

Tunstead and Sco Ruston Neighbourhood Plan Evidence Base Paper



January 2026

Table of Contents

KEY ISSUES	1
INTRODUCTION & POPULATION CHARACTERISTICS	3
HOUSING	5
AVAILABILITY OF LOCAL SERVICES AND ACCESSIBILITY	9
TRANSPORT AND CONNECTIVITY	11
CARBON EMISSIONS	15
FLOOD RISK	19
NATURAL ENVIRONMENT	24
DARK SKIES.....	33
LANDSCAPE CHARACTER	34
HISTORIC ENVIRONMENT	37

Key Issues

Theme	Issues
Introduction/ Population Characteristics	<ul style="list-style-type: none"> • Analysis of 2011 and 2021 Census data indicates that there has been little change in the parish's population profile over the last 10 years. Over half of the parish is of working age and there is a low proportion of younger people. • Future housing will need to cater for a mix of age groups, younger people looking for their first house, families, and older people, who may be looking to downsize. • The presence of a large seasonal worker population significantly inflates the number of people living in the parish at peak times, but this population is not captured in Census data, which focuses on usual residents.
Housing	<ul style="list-style-type: none"> • Housing delivery in the parish has been limited and sporadic over the last decade, with the majority of new homes delivered through a single rural exception scheme and a small number of windfall developments, indicating that future housing supply is likely to remain constrained and reliant on small-scale proposals rather than strategic allocations. • There is a very low level of flats/apartments in the parish with the majority of housing stock being houses/bungalows. • The average sold house price in Tunstead in 2022/2023 was £625k suggesting more affordable options may be needed in the future to allow first time buyers or downsizers to live in the parish. • More than 75% of households in the parish are 2 person households indicating there may be a need for smaller, more affordable housing in the parish to allow for smaller households, downsizers, and first-time buyers to buy in the parish.
Availability of local services and accessibility	<ul style="list-style-type: none"> • There are a few local services available within the parish including a primary school which is a positive for families currently residing in or wishing to move to the parish. However, employment opportunities within the parish are limited, meaning most residents need to travel to other places for work/education. • Additional new housing could support the ongoing viability of some local services or creation of new ones, such as local shops/community infrastructure. This could be supported within the local plan with an allocated site if suitable land was located.
Transport and Connectivity	<ul style="list-style-type: none"> • Public transport availability is limited for residents living in Tunstead village or Tunstead. This is considered unsustainable particularly for residents without a car or the ability to drive. Bus services in the village are limited and infrequent so do not facilitate access to employment. • Most households have access to 1+ private car/van, with the proportion of people not having a vehicle being very low most likely due to the rural locality of the area.

Theme	Issues
	<ul style="list-style-type: none"> • There is some access into the countryside for recreational purposes, but public footpaths are fragmented and there are no circular walks.
Carbon Emissions	<ul style="list-style-type: none"> • Consumption and Territorial Carbon emissions per household are highest for housing (31% out of 100%). If any housing is built within Tunstead in the plan period, there is an opportunity to ensure low carbon technologies are incorporated into design and delivery.
Flood Risk	<ul style="list-style-type: none"> • Surface water, ground water and tidal flooding have all been an issue in parts of the parish over the years. It will be important to ensure this is not worsened through new development.
Natural Environment	<ul style="list-style-type: none"> • Although there are no Natural England statutory designated sites within the plan there is a County Wildlife Site and a number of important designated sites are in close proximity to the parish. It is possible that wildlife from these sites visit or are present within the neighbourhood area and it is important to keep the conservation objectives in mind for landscape close to these boundaries. • Additional housing growth, particularly to the north, could lead to increased recreational pressure on the nearby designated wildlife sites. • Development could have an adverse effect on the County Wildlife Site, priority habitats and potential habitat networks if these aspects are not considered appropriately in plan-making and decisions and contributions to boost habitat creation are ignored.
Dark Skies	<ul style="list-style-type: none"> • Whilst light pollution is not necessarily an issue within the parish, future development should make a conscious effort in establishing sensible light design in their applications.
Landscape Character	<ul style="list-style-type: none"> • Development outside of the built-up settlement could create an intrusion into the open countryside if not sensitively designed. • Open views across the landscape are a key feature of the area and should be preserved. • Further development could impact upon the peaceful, rural character of the area. • Development that does not incorporate local materials may not blend well with the character of the area.
Historic Environment	<ul style="list-style-type: none"> • The parish has a rich history, particularly with finds from multiple periods, as well as a few listed buildings (8). However, it does not have a conservation area or any other historic designation. • There is potential for development to impact the historic nature of the parish. The design of new development is particularly important with respect to this.

Introduction & Population Characteristics

The parish of Tunstead falls within the North Norfolk District (**Figure 1**) and it is situated between larger settlements Stalham and Hoveton, with Norwich city centre just 10 miles south of the parish. There are a small number of local services and businesses on offer within the parish particularly present around Market St. The area has a small number of listed buildings and a considerable number of historic finds including artefacts which are detailed more in the historic environment section.

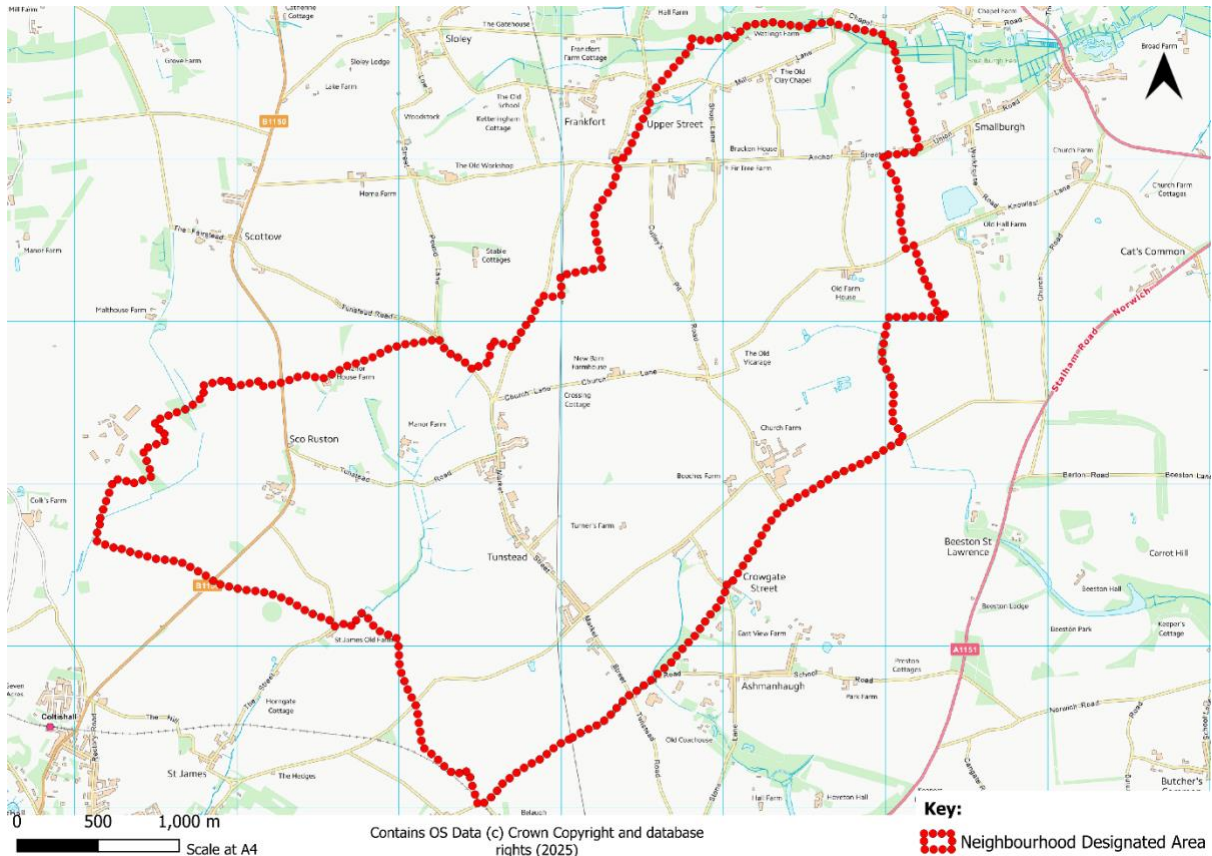


Figure 1-Neighbourhood Designated Area

The total resident population of Tunstead is 710 according to the Census 2021¹ compared to 744 in 2011², showing a slight decrease in population. The parish is small in comparison to the 103,000 people residing in North Norfolk and 56,490,000 in England.

In 2011, the census data shows that the ratio of females and males was nearly a 50:50 split with males making up 50.7% of the parish and females 49.3%. In 2021 this has remained similar with males at 50.1% and females at 49.9%³.

According to census data a high proportion of the population is of working age. In 2011, the mean age was 44.2 years old, and the median was 48. As shown in **Figure 2** the age

¹ Census 2021. Population. Source: [Build a custom area profile - Census 2021, ONS](#)

² Census 2011. Nomis Local Area Report for Tunstead. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)

³ Census 2021. Gender. Source: [Build a custom area profile - Census 2021, ONS](#)

profile of the population has remained fairly static over the last ten years. There has been a slight decline in the 25-64 category and an increase in other age groups.

This may indicate that a relatively static population who stay in the parish and are ageing as the years pass between censuses. The number of younger people in the parish is low compared to the other age groups. There are several possible reasons why a neighbourhood may lack younger people including lack of public transport, limited local services, and availability of affordable housing both to rent and buy.

