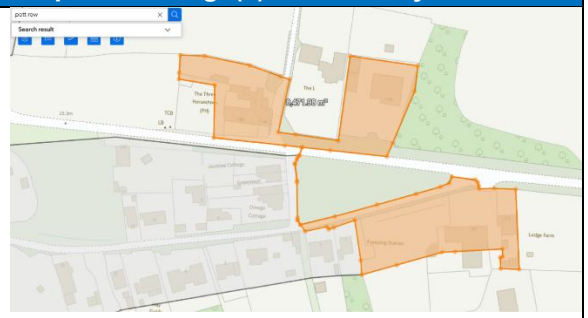
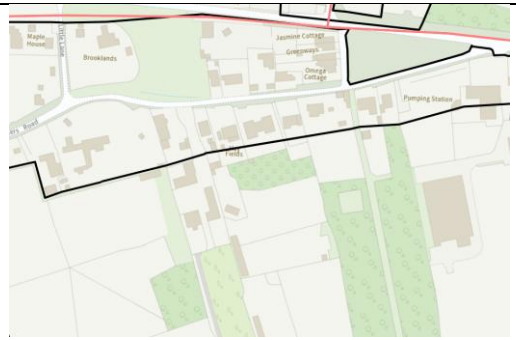
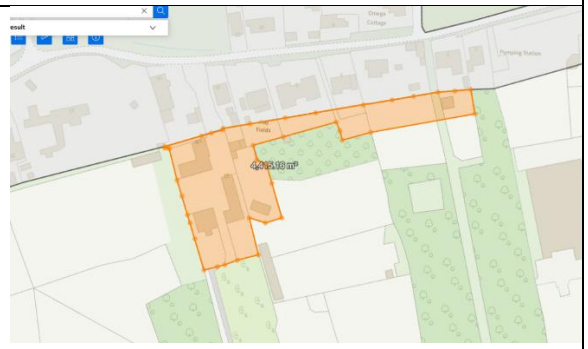
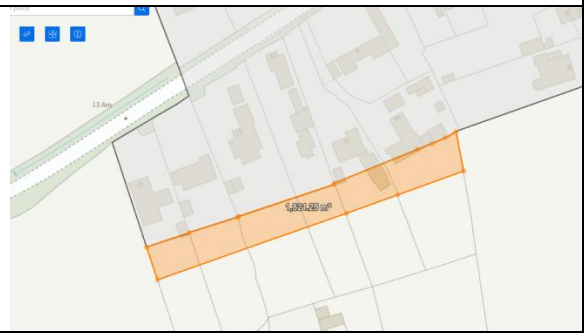
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Outwell/ Upwell	Dwellings along small Lode, adjacent to the Council Bungalows	To include the existing dwellings along part of Small Lode into the boundary.		
Outwell/ Upwell	St Peter's Church, the Coach House and the Tower, along New Road	To include St Peter's Church, the Coach House and the Tower into the boundary.		

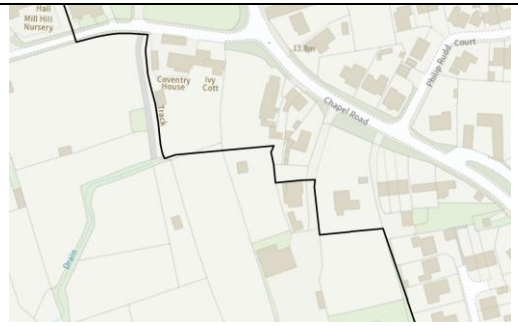
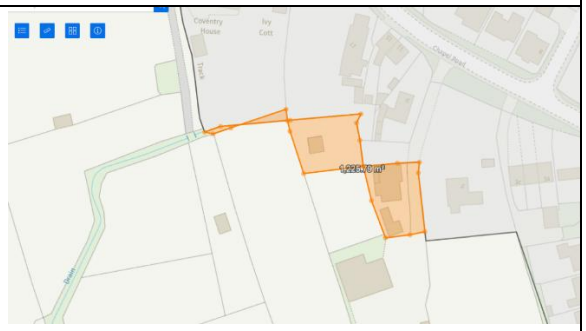
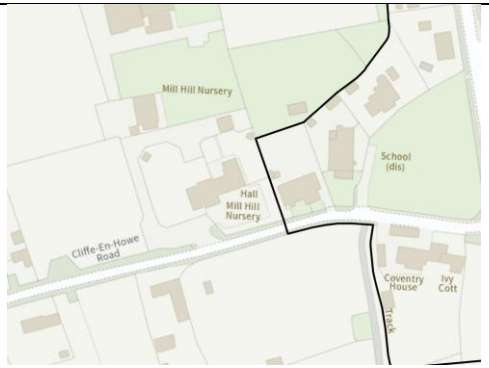
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	The Coach House, Low Side Lodge, The Barn along Small Lode.	To include the Coach House, Low Side Lodge, The Barn into the boundary.		
	dwellings and buildings along Puis Drove	To include the dwellings and buildings along Puis Drove into the boundary.		

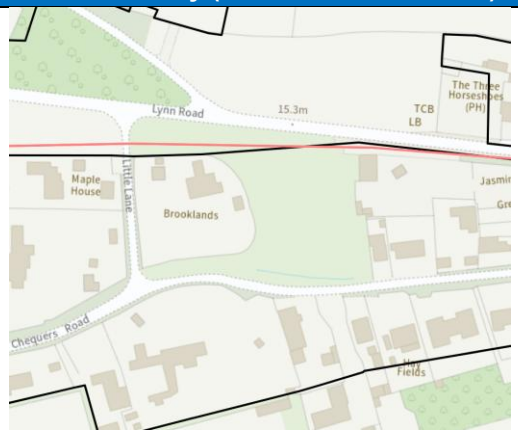
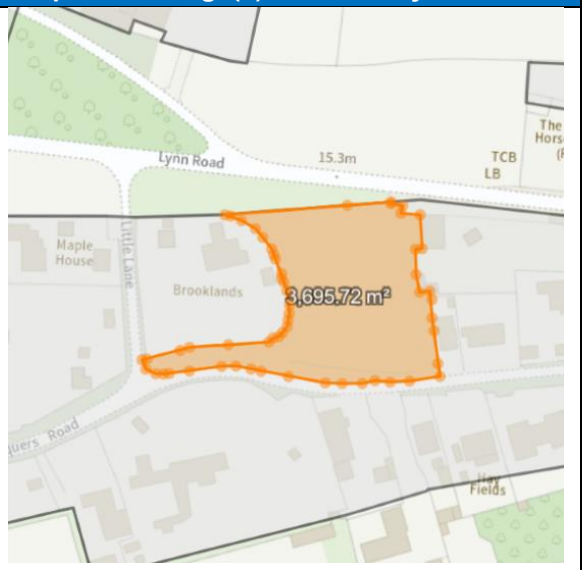
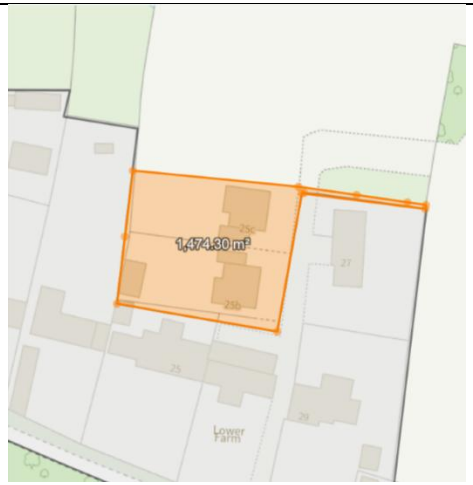
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	Allocation G104.5	To include allocation G104.5 into the boundary		
	Allocation G104.6	To include allocation G104.6 into the boundary.		

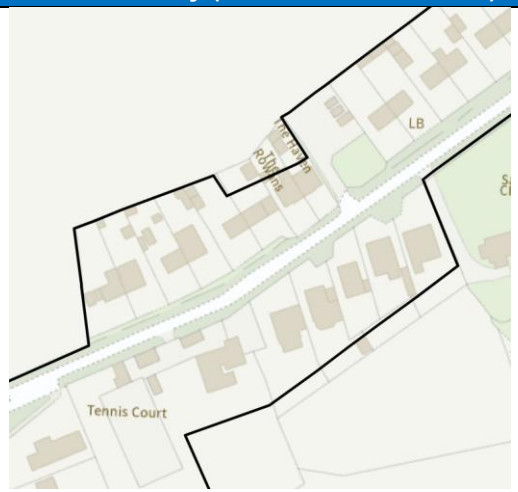
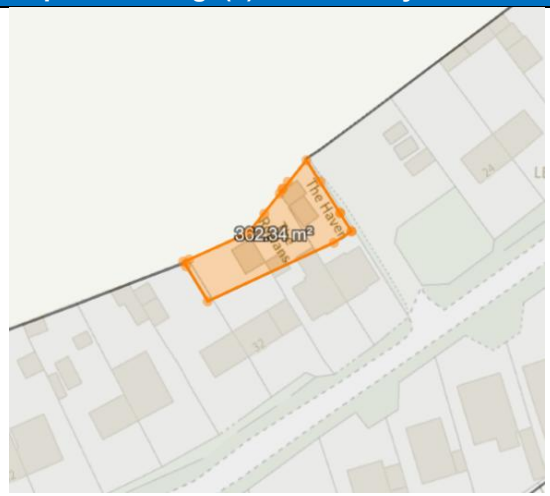
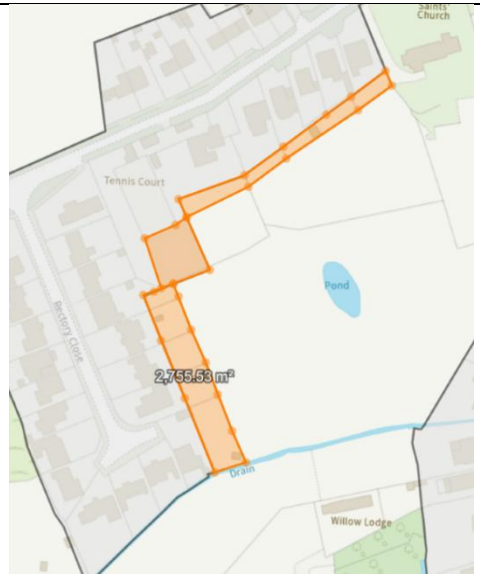
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
	The Bungalow, Canal View, Salt Lodge, Saxon House, Oak House ad Villenune	To include these dwellings into the boundary.		
	377-385 opposite Canal View	To include 37-385 into the boundary.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pentney	A cluster of buildings and dwellings to the east of Pentney.	To include the cluster of existing development and buildings to the east of Pentney in the boundary.		
Pott Row/ Roydon	Russell Court development, west of Chapel Row	Include recent Russell Court development within settlement boundary		