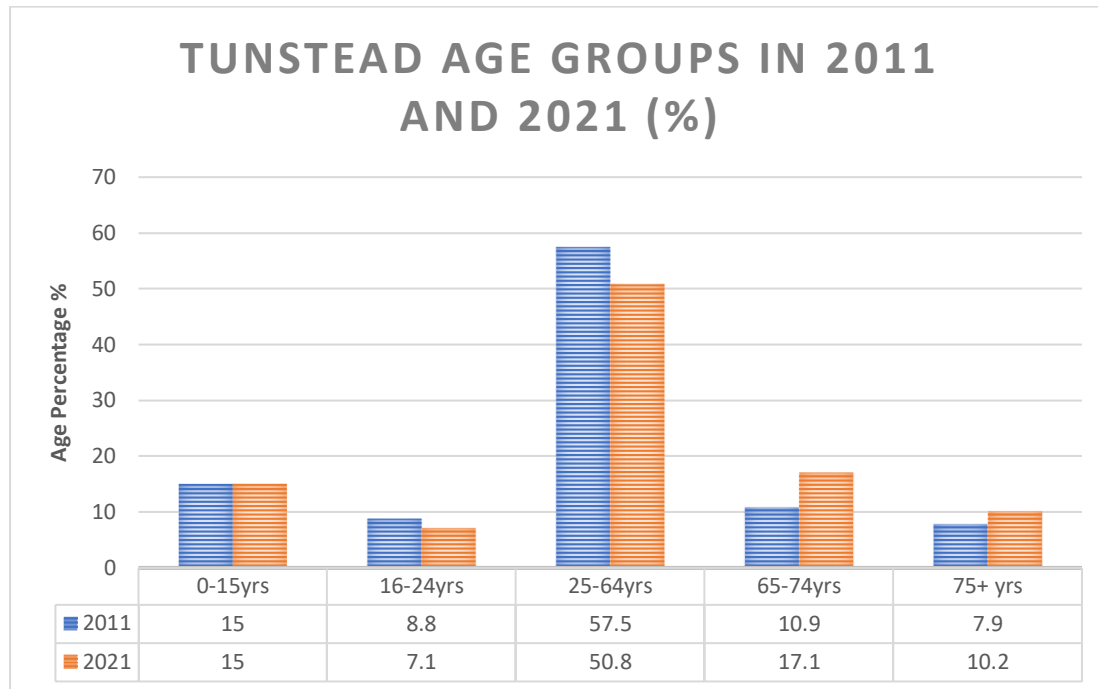


Figure 2-Tunstead Age Groups 2011 and 2021 (Census 2011;2021)

Overall, the data shows that there is a mix of age groups in the parish so housing needs to cater to all age groups. This should include smaller housing to allow people to get on the housing ladder and allow older people to downsize or move to more suitable/adaptable housing, and also homes that cater for families.

Seasonal workers

Tunstead accommodates a significant temporary seasonal workforce, primarily associated with agricultural operations at Church Farm, where worker accommodation is provided within the farm complex. At peak periods, the number of seasonal workers accommodated at the site is substantially higher than the parish’s permanent resident population.

Seasonal workers are typically employed under the Government’s Seasonal Worker Visa Scheme, which allows overseas workers to be employed in horticulture and related agricultural activities for a limited period each year. Accommodation for these workers is provided on-site in purpose-built, prefabricated units, together with associated welfare and communal facilities.

Planning permission has been granted for the provision of temporary worker accommodation at Church Farm, subject to conditions restricting occupation to

workers only and on a temporary basis. The accommodation is therefore a lawful, established employment-related use, associated with an existing rural business. The presence of this seasonal workforce is not reflected in Census data, as the Census records only usual residents. As a result, population, housing and employment statistics for Tunstead do not capture the scale or characteristics of this temporary population. This is an important consideration when interpreting demographic data and assessing local housing needs, which relate to the permanent resident population of the parish.

Issues:

- **Analysis of 2011 and 2021 Census data indicates that there has been little change in the parish's population profile over the last 10 years. Over half of the parish is of working age and there is a low proportion of younger people.**
- **Housing will need to cater for a mix of age groups: younger people looking for their first home, families, and older people who may be looking to downsize.**
- **The presence of a large seasonal worker population significantly inflates the number of people living in the parish at peak times, but this population is not captured in Census data, which focuses on usual residents.**

Housing

More detailed evidence with respect to this is provided in a Housing Needs Assessment supplied by AECOM.

According to Census 2011 data there were 340 dwellings in the parish made up of 309 households with at least one usual resident in the parish. The Census 2021 data states there is now 310 households so there has been little change in the parish regarding the number of households.

In 2011, out of the 309 households with usual residents, 219 households owned their property outright or with a mortgage (70.9%) followed by 85 households renting either socially (16.2%) or privately (11.3%) or through other means (27.5% in total). The remaining percentage of the parish lived rent free with other family members for example (1.6%). In 2011 there were no households under shared ownership⁴. There is little change in the 2021 Census data for tenure, with 70.4% owning a house outright or with a mortgage, 13.1% of the parish private renting/living rent free and 16.6% socially renting.

The majority of household spaces in 2011 were detached houses/bungalows (170) making up 50% of homes, followed by semi-detached dwellings (37.4%) then terraced (9.1%) other dwellings were less common such as flat/maisonette/apartment (2.4%). In 2021 the census build a profile data⁵ shows a house/bungalow makes up 97% of the parish and flats make up 3% which is similar to the Census 2011 data. The percentage of houses/bungalows in the parish are higher than the Norfolk average (86.4%) and

⁴ Census 2011. Nomis Local Area Report. Source: [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](#)

⁵Census 2021. Tunstead. Source: [Build a custom area profile - Census 2021, ONS](#)

England (77.4%) and not surprisingly the percentage of flats is significantly lower than Norfolk (13%) and England (22.2%).

Regarding household size, the Census 2021 shows the majority of households (77%) are made up of 2 or more people, considered as a single family household. This could be either households made up of couples, couples and children (dependent or non-dependent). The most common was 2 people in a household (48.7%) followed by 4 or more people (17.2%) then 3 (11.1%). The proportion of single person households was 22.9%. This shows that in the parish there is a real mix of households, suggesting a need for dwelling sizes of 1 bed to 4 bed.

Regarding household deprivation, around 48.9% of households are considered to not be deprived within the parish. Whereas 36.2% are deprived in one dimension and 14.9% in two or more dimensions. Deprivation dimensions could be related to different indicators such as education, employment, health or housing because a household is overcrowded, shared or has no central heating for example⁶. This level of deprivation is not uncommon for rural parishes especially where there is a lack of local services.

According to Zoopla, the average sold price for a property in Tunstead, Norfolk in the last 12 months (2024) is £452,288. This is based on 8 sold properties varying between 2 and 4 beds. Looking at more data, there was 45 properties sold over the last 4 years (2021-2025) in Tunstead, see **Figure 3**. Out of the 45 properties sold, 28 were detached, 12 properties were semi-detached and 3 were terraced. The majority of properties (26) ranged between 2 to 3 beds. However, several properties were for sale as 4+ beds which sold at the higher end of the price band (£500,000+). A number of properties did not indicate the bedroom size. This data gives the indication that households such as larger families needing 4 bed properties would need a large deposit or high annual income to afford current properties within the parish.

Price band	Number of houses sold
£700k - £1million+	2
£600k – £699k	4
£500k - £599k	4
£400k - £499k	5
£300k - £399k	12
£200k - £299k	13
£100k - £199k	5

Figure 3- Zoopla Housing Prices within Tunstead between 2021 and 2025. Source: Zoopla⁷

Under the adopted Local Plan for North Norfolk (December 2025), Tunstead is identified within the settlement hierarchy as a Small Growth Village. This represents a change from the previous position under the North Norfolk Core Strategy (2012), where Tunstead was treated as countryside.

⁶ [Household deprivation variable: Census 2021 - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

⁷ [House prices in Tunstead, Norfolk - sold prices and estimates - Zoopla](https://www.zoopla.co.uk)

Small Growth Villages are settlements with a limited range of services and facilities, but which nonetheless perform a local role within the settlement hierarchy. The adopted Local Plan supports small-scale, proportionate housing growth in such villages, primarily through infill development within a defined settlement boundary and, in limited circumstances, development adjacent to the settlement boundary, where specific policy criteria are met.

As part of this approach, the adopted Local Plan identifies an indicative housing figure of approximately 42 dwellings for Tunstead over the plan period. This figure does not operate as a site-specific allocation or a housing requirement. Instead, it reflects the Local Plan's spatial strategy for Small Growth Villages, where housing delivery is expected to come forward on a windfall basis, subject to compliance with relevant development management policies.

No strategic housing sites are allocated within Tunstead in the adopted Local Plan, and the parish is not included within the North Norfolk Sites Allocations Plan (2011). As such, future housing delivery within Tunstead is anticipated to continue to be opportunity-led, small-scale and criteria-based, rather than plan-led through site allocations.

This policy context provides the strategic framework within which the Neighbourhood Plan has been prepared and against which locally specific evidence on housing need, delivery patterns and settlement character has been considered.

Evidence on recent housing delivery and committed development within Tunstead and Sco Ruston is provided by the Tunstead and Sco Ruston Housing Needs Assessment (AECOM, 2024), using data supplied by North Norfolk District Council.

The HNA confirms that 25 new dwellings have been completed in the parish since 2011, with the majority of development occurring in 2011/12 when 14 dwellings were delivered as part of a rural exception site. Aside from this scheme, housing delivery in the parish over the last decade has been limited and largely small-scale in nature.

The HNA also identifies 7 dwellings with extant planning permission, comprising one scheme for six dwellings and a separate single dwelling permission. However, it is noted that delivery of the larger scheme is uncertain, as planning permission may have lapsed if development was not commenced by November 2023.

This evidence demonstrates that housing growth within Tunstead and Sco Ruston has been modest, sporadic, and predominantly windfall-led, with no strategic site allocations in either the Local Plan. This context provides an important baseline for the Neighbourhood Plan's approach to managing future development in a proportionate and locally responsive manner.

Detailed planning application reference numbers are not reproduced in this Evidence Base, as the purpose of this section is to establish the scale and nature of recent housing growth, rather than provide a full planning history.

Issues:

- **Housing delivery in the parish has been limited and sporadic over the last decade, with the majority of new homes delivered through a single rural exception scheme and a small number of windfall developments, indicating**

that future housing supply is likely to remain constrained and reliant on small-scale proposals rather than strategic allocations.

- **There is a very low level of flats/apartments in the parish with the majority of housing stock being houses/bungalows.**
- **The average sold house price in Tunstead in 2022/2023 was £625k suggesting more affordable options may be needed in the future to allow first time buyers or downsizers to live in the parish.**
- **More than 75% of households in the parish are 2 person households indicating there may be a need for smaller, more affordable housing in the parish to allow for smaller households, downsizers, and first-time buyers to buy in the parish.**

Availability of Local Services and Accessibility



Picture Source: Trip Advisor, 2019

The parish has a number of local services which are particularly present along Market St such as the primary school, village hall and the Horse & Groom public house. A list of local services and businesses observed on Google Maps⁸ are listed below and interestingly show that this rural village is particularly popular for holiday accommodation and agricultural production.

- Tunstead Village Hall
- Tunstead Primary School
- Saint Mary the Virgin Church
- Horse & Groom Public House
- Florist
- Beauty Salon
- Dog Groomer
- Car dealer
- Lakeside Riding Centre (Horse riding school)
- **Holiday Accommodation** including Granary Way Boarding House, Orchard Estate Lodge, Poplar Farm Caravan Park and Holiday Home, Glebe Cottage, Tunstead Cottages on Vicarage Lane, Bumble Barn Luxury B&B,
- **Agricultural Production** including Beeches Farm, Church Farm (International Farm Village Tunstead), Place UK Ltd,
- Other local businesses based at home addresses.

⁸ Google Maps. Source: [Tunstead - Google Maps](#) Accessed: 25/09/2023

There is only a small amount of existing green space within Tunstead. This includes the recreational field/play space behind Tunstead Primary School where the village hall stands and the St Mary's Church grounds (**Figure 4**).

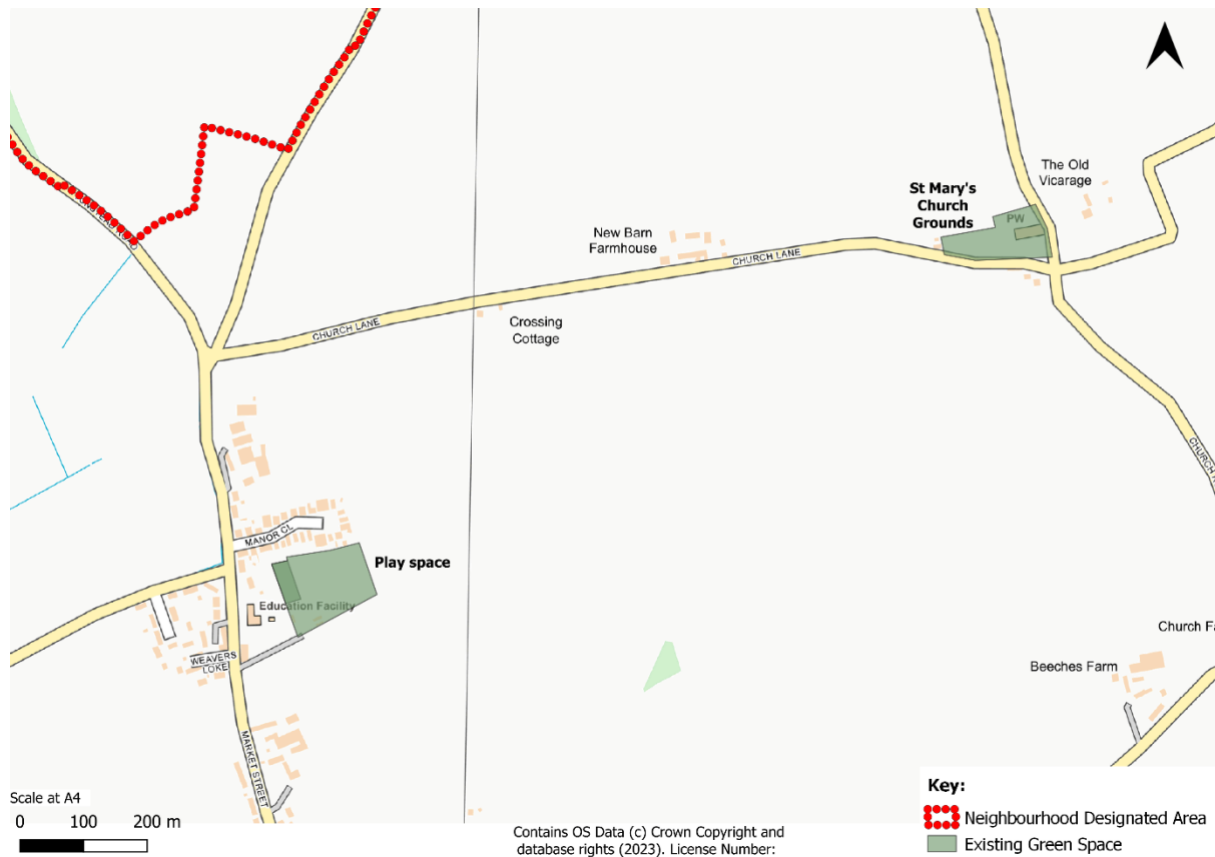


Figure 4: Existing green space within the parish

Issues

- There are a few local services available within the parish including a primary school which is a positive for families currently residing in or wishing to move to the parish. However, employment opportunities within the parish are limited, meaning most residents need to travel to other places for work/education.
- Additional new housing could support the ongoing viability of some local services or creation of new ones, such as local shops/community infrastructure. This could be supported within the local plan with an allocated site if suitable land was located.

Transport and connectivity

Tunstead is situated between secondary settlements Stalham and Hoveton. Stalham is around 6.8 miles away to the northeast (approximately a 12 minute drive) and Hoveton and Wroxham are 1.7 miles to the south of the parish (a 3 minute drive or a 35 minute walk). Norwich is approximately 10 miles south and around a 30 minute drive, however, journey times can be unpredictable due to numerous reasons including seasonal congestion/holiday traffic, road works, narrow rural roads and heavy traffic.

There are no A Roads that run through the parish and only one B Road (B1150) cuts through Tunstead to the west, close to Manor Farm, which is a 60mph road. Most of the other roads including streets and lanes present in Tunstead are narrow country roads with a speed limit of 60mph, no footpaths or road markings, and suitable for one vehicle or cycle users. Examples include Tunstead Rd, The St, Church Ln, Crowgate Street, Mill Ln, or Culley's Pit Rd. If pedestrians were to walk on these roads, they would have to at times safely stop on grass verges if present when traffic passes. Some of the roads in the more built-up areas, such as Market Street, have footpaths either on one or both sides of the road these also follow into modern residential sites such as on Market Close.

The bus service 70A runs through the parish from Wroxham Roys department store via Our Bus which is a private bus company⁹. According to the Our Bus website, this service runs Monday to Friday and the bus service stops off at two bus stops in the parish - opposite Tunstead Primary School and opposite the Olive Tree. The services show they only pick up/return from these locations twice a day between 9am and 1pm. The cost of the journey is £2 and has to be booked by 3pm the previous working day or on a Friday afternoon to be picked up Monday. This private hire company will be suitable for some arranged trips for residents particularly perhaps for elderly residents. However, for trips which are more spontaneous or unplanned this option is not suitable.

There are also no other bus stops or services which run within Tunstead so residents who live to the north of the parish along Mill Lane or Anchor St will have to rely on a private vehicle. In 2011, the total number of cars owned by all 309 households in the Tunstead was 488. Analysis indicates that the majority of the 309 households owned 1 or 2 cars/vans (80.3%). Only 27 households did not own a car/van (8.7%). The Census 2021 shows a similar pattern of car ownership, with 77.2% of households owning one or two cars, compared to 72.8% in North Norfolk District (**Figure 5**).