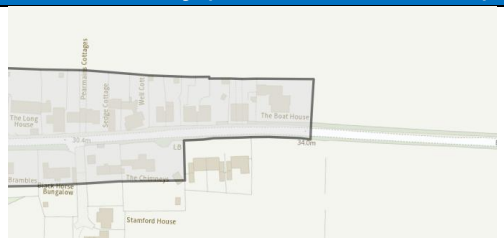
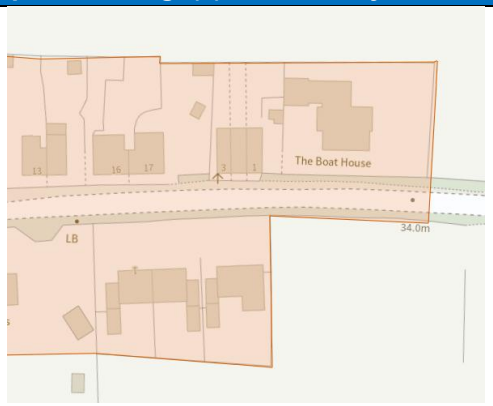
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pott Row/ Roydon	The Three Horseshoes, Lynn Road/ properties east of Broadgate Lane	Three Horshoes pub and nearby buildings excluded from settlement boundary, as being of dispersed built form and separated from main built-up area (Pott Row) by significant open spaces.		
Pott Row/ Roydon	Rear (south) of 3-13b Chequers Road	Include group of dwellings, which clearly form part of built form within settlement boundary		
Pott Row/ Roydon	9a-21 Leziate Drove	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary.		

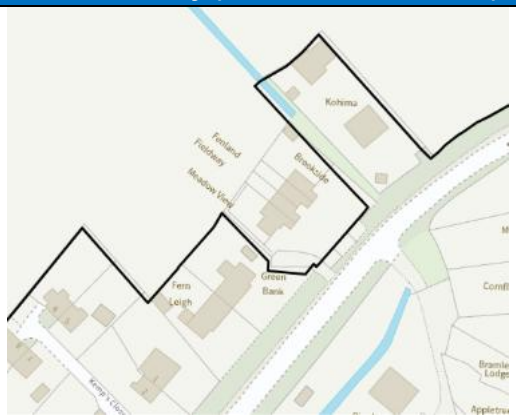
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pott Row/ Roydon	9-17 Chapel Road, Ivy Cottage/ Coventry House, Cliffe-En-Howe Road	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary. Amend boundary to reflect physical features on the ground (Coventry House/ Ivy Cottage)		
Pott Row/ Roydon	Mill Hill Nursery, Cliffe-En-Howe Road	Include Nursery/ adjacent dwellings, which clearly form part of built form within settlement boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pott Row/ Roydon	Chequers Green, Land east of Brooklands, Chequers Road	Exclude Chequers Green from settlement boundary, as this forms important open space, separating built-up areas and countryside to the north		
Pott Row/ Roydon	25b/ 25c, Low Road, Roydon	Include two new dwellings, off Low Road, within existing built form of village		

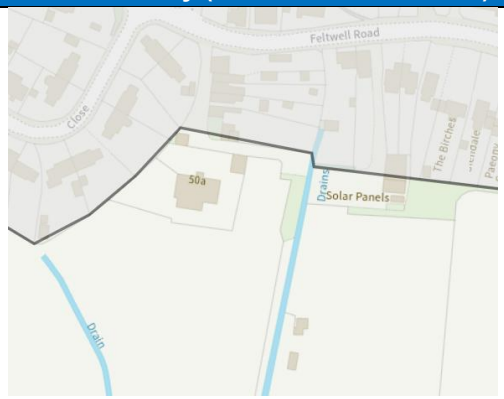
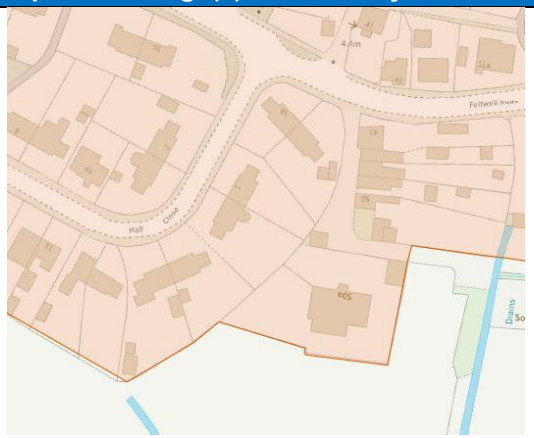
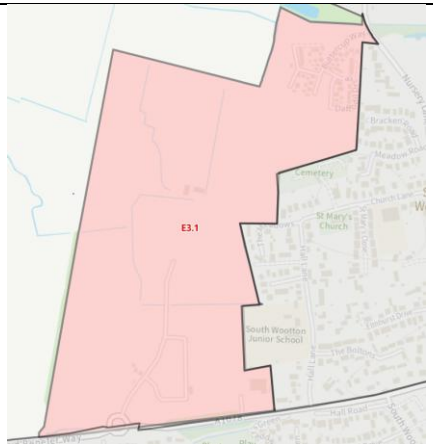
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Pott Row/ Roydon	28-32 Church Road, Roydon	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary.		
Pott Row/ Roydon	21-33 Church Lane/ 7-15 Rectory Close, Roydon	**Include** domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary. **Exclude** parcel of land south of tennis court, which appears separate to adjacent domestic curtilages.		

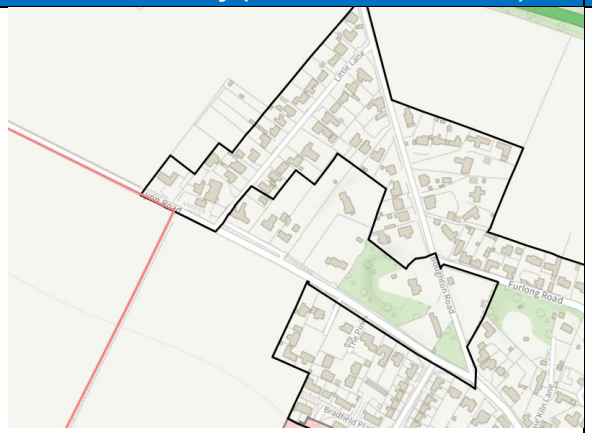
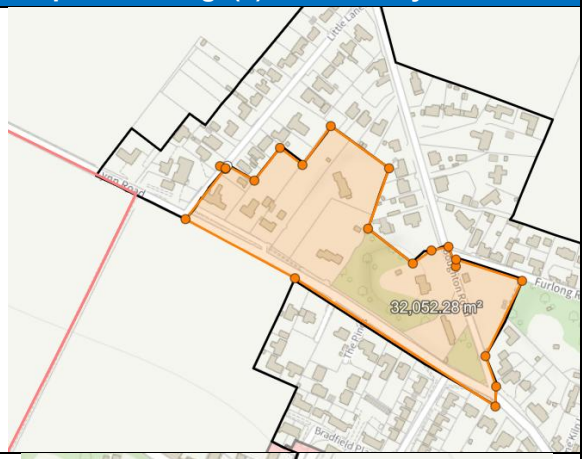
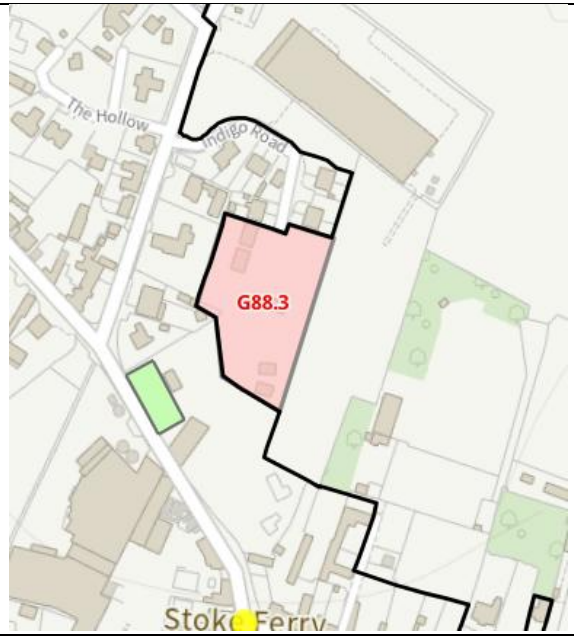
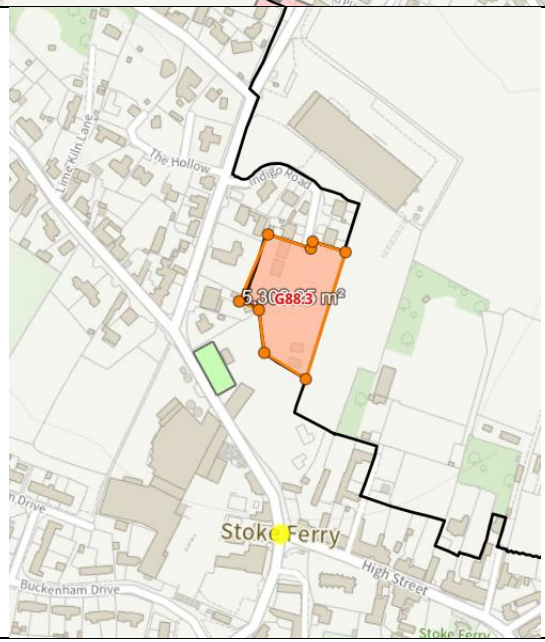
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ringstead	Glebe Farm Cottage, Glebe Farm, Little Barn Docking Road	To include Glebe Farm Cottage, Glebe Farm, Little Barn off Docking Road into the boundary.		
Ringstead	The Rectory and St Andrew's Church	To include the Rectory and St Andrew's Church into the boundary.		