⁹ [Our Bus | our-hire \(ourhire.co.uk\)](https://www.ourhire.co.uk)

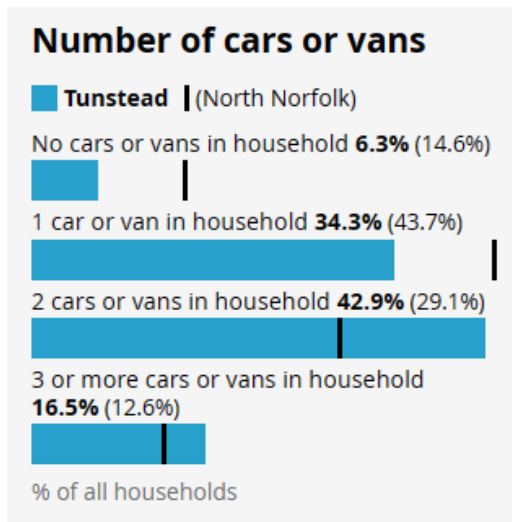


Figure 5: Numbers of cars or vans in Tunstead compared to North Norfolk (Census 2021)

In terms of walking and cycling infrastructure, there is some access into the countryside via public rights of way. **Figures 7 and 8** show that there are a few public footpaths within Tunstead in the more central and southern parts of the settlement leading from Market Street northeast towards Church Lane and south towards St James Old Farm and Tunstead Rd. According to Google maps, the footpaths cross agricultural land and some footpaths such the one at 2 Market St close to Horse & Groom public house travelling south to Tunstead Rd is not apparent. The sign as shown in **Figure 6** sits within overgrown verge not making it clear if this is a route the landowners or residents wish to use.

Some of the routes are fragmented and there are no obvious circular routes within the parish. The northern part of the parish also lacks routes into the countryside partly because many of the fields are under agricultural production. There is no national cycle route through the parish.



Figure 6- Picture of one public footpath sign in overgrown hedgerow along Market Street (Google Maps Street View, 2021)

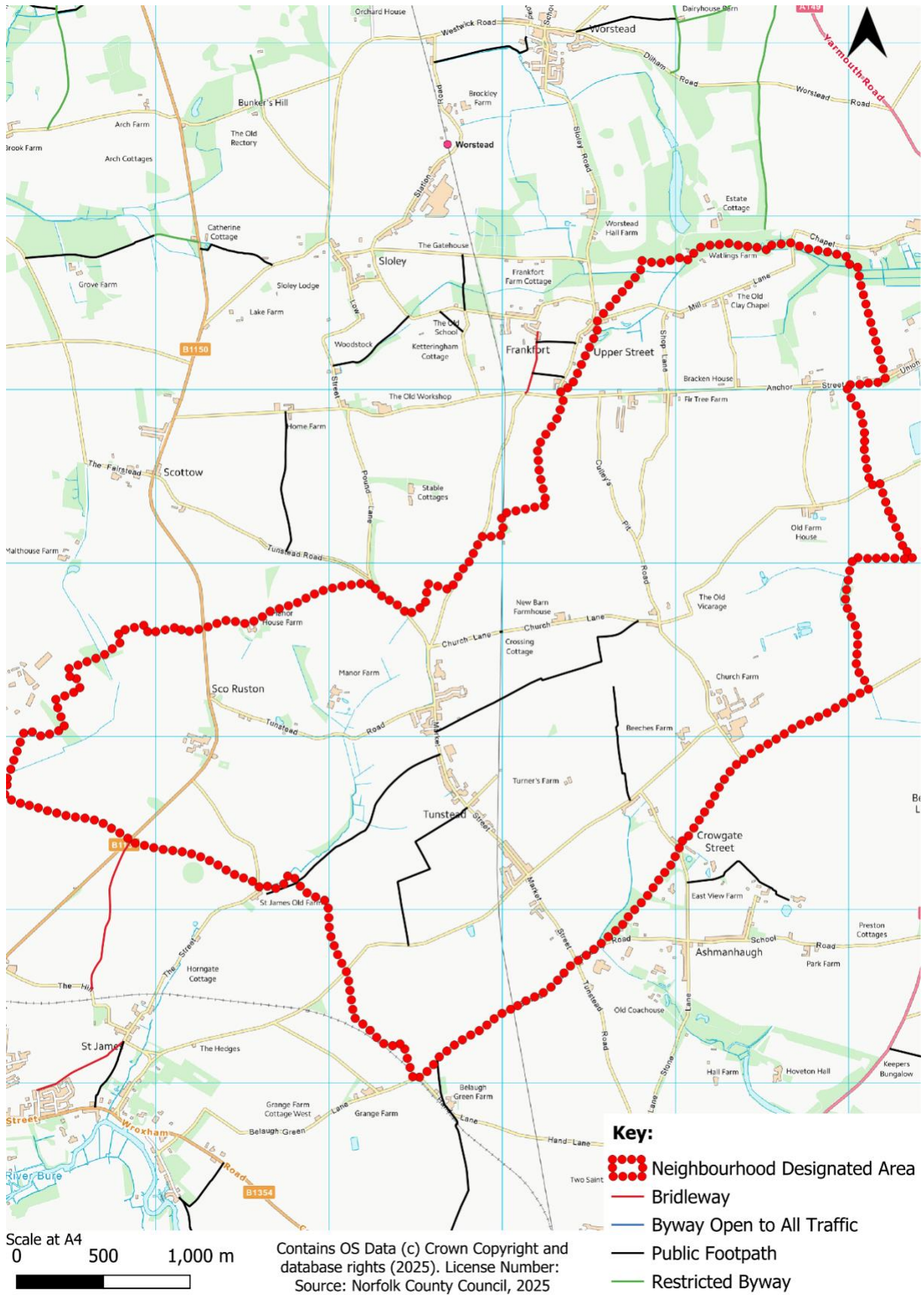


Figure 7- Public Rights of Way within Tunstead (Source: Norfolk County Council, 2025)

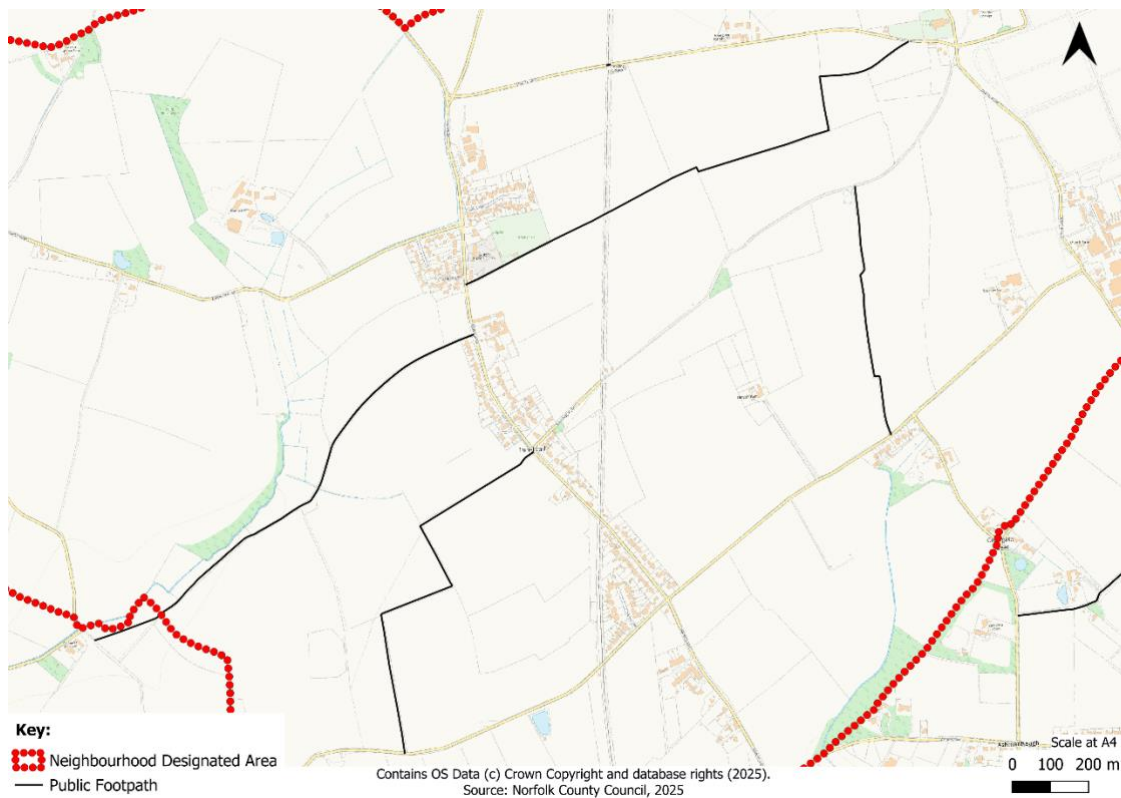


Figure 8-Public Rights of Way within Tunstead (Source: Norfolk County Council, 2025)

Issues

- **Public transport availability is limited for residents living in Tunstead village or Tunstead. This is considered unsustainable particularly for residents without a car or the ability to drive. Bus services in the village are limited and infrequent so do not facilitate access to employment.**
- **Most households have access to 1+ private car/van, with the proportion of people not having a vehicle being very low most likely due to the rural locality of the area.**
- **There is some access into the countryside for recreational purposes, but public footpaths are fragmented and there are no circular walks.**

Carbon Emissions

The University of Exeter's tool Impact provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter's Centre for Energy and the Environment. The tool must be taken as a guide and incorporates a variety of different data sets to bring together averages. The report shows a communities footprint via territorial based and commercial based.

- **A territorial footprint** considers the emissions produced within a geographical boundary – such as from heating buildings, transport, industry, and agriculture – regardless of whether the residents within the community are engaged in or demand those activities. For example, if a factory lies within the boundary of a local authority, then regardless of whether what is produced in the factory is consumed locally or exported to other parts of the country (or world), the factory's emissions would still be counted as part of that local authority's territorial footprint. A territorial footprint is largely created by taking national and local authority datasets and cutting these down to the local geography in as accurate a way as possible.
- **A consumption footprint** captures all the emissions produced as a result of the activities that the area's residents engage in, regardless of where geographically they occur. For example, emissions resulting from the food they eat, the clothes and household items they buy, the leisure activities they engage in, their travel behaviours, and the heating of their homes. The consumption-based footprint is based on household and address-level data, which is then aggregated up to the community level (rather than cutting down from a higher geography as with the territorial approach).

Figure 9 provides a breakdown of the total carbon emissions per household in Tunstead for consumption; this totals 13t CO₂e. The total consumption footprint relates to different activities that residents within the parish boundary engage in, this breaks down into a number of sectors/sub-sectors as shown in the chart, including goods/services, travel, housing, food and diet and waste. Many of the sectors average out between 20-30%. The largest emitting sector is housing (31%) which equates to 4t CO₂e out of 13t CO₂e. The next biggest emitter is consumption of goods and services which equates to 28% (3.6t CO₂e), followed by travel such as the car at 23% (3t CO₂e) and food and diet at 18% (2.4t CO₂e).

The housing sector was the highest contributor, with this affected by how much energy is consumed by private households. The average carbon emissions per household for housing is 4 compared to a 5.1 average in North Norfolk and 3.5 average nationally. In an average UK home, 64% of the energy is used for space heating, 17% for heating water, 16% for lighting and other appliances and 3% for cooking. As a large proportion of a household's energy is used for heating, understanding if the heating system is low carbon, or if it retains heat through insulation, will be important factors. Older buildings may have poor insulation, be draughty, have less efficient windows or lack other low

carbon technologies. Carbon consumption also is heavily influenced by human behaviour.

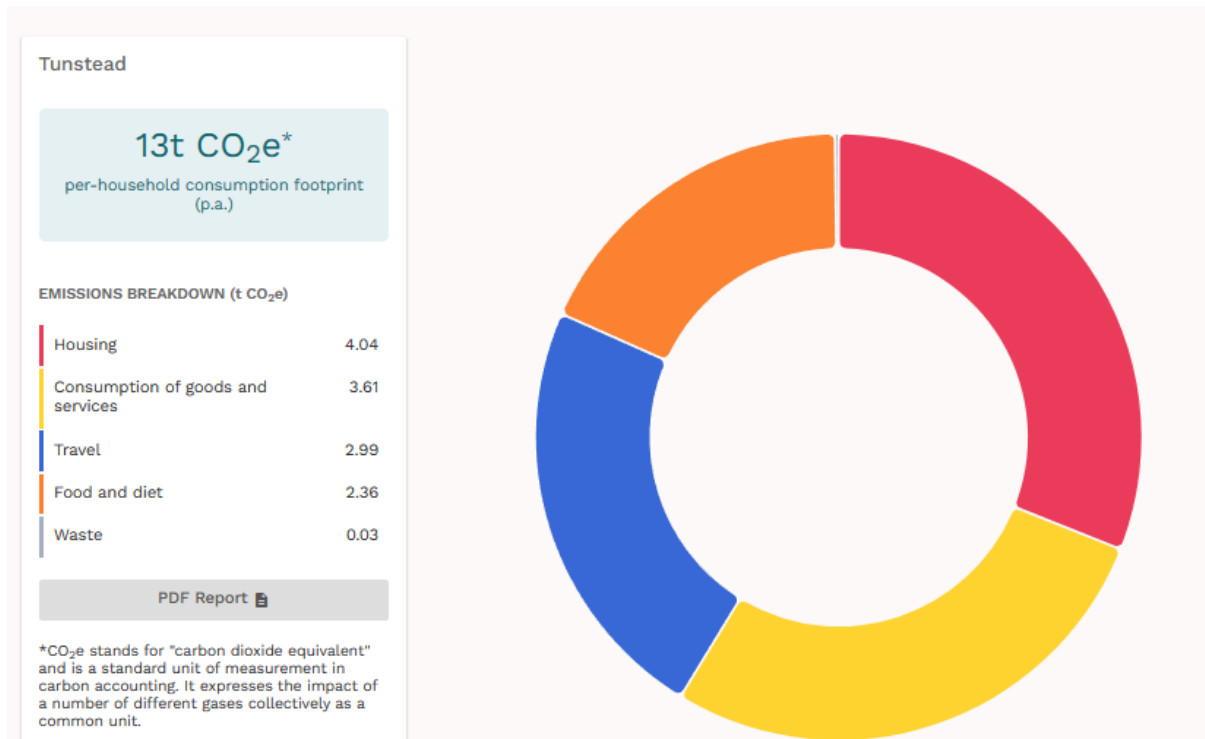


Figure 9-Total Consumption Carbon Emissions in Tunstead- Impact (Centre of Sustainable Energy, 2023)

Figure 10 provides a further breakdown of the territorial carbon footprint per household. This figure shows the annual carbon emissions (measured in tonnes) emitted as a result of activities taking place within the parish boundary. This model shows the total territorial CO₂e from the parish is 12.8t CO₂e. This footprint is broken down into sectors such as road transport, housing, agriculture, aviation, industrial and commercial and so on. The transport element calculates miles driven/ flown and not the presence of a road in the area. The highest emitter is from housing and equates to 4.04t CO₂e (31% of the total 12.8t CO₂e footprint). The next largest emitters for the parish are road transport (22%) and agriculture (16%).

The data sets also show an area average for users to understand how the consumption footprint per household compares to the averages for North Norfolk and Great Britain average. **Figure 11** shows that the emissions (t CO₂e) are lower in the parish for all sectors compared to the district.

Tunstead

12.8t CO₂e*
per-household territorial footprint (p.a.)

EMISSIONS BREAKDOWN (t CO₂e)

Housing	4.04
Road Transport	2.78
Agriculture	2.03
Aviation	1.38
Industrial and commercial	0.87
Other Transport	0.61
Shipping	0.55
Waste management	0.2
Land use, land-use change, and forestry	0.13
F-gases	0.12
Diesel fuelled railways	0.11

PDF Report

*CO₂e stands for "carbon dioxide equivalent" and is a standard unit of measurement in carbon accounting. It expresses the impact of a number of different gases collectively as a common unit.

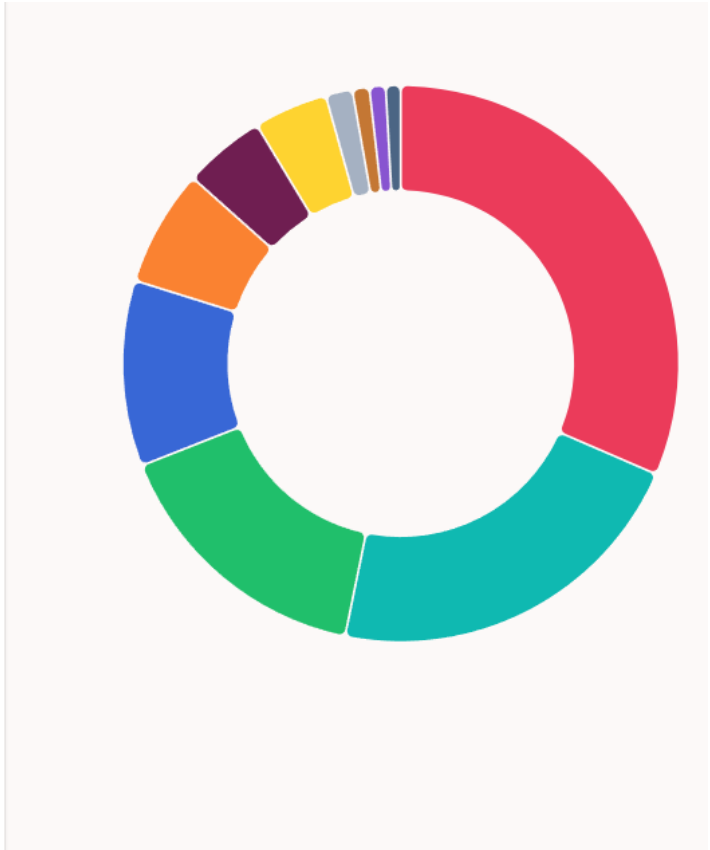


Figure 10-Territorial emissions per household in Tunstead compared to Broadland - - Impact (Centre of Sustainable Energy, 2023)

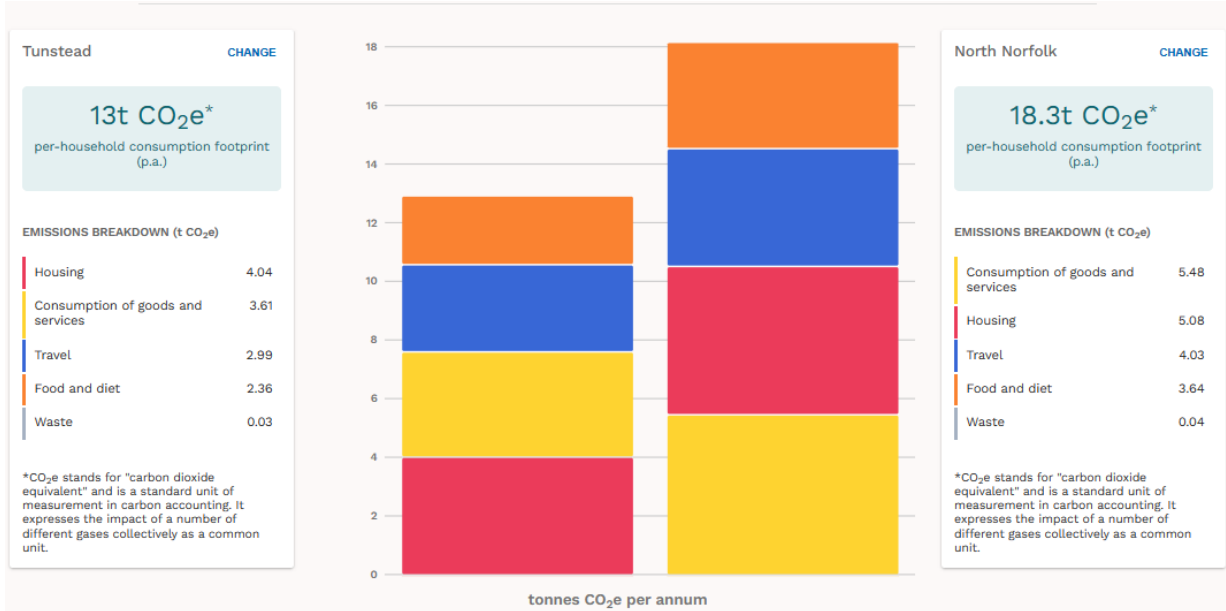


Figure 11-Average Consumption Footprint per household - Area Comparison of Carbon Emissions - Impact (Centre of Sustainable Energy, 2023¹⁰)