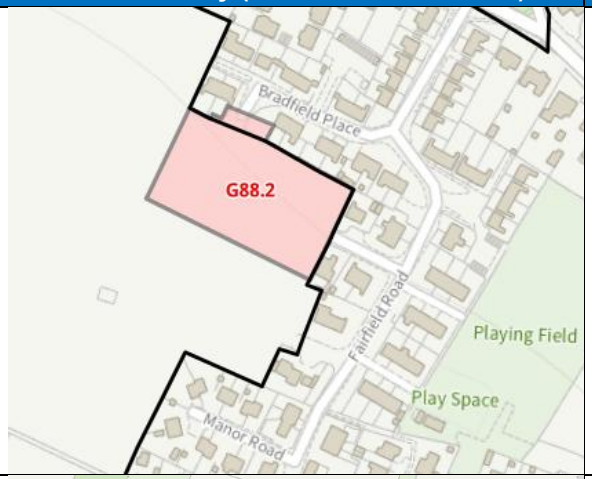
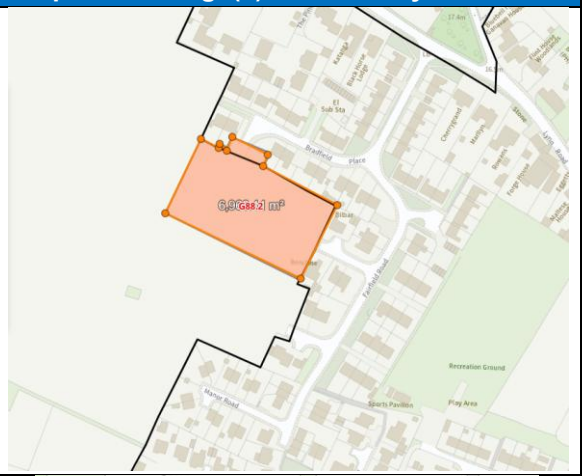
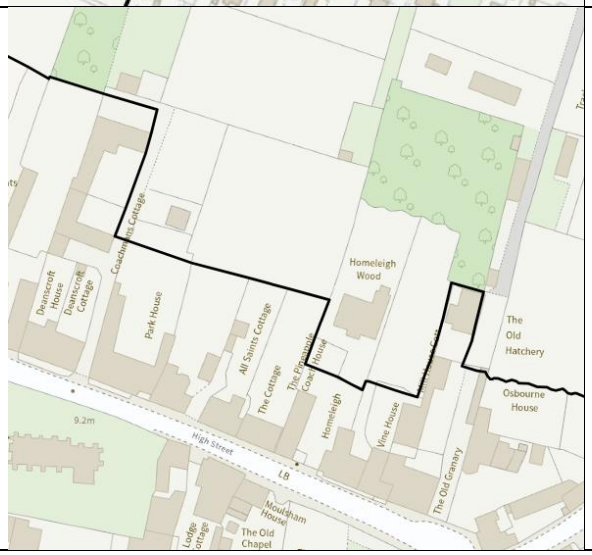
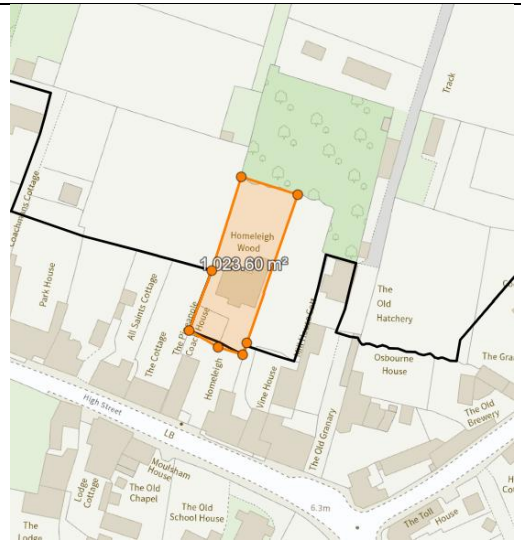
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ringstead	1-4 Docking Road	To include 1-4 Docking Road into the boundary		
Runcton Holme	South-East of Runcton Holme			No Change(s) Suggested. However, there is an area of development which is at a distance from the settlement and the boundary, which contains 12 dwellings and so is just below the 15 or more methodology. Therefore, this has not been proposed for inclusion. We would welcome views on this.
Saddlebow	No changes	No changes	No changes	No changes

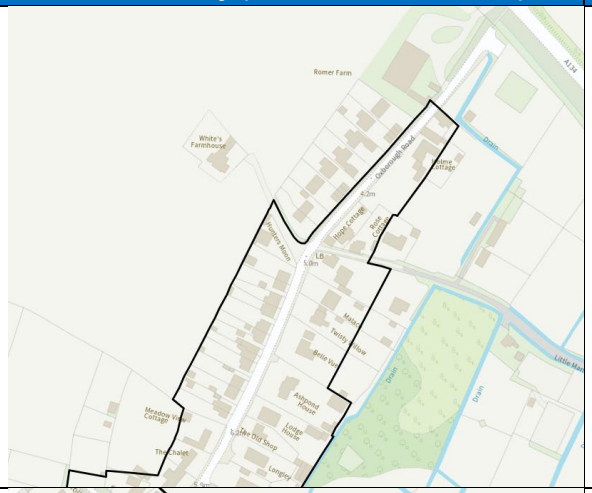
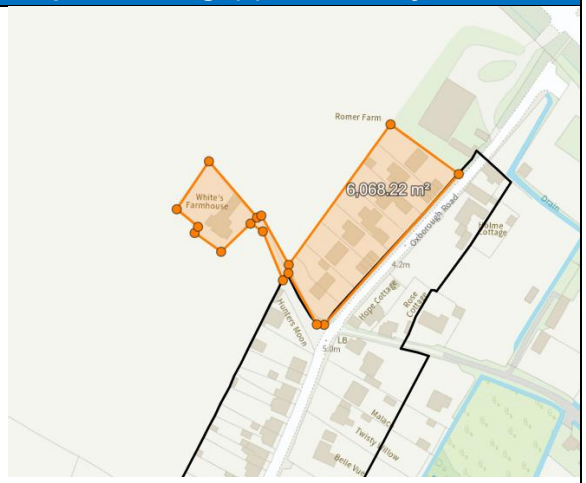
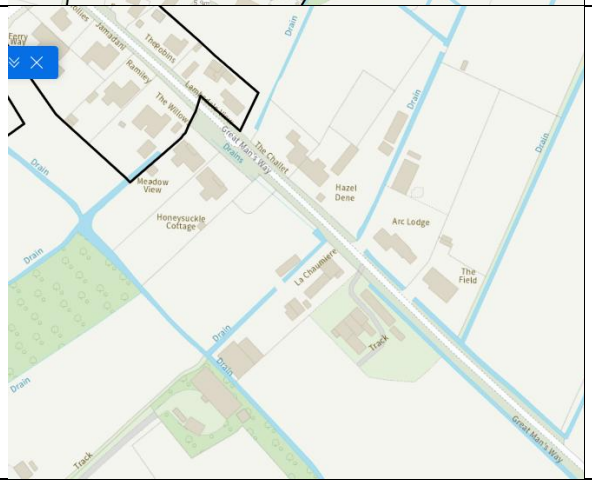
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Salters Lode	North-West of A1122	To include new homes which have been built since the last review of the boundaries		
Shouldham				No Change(s) Suggested
Shouldham Thorpe				No Change(s) Suggested
Sedgeford	St Mary's Church	Include St Mary's Church and Grounds into the boundary.		

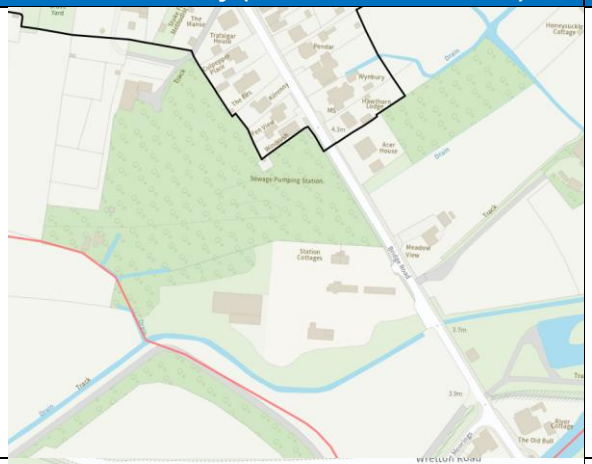
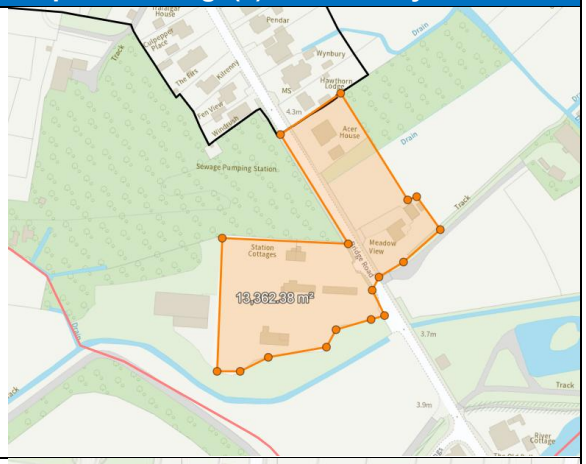
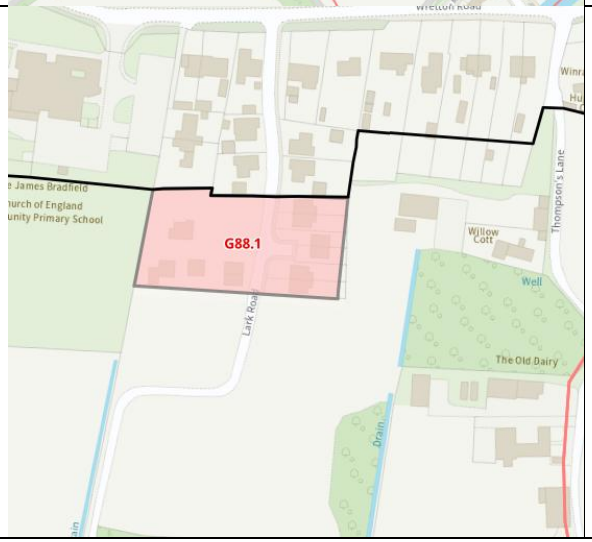
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Snettisham	Allotments and Hall, Church Road	To include the allotments and Hall into the boundary.		
Stanhoe	All Saints Church, Church Lane	To include All Saints Church into the boundary		