Issues

¹⁰Impact 2023. Carbon footprint report: Tunstead Parish. Source: [Impact Report - Tunstead \(impact-tool.org.uk\)](https://impact-tool.org.uk)

- **Consumption and Territorial Carbon emissions per household are highest for housing (31% out of 100%). If any housing is built within Tunstead in the plan period, there is an opportunity to ensure low carbon technologies are incorporated into design and delivery.**

Flood Risk

According to the Environment Agency the parish falls predominantly within Flood Zone 1, particularly the more built-up parts of the settlement, which means there is a low risk of flooding from rivers or the sea. National policy is to locate development in areas least likely to flood. Based on current mapping, this is unlikely to be a constraint on development in the plan area. The nearest high risk flood area (Flood Zone 2 and 3) from rivers or the sea is to the south of Tunstead Road near St James Old Farm and north of the parish close to Watlings Farm and Mill Lane (**Figure 12**).

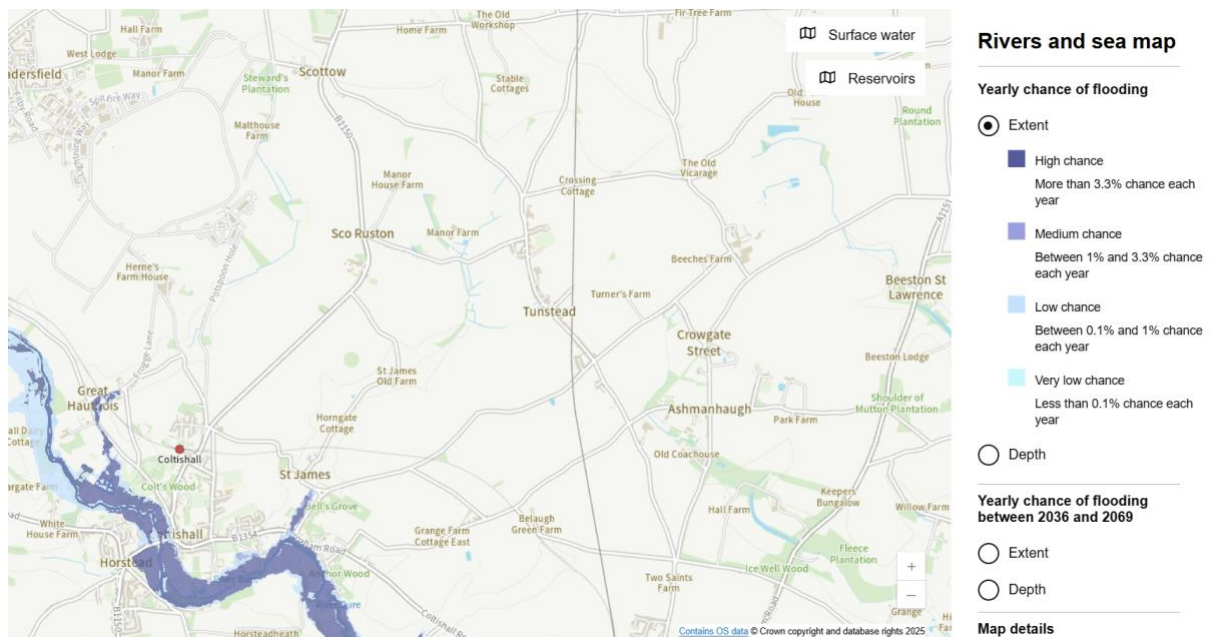


Figure 12- Flood risk from rivers and sea in Tunstead (Source: DEFRA, 2025¹¹)

The Environment Agency future flood risk modelling shows that there is medium and high risk of surface water flooding (ponding) in parts of the parish, including around roads within the built-up parts of Tunstead such as Market Street, see **Figures 13 to 15**. The maps show that this mainly affects agricultural land, areas where water sources may be present such as ponds or even ghost ponds, and the highway along Tunstead Road, Mill Lane, Anchor Street and Market Street. Surface water flood risk does extend into a number of properties' driveways and gardens as the map shows: including Turner's Farm, Oak Tree House, Tunstead Primary School, The Lavenders, Weavers Close, Ivy Cottage and Upper Street.

Definitions:

- High risk: each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)
- Medium risk: each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)
- Low risk: each year, the area has a chance of flooding of between 1 in 1,000 (0.1%) and a 1 in 100 (1%)
- Very low risk: each year, the area has a chance of flooding of less than 1 in 1,000 (<0.1%)

¹¹ [Technical map - Check your long term flood risk - GOV.UK](#)

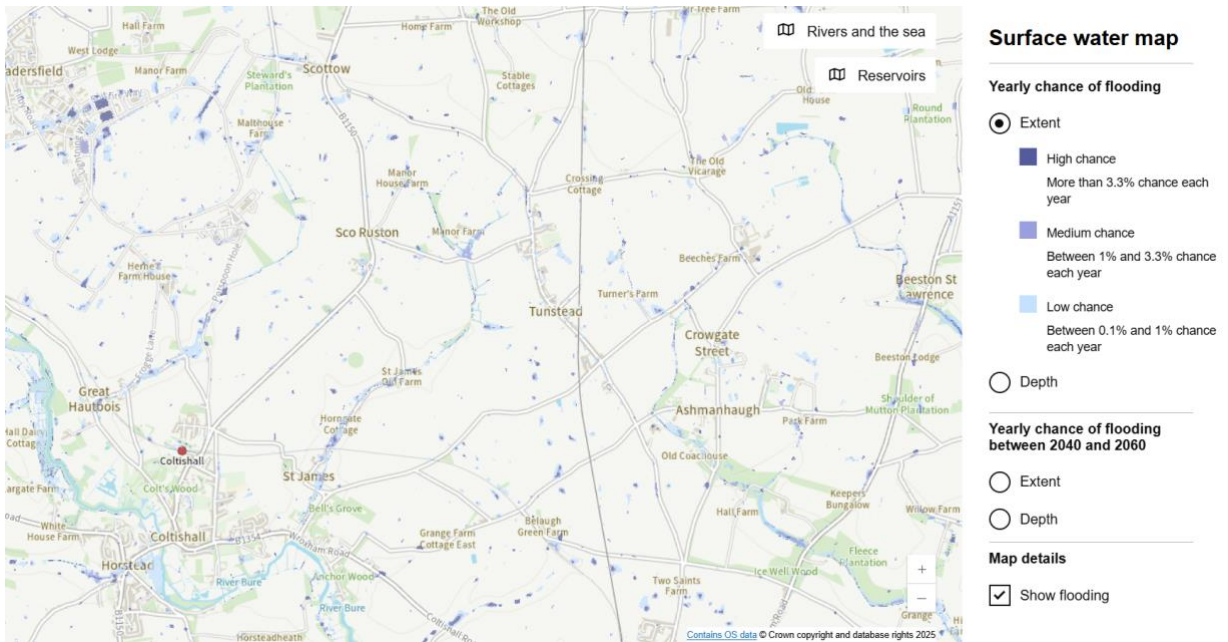


Figure 13- Surface Water Flood Risk within the Parish (Source: DEFRA, 2025)

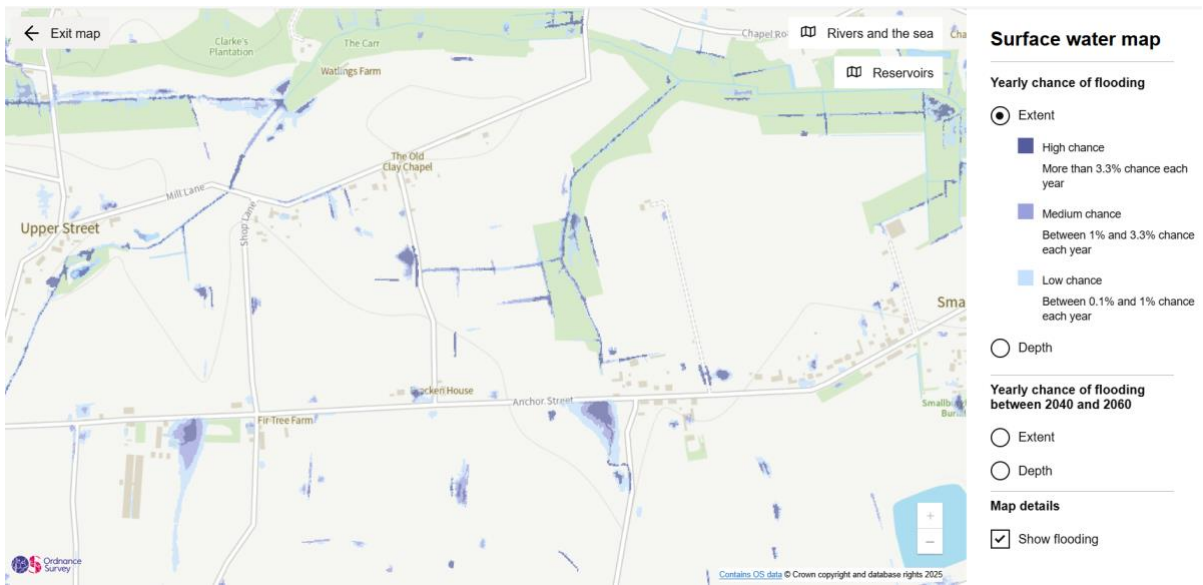


Figure 14-Surface Water Flood Risk within Tunstead (Source: DEFRA, 2025)



Figure 15-Surface Water Flood Risk within Tunstead (Source: DEFRA, 2025)

The North Norfolk Strategic Flood Risk Assessment (2018¹²) showed that within the postcode NR128 which includes Tunstead, Wroxham and Horning there have been 8 recorded flood incidents. However, no further concern or detail was listed for Tunstead parish under Table 6-5 of the SFRA (2018) which summarised flood risk to town and villages in North Norfolk District.

The Lead Local Flood Authority (LLFA) datasets show in the North Norfolk Winter Flood Event 2020-2021 Report¹³ that there was 1 property affected by internal flooding within this period. Norfolk received an above normal amount of rainfall throughout December 2020 with a total of 1117.7mm rainfall, 204% of the Long-Term Average. On the 23 December 2020, rainfall was particularly concentrated within the worst affected where there were significant clusters of properties flooded with more isolated properties internally flooded in other parts of the district. The one property which was flooding in Tunstead within this period was along Market Street.

According to the LLFA report, the cause of flooding in 2020 in Tunstead was because the surface water drainage system had historically been modified and amended with various sized culverts. This has created several pinch points within the system that struggle to allow free flow. During this event, run off from fields contributed to overloading the drainage system which could not cope and water surcharged at various locations. The water was directed towards the affected property. The flooding was exacerbated by surface water connections into the foul drainage network. This system was already overloaded and so water surcharged elsewhere.

Looking at historic flooding incidents there was also a previous internal flooding report along Market Street in March 2013 and one incident reported along Crowgate Street in

¹²North Norfolk District Council Strategic Flood Risk Assessment. 2018. Source: [Home | Strategic Flood Risk Assessment \(north-norfolk.gov.uk\)](https://www.norfolk.gov.uk/strategic-flood-risk-assessment)

¹³ Norfolk County Council North Norfolk Winter Flood Event 2020-2021 Report. Source: [Flood investigations - Norfolk County Council](https://www.norfolk.gov.uk/flood-investigations-norfolk-county-council)

June 2016. The causes were that the landowner's property drainage was restricted and could not cope with heavy rainfall¹⁴.

Groundwater flooding is also a concern for parts of the parish. Ground water is where water is held below the water table (known as the top of the saturated zone¹⁵) and has infiltrated the ground filling spaces between water bearing sediments and rocks (otherwise known as aquifers). Flooding from groundwater can happen when the level of the water within rock or soil underground (the water table) rises¹⁶. Looking at the Water Framework Directive (WFD) groundwater body data via DEFRA, Tunstead falls in the aquifer typology designation status 'principal' and the waterbody name is Broadland Rivers Chalks and Crags (**Figure 16**)¹⁷.

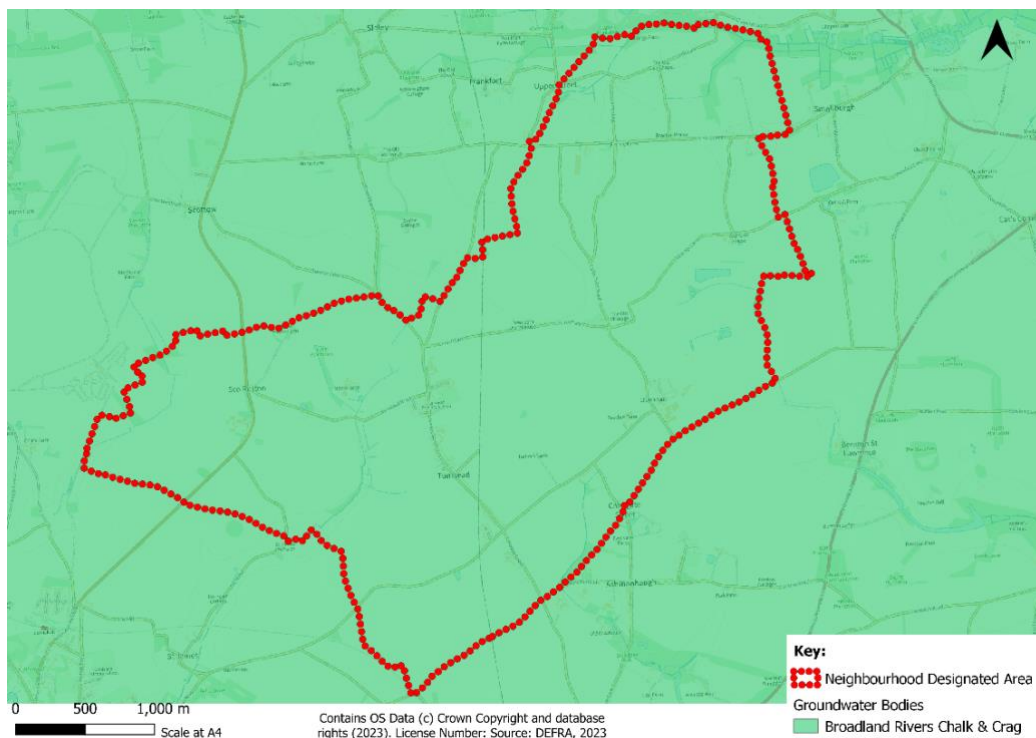


Figure 16-Groundwater Body for Tunstead (Source: DEFRA, 2023)

The DEFRA Magic Map (**Figure 17**) shows the groundwater vulnerability varies across the parish. The majority of the parish, including built up parts of the settlement, ranges from low (dark blue) to medium (orange). On the map where groundwater vulnerability is high (red) this is outside of the designated area within Coltishall¹⁸. The DEFRA Groundwater Vulnerability Maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a single square kilometre¹⁹.

¹⁴ Norfolk County Council North Norfolk Flood Investigation Report (2019). Source: [Flood investigations - Norfolk County Council](#)

¹⁵ [Groundwater \(nationalgeographic.org\)](#) and [The UK Groundwater Forum \(groundwateruk.org\)](#)

¹⁶ [What is groundwater flooding? - Creating a better place \(blog.gov.uk\)](#)

¹⁷ Groundwater flooding. Source: [Defra Data Services Platform](#)

¹⁸ DEFRA. Tunstead. Geology and Soils Layer. Source: [Magic Map Application \(defra.gov.uk\)](#) Accessed: 10/11/23

¹⁹ [Groundwater Vulnerability Maps \(2017\) on MAGIC - data.gov.uk](#)

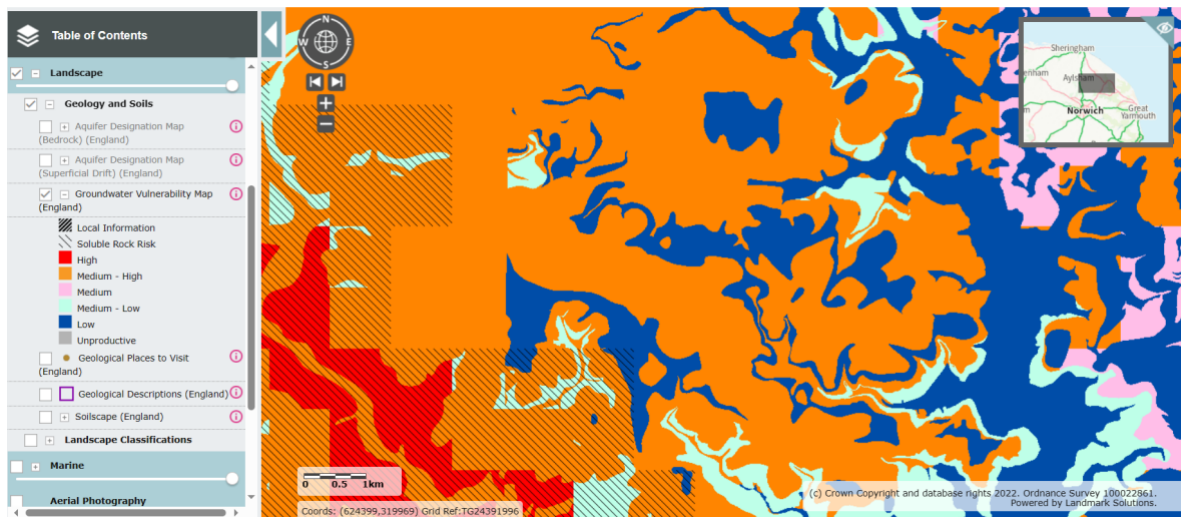


Figure 17-Groundwater vulnerability map within Tunstead (Source: DEFRA, 2022)

As stated in the Norfolk LLFA Statutory Consultee Guidance Document (2022) groundwater flooding is difficult to predict. It is most likely to occur in low lying areas underlain by permeable rocks / aquifers e.g., chalk or sandstone and localised in sands and river gravels. Groundwater flooding can also occur several weeks or months following heavy rainfall or at the same time as surface water/river flooding depending on the local conditions. As the parish falls within the Broadland Rivers Chalk and Crags waterbody type, certain locations within the parish are at medium to high risk of groundwater flooding. The LLFA suggests that groundwater flooding can be characterised by coming up through the ground and floorboards rather than through doors and also follow routes of previously dry valleys.