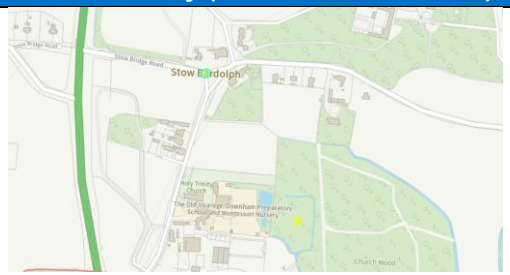
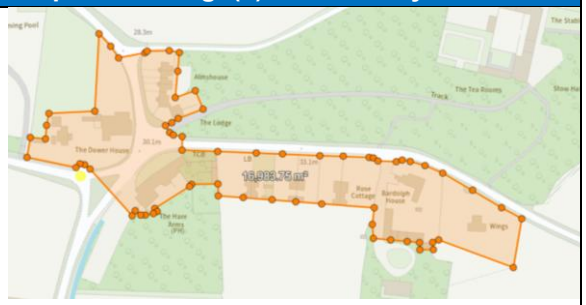
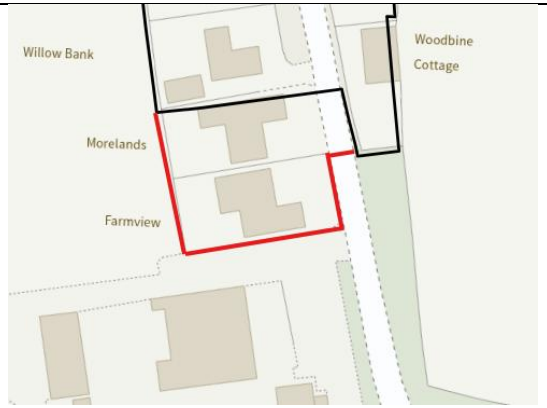
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Southery	50a Feltwell Road	To include 50a into the boundary.		
South Creake	No Change	No Change	No Change	
South Wootton	Allocation E1	To include allocation E1 into the boundary		

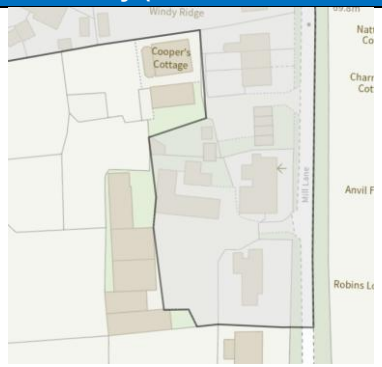
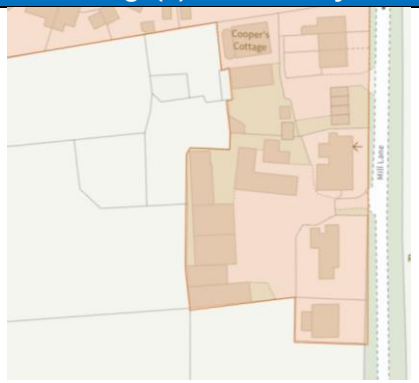
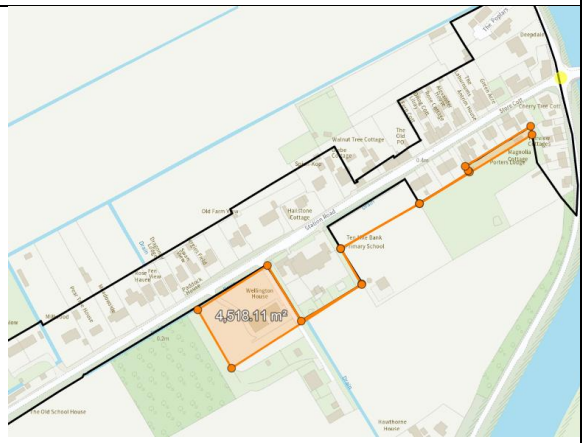
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stoke Ferry	Lynn Road and Boughton Road	To include dwellings off Boughton roaad and Lynn Road as it already forms part of built form		
Stoke Ferry	Indigo Road	Include allocation ref G88.3		

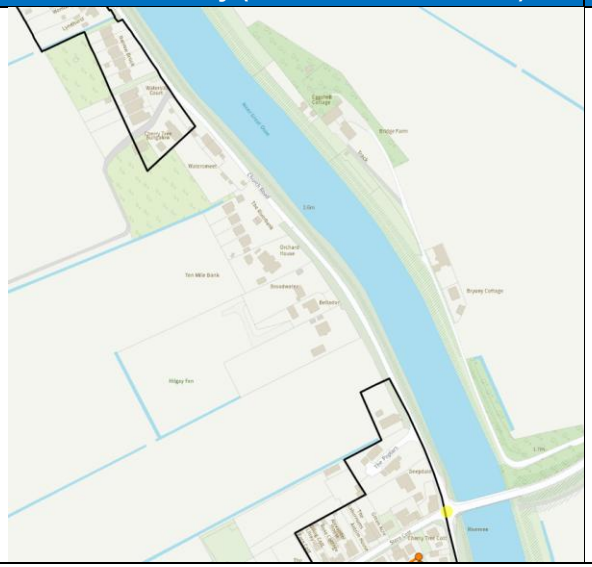
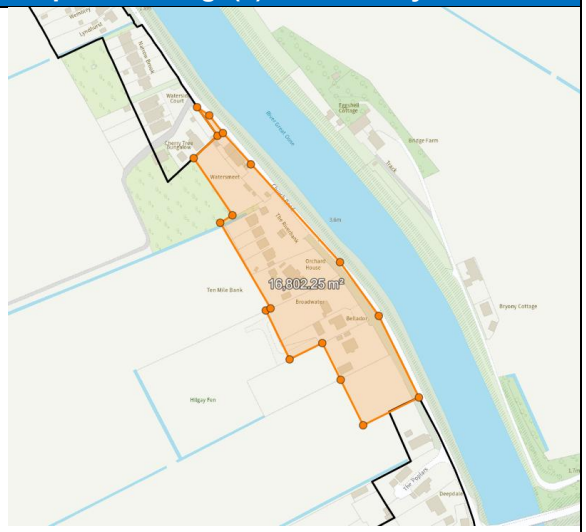
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stoke Ferry	Bradfield Place	To include allocation ref G88.2		
Stoke Ferry	Homeleigh Wood	To include Homeleigh Wood in developemnt boundary		

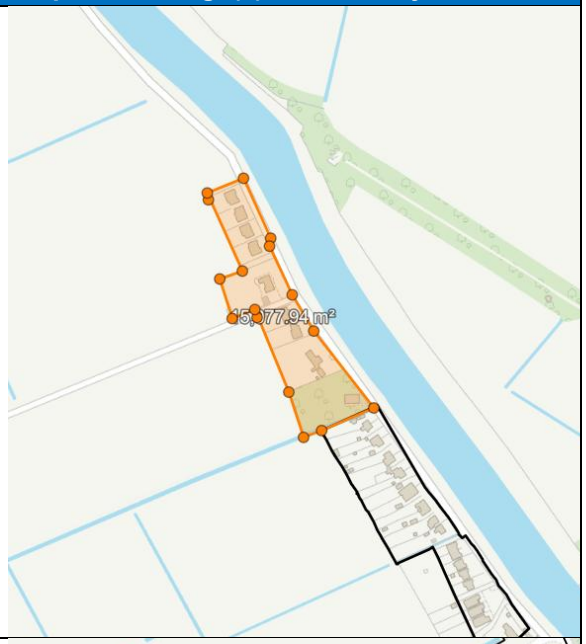
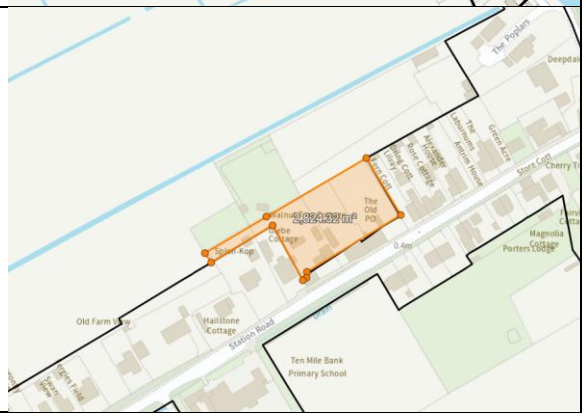
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stoke Ferry	White`s Farmhouse and new development off Oxborough Road			
Stoke Ferry	Great Man`s Way	Inclusion of Meadow View, Honeysuckle Cottage, La Chaumiere, The Field, Arc Lodge, Hazel Dene and The Challet in development boundaries as they form part of built form		

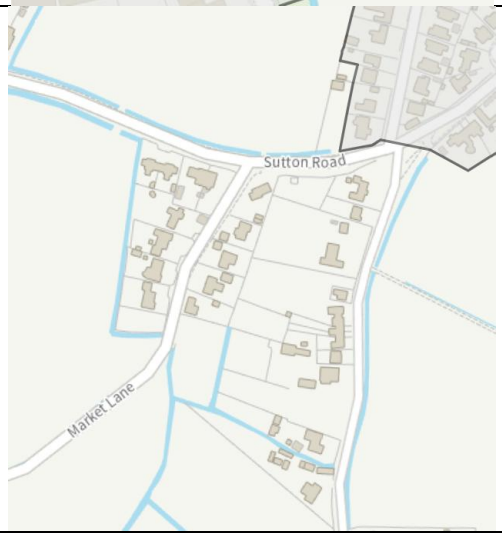
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stoke Ferry	Bridge Road	Inclusion of new deveopment - Station Cottages, Meadow View and Acer House in development boundary as form part of built form		
Stoke Ferry	G88.1, Lark Road	Inclusion of allocated site G88.1 in development boundary		

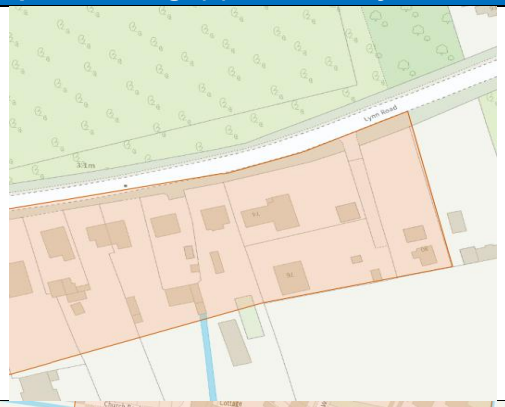
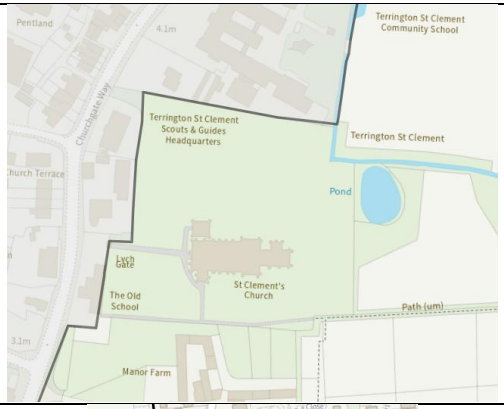
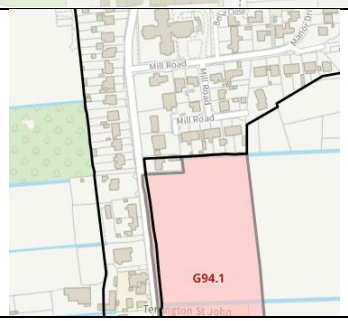
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Stow Bardolph	To include a new settlement boundary around the existing properties of the village.			
Stow Bridge	West of the Causeway	To include new homes which have been built since the last review of the boundaries		
Stow Bridge				There are some liner pockets of development which are some distance from the settlement and the boundary, although these could technically meet the rule for inclusion as the number in totality is 15 or more, these are not suggested for inclusion as in this case it could lead to further development in areas considered to be less sustainable. However, we would welcome views on the approach here.

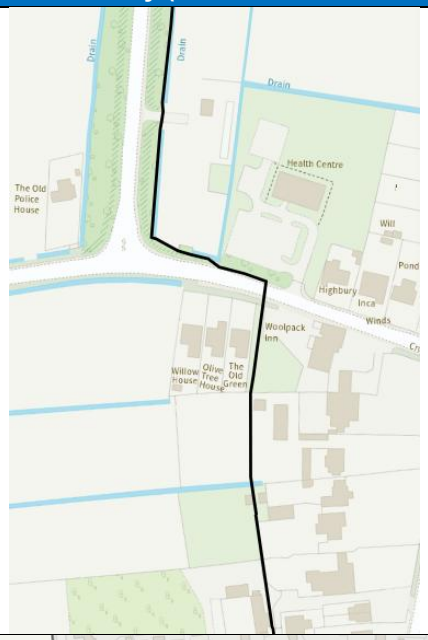
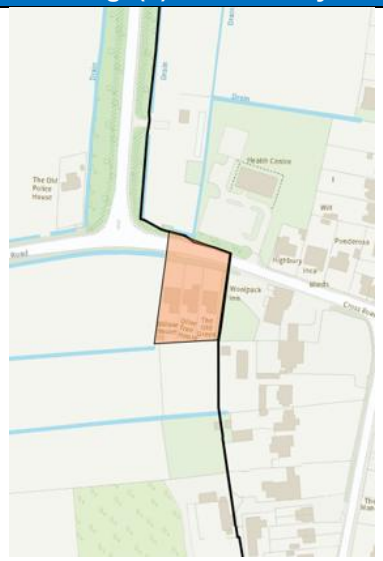
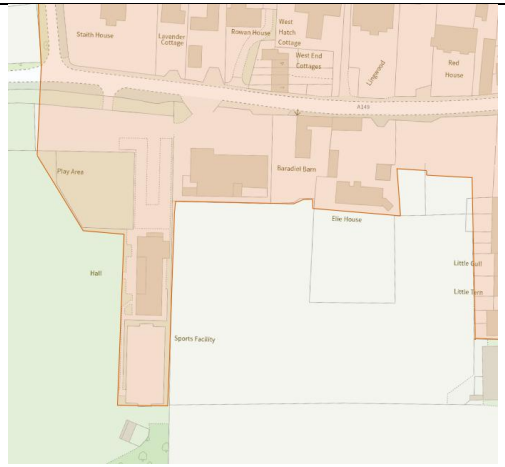
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Syderstone	Cooper's Cottage and nearby buildings, Mill Lane	To include Cooper's Cottage and nearby buildings into the boundary		
Ten Mile Bank	Station Road, Land E of Primary School, Wellington House	Extended the boundary for existing dwelling on Station Road to include rear land, included land between dwelling and Primary school with infill potential and included Wellington House, reflecting the existing settlement pattern and creating a more logical settlement edge		

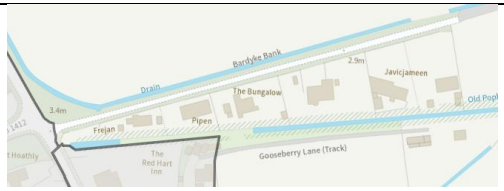
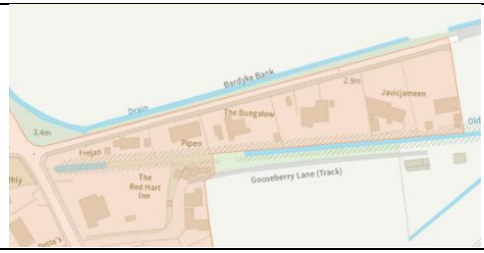
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ten Mile Bank	Church Road	Included new residential development that now forms part of the built-up area with vacant land for potential infill		

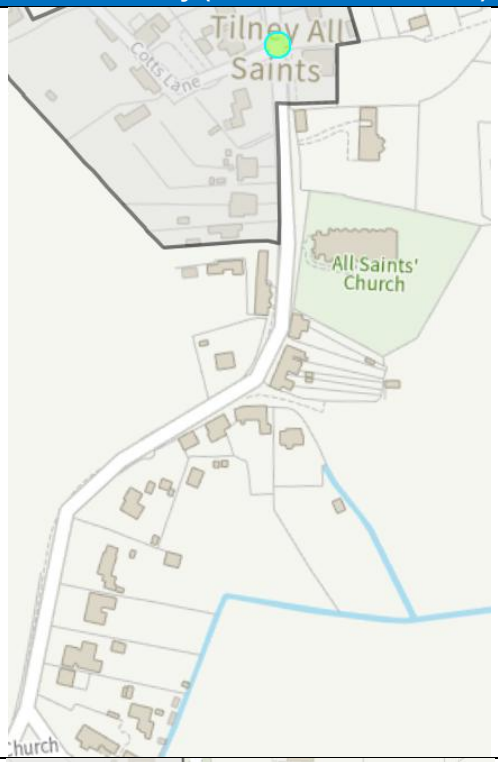
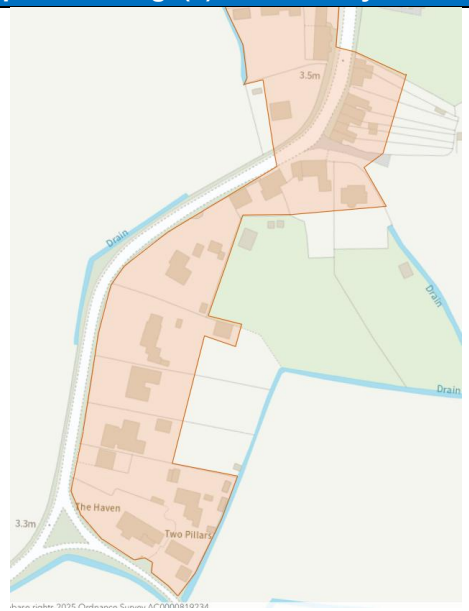
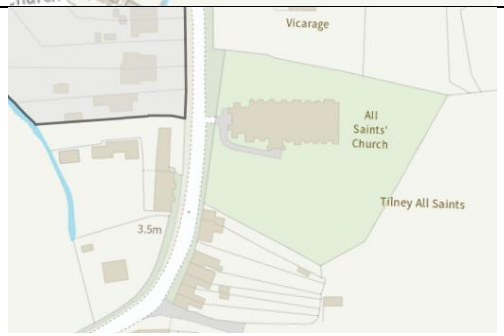
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Ten Mile Bank	Church Road	Included established residential development to reflect the current extent of the built form.		
Ten Mile Bank	Walnut Tree Cottage, Old Post Office	Extended the boundary for existing dwellings on Station Road to include rear land and form more logical village edge		

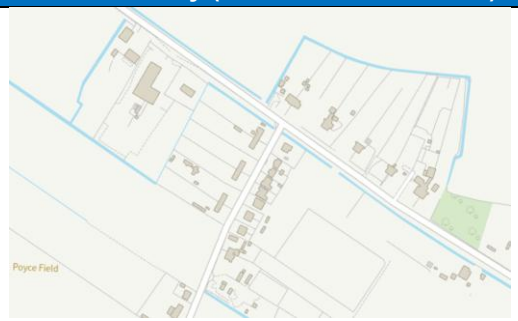
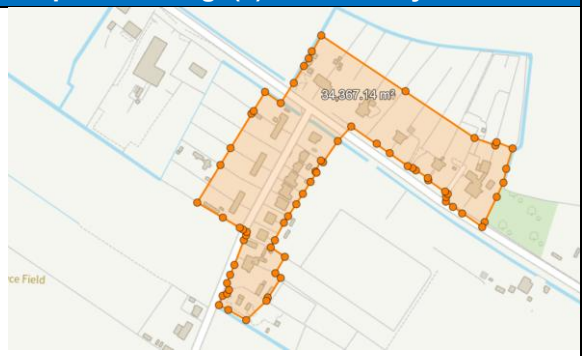
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Terrington St Clement	100a and 100b Marsh Road	To include the rest of 100a and all of 100b into the boundary.		
Terrington St Clement	All development along part of Sutton Road and Market Lane	To include the existing and new dwellings along part of Sutton Lane and Market Lane to the south of the settlement.		

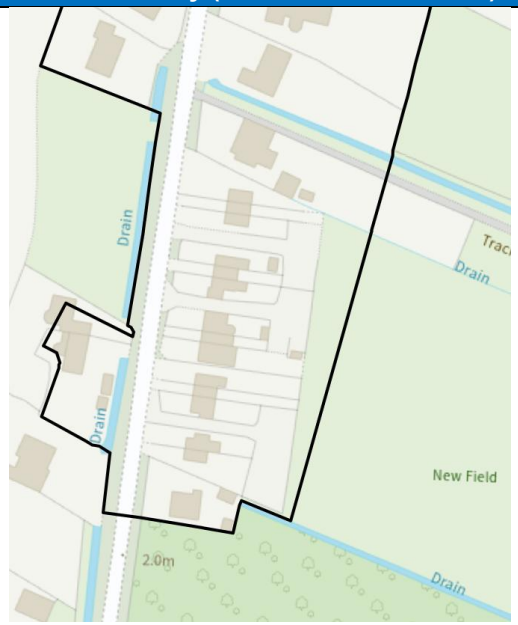
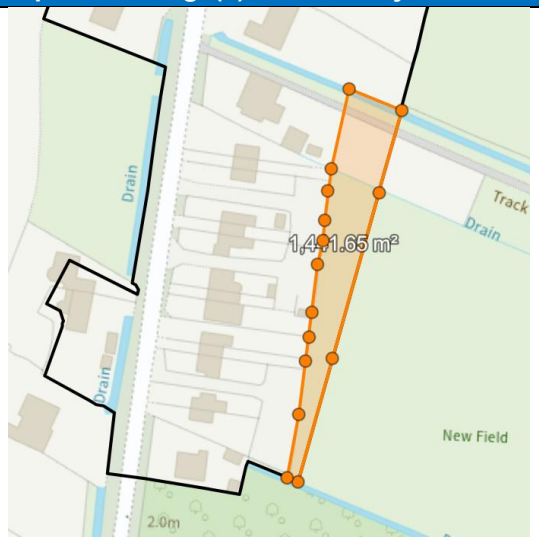
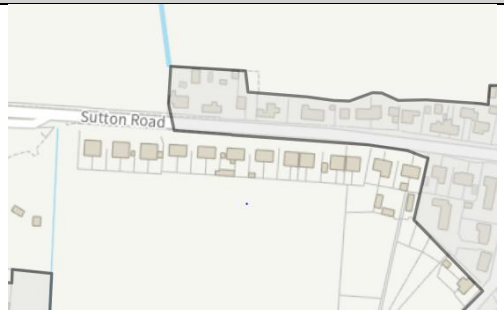
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Terrington St Clement	74,76,80 Lynn Road	To include the rest of 74 and all of 76 and 80 Lynn Road in the boundary.		
Terrington St Clement	St Clement's Church and grounds	To include St Clement's Church and grounds into the boundary.		
Terrington St John/ St John Highway	63 school road, Terrington st john	Amend to include 63 school road in boundary area		

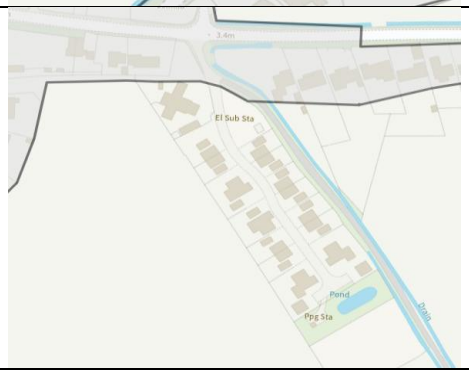
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Terrington St John/ St John Highway	Willow house, The old green, Olive tree house, main road, Terrington st john	Amend to include in development boundary area		
Thornham	Baradiel Barn and Sports facility on A149 and existing buildings on Rigstead Road	To include Baradiel Barn and Sports facility on A149 and existing buildings on Rigstead Road in the boundary.		

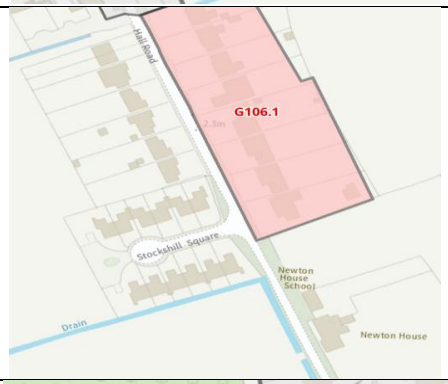
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Three Holes	The Cluster of dwellings to the South of Middle Level Main Drain	To include the cluster of buildings and dwellings to the South of Middle Level Main drain within the boundary.		
Three Holes	Dwellings and buildings along Bardyke Bank	To include the dwellings and buildings along Bardyke Bank in the settlement boundary.		

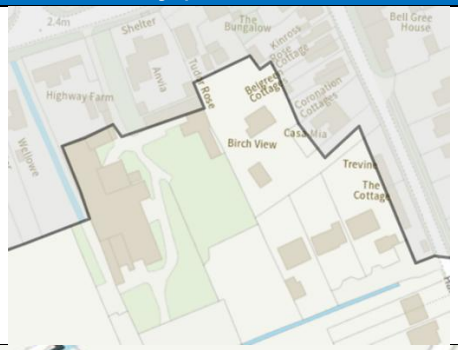
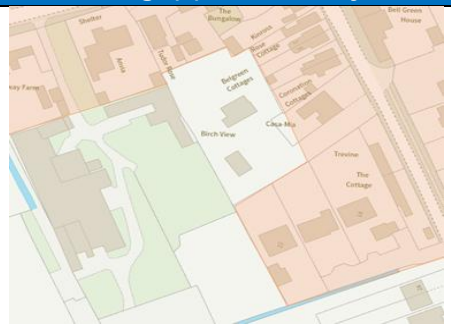
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Tilney All Saints	Existing buildings and dwellings to the south of Church Road.	To include existing buildings and dwellings along the southern part of Church Road that are currently outside the boundary		
Tilney All Saints	All Saints Church	Including church and church grounds into boundary		

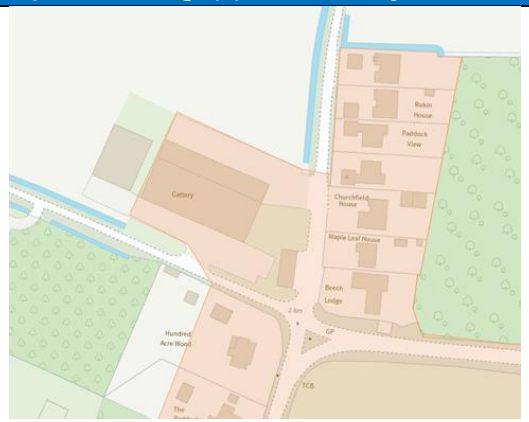
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Tilney St Lawrence	87-105 Magdalen Road; 1-23/ 2-12 Spice Chase	To include a new boundary around built-up cluster of properties to east of main built-up area (Magdalen Road/ Spice Chase)		
Tilney St Lawrence	Wooded area, north of 44/ 46 Westfields	Exclusion of wooded/ greenfield area from settlement boundary		
Tilney St Lawrence	68-74 School Road	Include domestic curtilages/ outbuildings within settlement boundary		

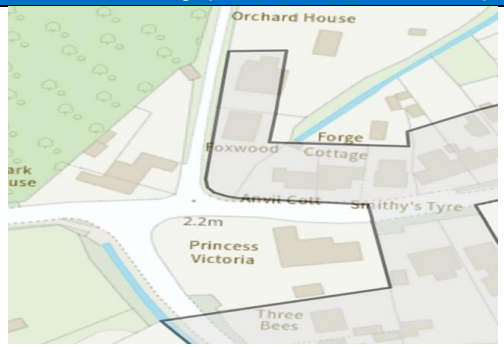
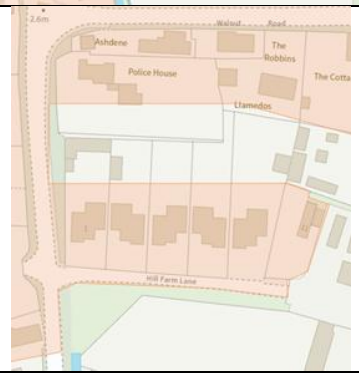
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Tilney St Lawrence	Rear of 65-75b School Road	Exclusion of land beyond domestic curtilages from settlement boundary		
Titchwell	Titchwell removed from settlement hierarchy	Deletion of settlement boundary, as now countryside	Remove settlement boundary	Titchwell removed from settlement hierarchy
Tottenhill				No Change(s) Suggested
Walpole Cross Keys	45-67 Sutton Road	To include the linear stretch of housing into the boundary on Sutton Road.		

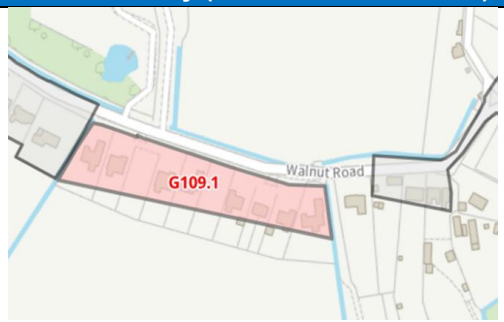
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole Cross Keys	14 Station Road	to include number 14 station road into the boundary now it is completed.		
Walpole Cross Keys	1-17 Allium Way	to include a new development of homes in the boundary		

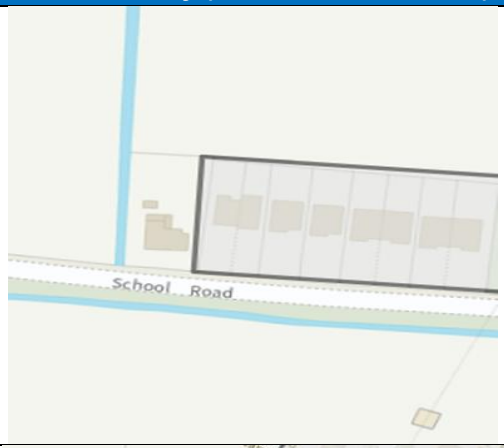
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole Highway	Dwelling to the end of Main Road, Walpole Highway	to include the existing dwellings to the end of Main Road in the boundary		
Walpole Highway	Allocation G106.1 Hall Road and dwellings at Stockhill Square	to include allocation G106.1 and dwellings at Stockhill Square in the boundary		
Walpole Highway	Ashmore Lodge, the Bungalow, Lynn Road	to include Ashmore Lodge and the Bungalow into the boundary.		

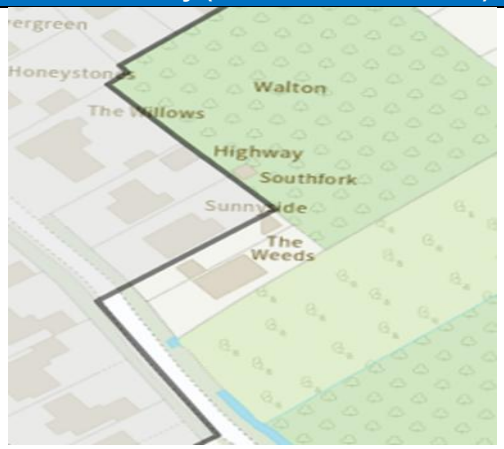
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole Highway	18-22 Hall Lane, Walpole Highway	to include 18-22 Hall Lane into the boundary		
Walpole Marsh	Clay Cottage, the Marsh, Walpole Marsh	to include Clay Cottage in the boundary.		

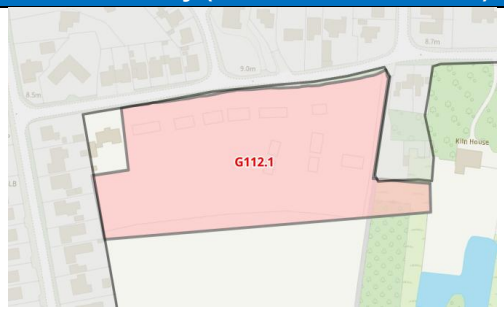
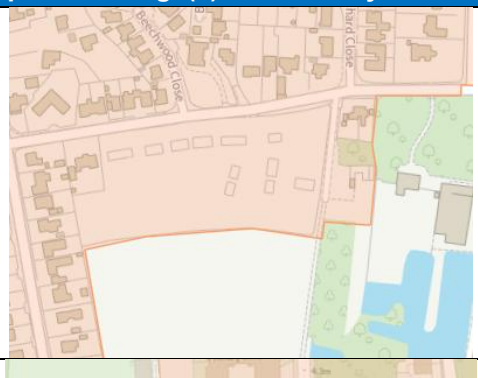
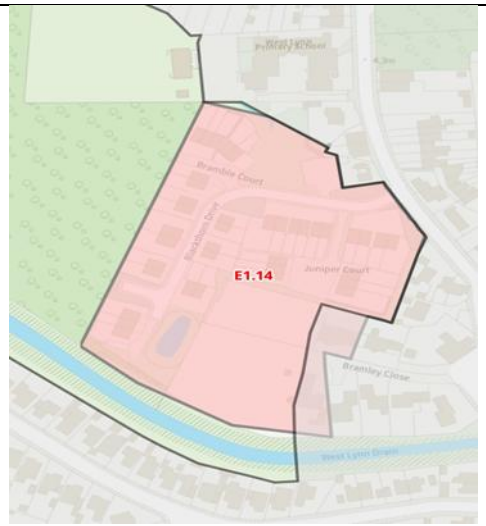
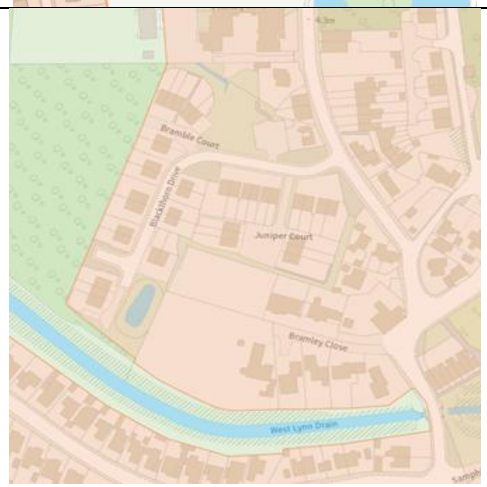
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole St Peter	6-12 and the cattery, Eastlands Bank	to include the dwellings and cattery into the boundary		
Walpole St Peter	Church and existing dwellings into the boundary	to include the church and existing dwellings into the boundary		

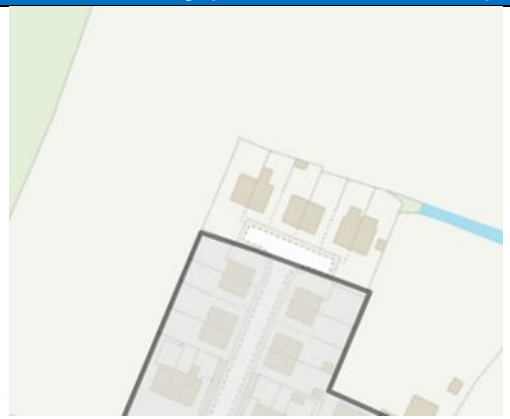
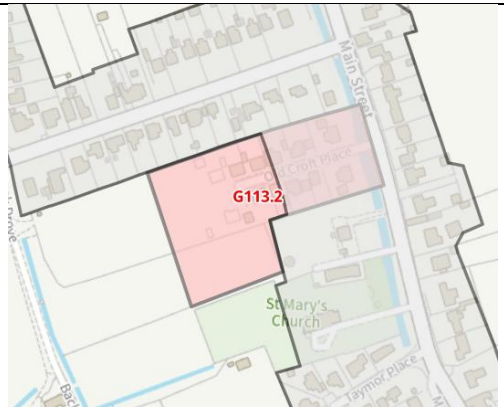
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole St Peter	Broadmeadows, Park House, Princess Victoria, Orchard House and the Elms	to include existing buildings and dwellings in the boundary		
Walpole St Peter	All houses along Piecroft Lane	to include these swellings in the boundary		
Walpole St Peter	1-11 Hill Farm Lane, Walpole St Peter	to include all the dwellings along Hill Farm Lane in the boundary.		

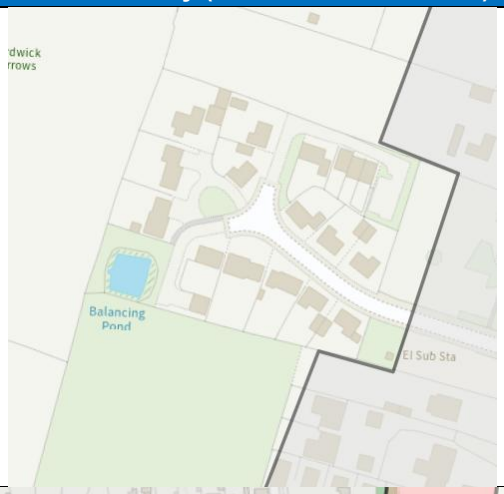
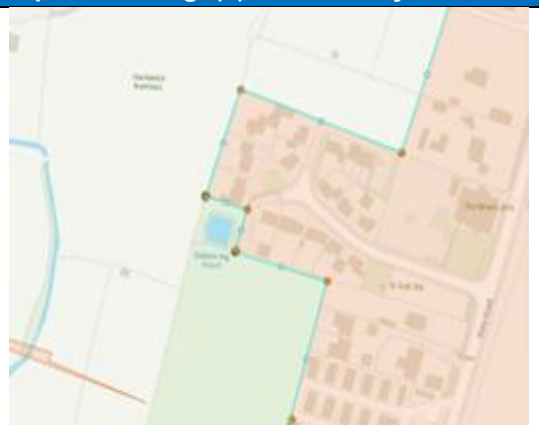
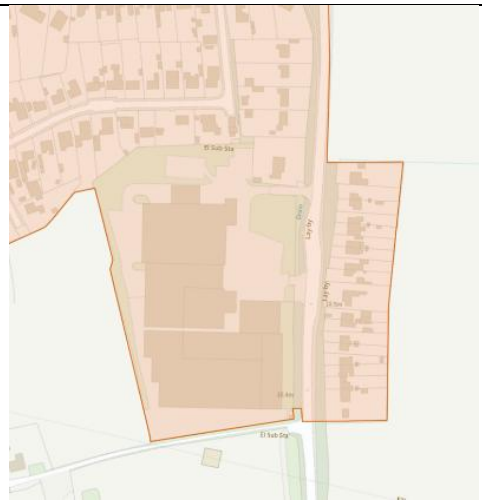
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walpole St Peter	Allocation G109.1 and Oak Mead House, Walpole St Peter	to include allocation G109.1 and the adjacent dwelling into the boundary		
Walpole St Peter	Casa Blanco, Mill road, Walpole St Peter	to include Casa Blanco in the boundary		
Walsoken	No Change	No Change	No Change	

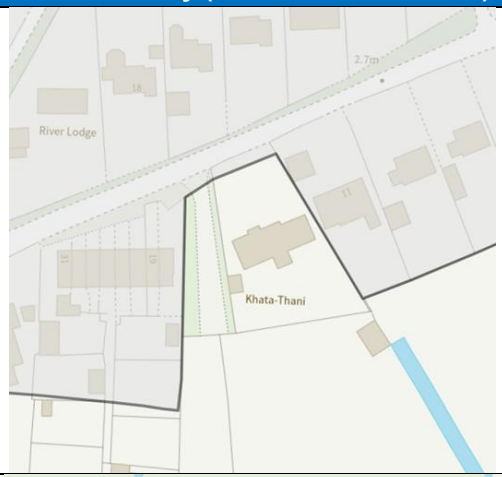
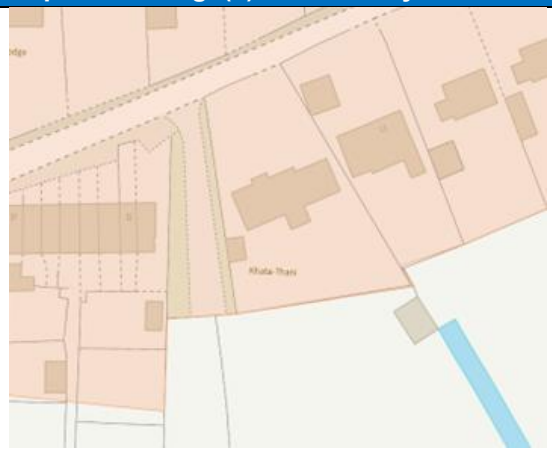
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walton Highway	Land off School Road.	To include the single bungalow development within the boundary		
Walton Highway	Land of Lynn Road	To include the single bungalow development within the boundary		

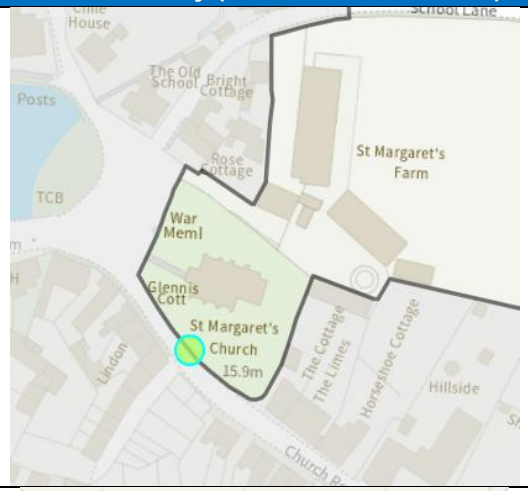
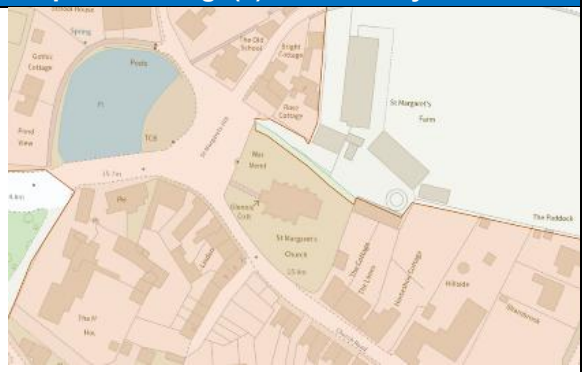
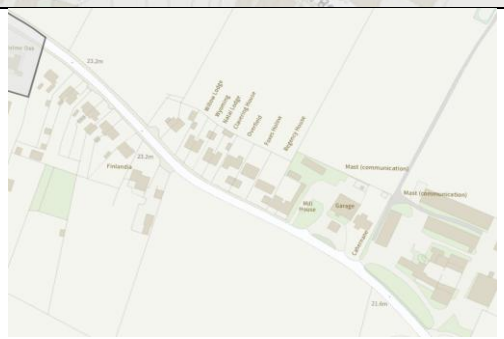
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Walton Highway	The Weeds, Common Road	to include the new dwelling into the boundary.		
Walton Highway	40 and 41 , St Paul's Road North	To include the rest of the dwellings into the boundary		

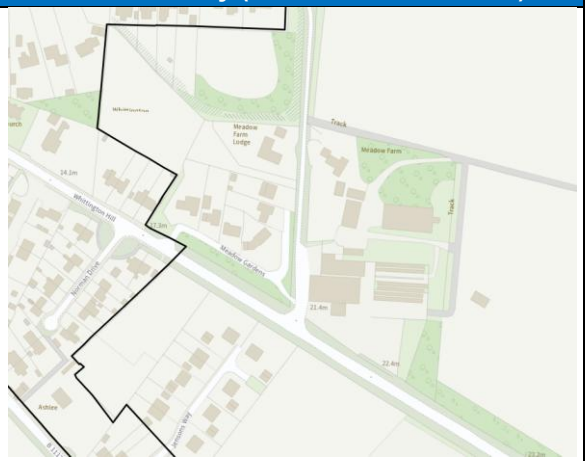
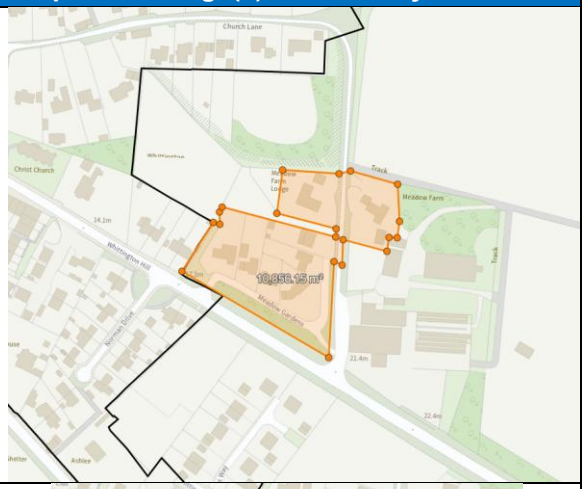
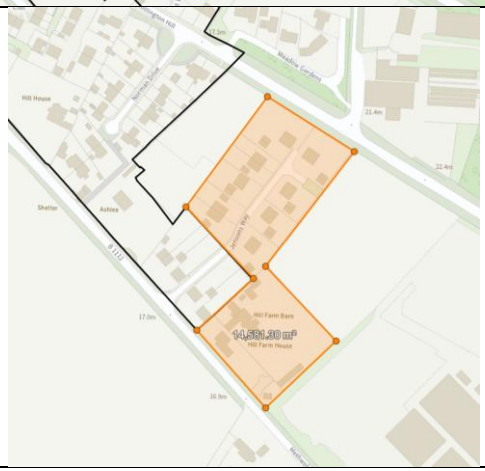
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Watlington	G112.1 allocation Thieves Bridge Road	to include allocation G112.1 in the boundary		
West Lynn	Site E1.14 Blackthorne Drive, West Lynn	To include the recently built out allocation E1.14 in to the boundary.		

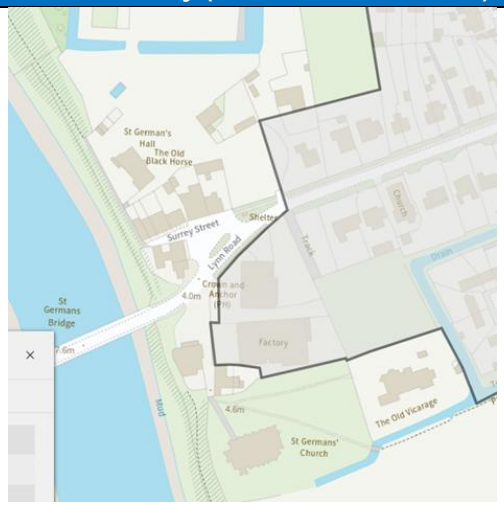
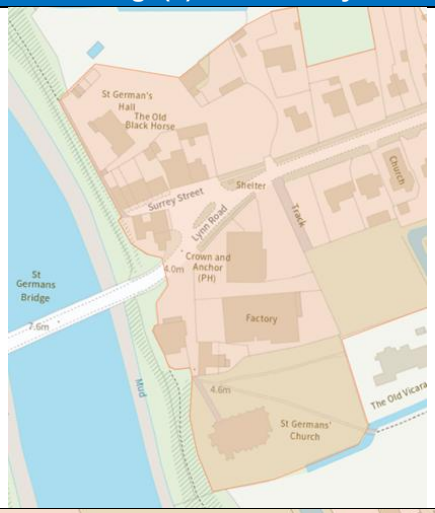
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
West Lynn	17-22 Willow tree close, West Lynn	To include the newly developed part of the land within the settlement boundary		
Welney	Allocation G113.2	To include allocation G113.2 into the boundary no it is under construction.		
West Acre	No Change	No Change	No Change	No Change
West Newton	No Change	No Change	No Change	No Change
West Rudham	No Change	No Change	No Change	No Change

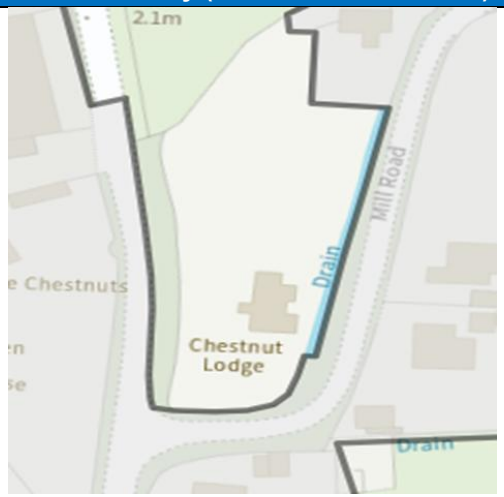
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
West Winch	Lemual Burt Way	To include the new development at Lemual Burt Way into the boundary.		
	Existing commercial development on the A10 to the south of West Winch	To include Existing commercial development on the A10 to the south of West Winch Into the boundary.		
West Dereham			No change	No Change

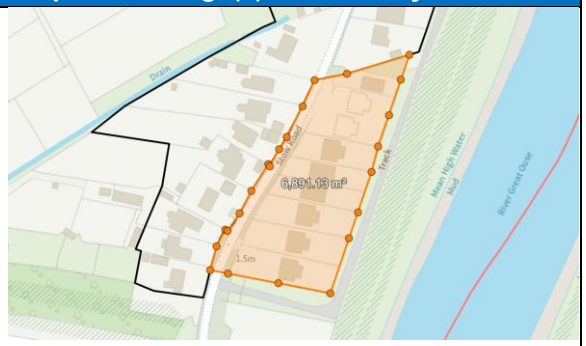
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
West Walton	Khata Thani, River road	To include the building within the continuous settlement boundary		
Wereham	West Walton Community Primary School	To include the rest of the school buildings within the boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wereham	St Margaret's Church	To include St Margaret's Church and grounds into the boundary.		
Wereham	Existing development along Lynn Road to the west of the village.	To include the existing development along Lynn Road to the west of the village in to the boundary.		

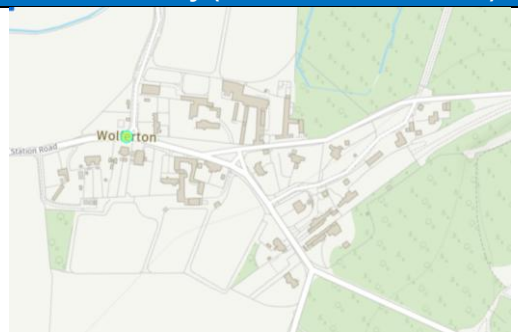
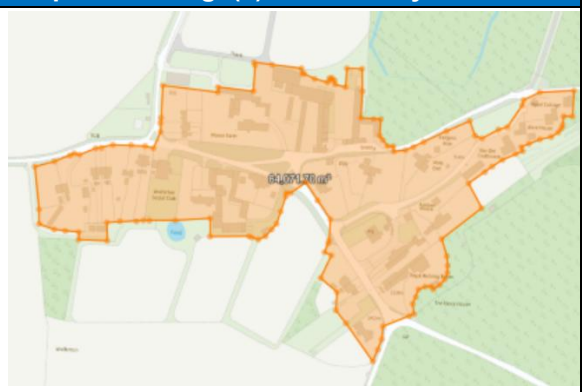
Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Whittington	Medow Gardens, Meadow Farm and Meadow Farm Lodge	To include Medow Gardens, Meadow Farm and Meadow Farm Lodge in development boundary as it forms built form of settlement		
Whitington	Jensons Way, Hill Farm Barn, Hill Farm House	Inclusion of new development within a boundary as it forms a built form of a settlement		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wiggenhall St German	Development around Surrey Street and Lynn Road.	to include all the buildings around Surrey Street, the Church and other residential dwellings on Lynn Road in the boundary.		
Wiggenhall St German	The Old Vicarage	Include Old Vicarage and the surrounding grounds into boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wiggenhall St German	Chestnut Lodge, Mill Road, Wiggenhall St German's	to include Chestnut Lodge in the boundary.		
Wiggenhall St Mary Magdalen	St Mary Magdalen Church/ The Cock PH, Church Road	Include hardstanding/ pub curtilage and St Mary Magdalen Church/ churchyard within settlement boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wiggenhall St Mary Magdalen	87-91c Stow Road	Inclusion of recently constructed homes within settlement boundary		
Wiggenhall St Mary Magdalen	6-18 Stow Road	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary.		
Wiggenhall St Mary the Virgin	33-49 Common Road	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary. Amend boundary to better align to		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
		physical features.		
Wiggenhall St Mary the Virgin	5-15 Sluice Road	Include domestic curtilages/ outbuildings, which clearly form part of built form within settlement boundary.		
Wimbotsham		Include the Church, its associated grounds, the property to the east of the church and the barn conversion/house(s) to the south. However, exclude the wooded area and larger property further to eth south.		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wolferton	To include a new settlement boundary around the existing properties of the village.			
Wormegay	The Keep, Field View, The Meadows, Castle Road	To include The Keep, Field View, The Meadows, Castle Road not the boundary		

Settlement	Address/ location	Explanation	Current boundary (Local Plan 2021-2040)	Proposed change(s) to boundary
Wretton	Development along Low Road	To include existing buildings and dwellings along Low Road into the boundary.	