Issues:

- **Surface water, ground water and tidal flooding has all been an issue in parts of the parish over the years. It will be important to ensure this is not worsened through new development.**

Natural Environment

There are no Natural England statutory designated sites in the neighbourhood area itself, though there are a few designations within 2km, this includes:

- The Broads Special Area of Conservation (SAC)
- Broadland Ramsar and Special Protection Area (SPA)
- Smallburgh Fen Site of Specific Scientific Interest (SSSI)
- Broad Fen, Dilham Site of Specific Scientific Interest (SSSI)

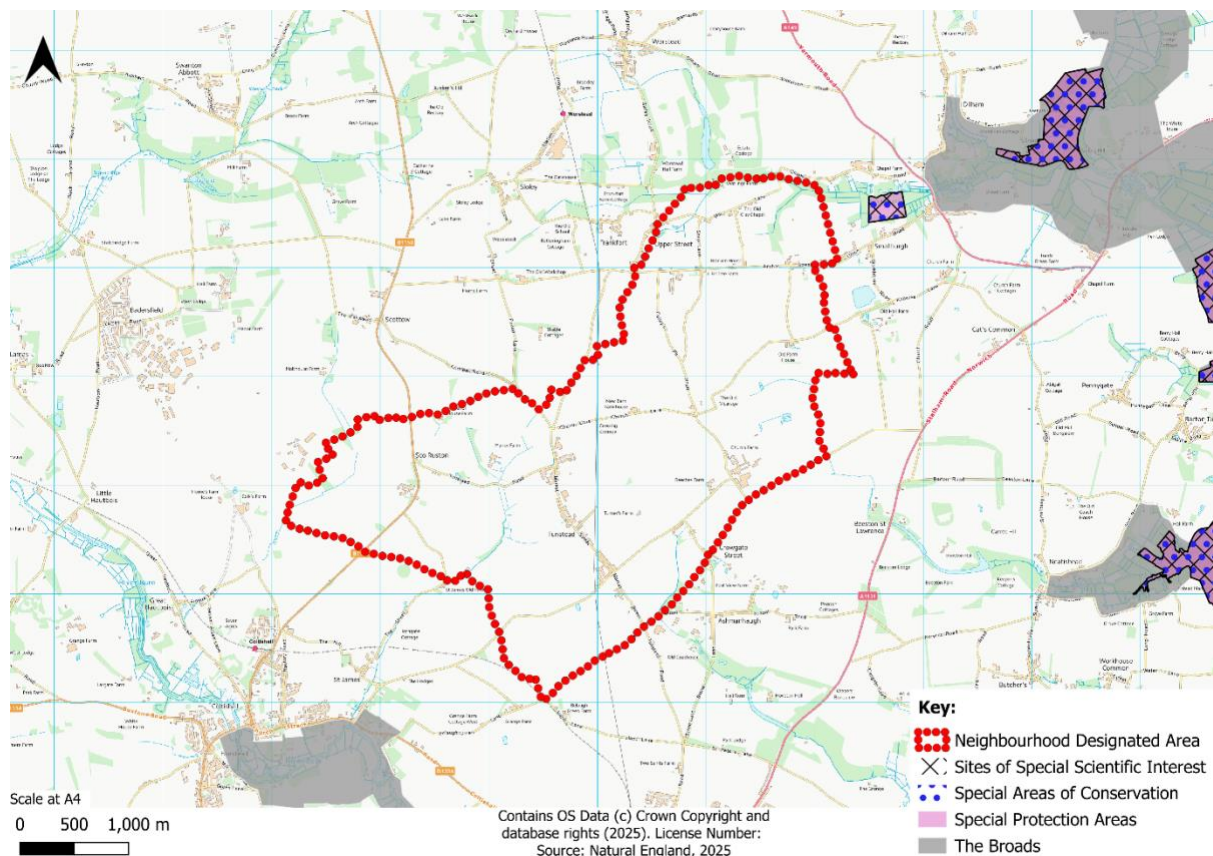


Figure 18-Wildlife Designations (Source: Natural England, 2023)

There are many European Sites within 20km of the parish which are shown in **Figures 19 and 20**.

Special Areas of Conservation (SAC)	Special Protection Area (SPA)	Ramsar Sites
<ul style="list-style-type: none"> • Broadland • Greater Wash • Great Yarmouth North Denes • Norfolk Valley Fens • The Broads • Paston Great Barn • Winterton-Horsey Dunes 	<ul style="list-style-type: none"> • Broadland • Breydon Water • Greater Wash • Great Yarmouth North Denes 	<ul style="list-style-type: none"> • Broadland • Breydon Water

Figure 19- Table of European Sites within 20km of the parish

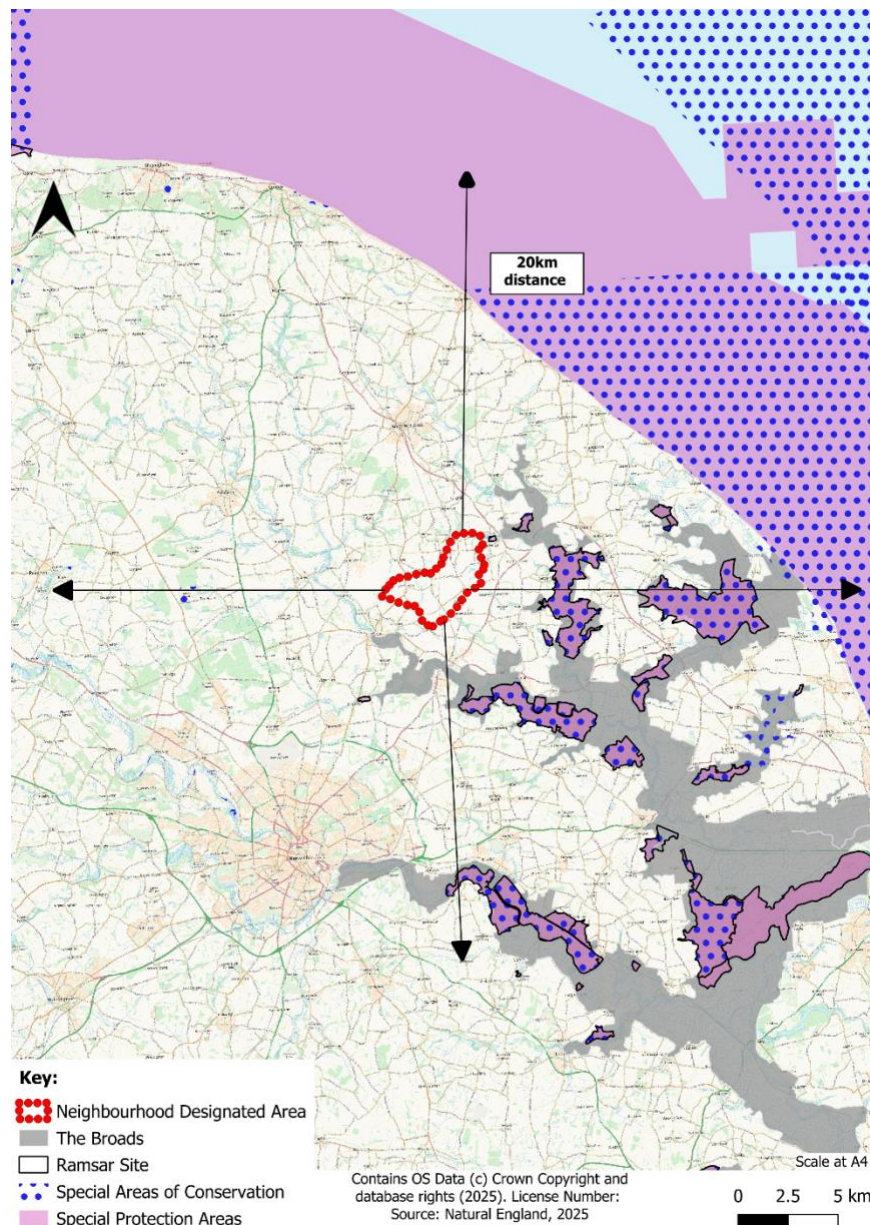


Figure 20- European Sites within 20km of the parish

The Broads (SAC) are a series of flooded medieval peat cuttings. They lie within the floodplains of five principal river systems, known as Broadland. The Broads sits outside of the designated area to the northeast and south. The area includes the river valley systems of the Bure, Yare and Waveney and their major tributaries. The distinctive open landscape comprises a complex and interlinked mosaic of wetland habitats including open water, reedbeds, carr woodland, grazing marsh, tall herb fen, transition mire and fen meadow, forming one of the finest marshland complexes in the UK²⁰. The differing types of management of the vegetation for reed, sedge, and marsh hay, coupled with variations in hydrology and substrate, support an extremely diverse range of plant communities. The area is of international importance for a variety of wintering and breeding raptors and waterbirds associated with extensive lowland marshes.

²⁰ JNCC.2008. Information Sheet on Ramsar Wetlands mentioned Broadland and The Broads. Source: [untitled \(jncc.gov.uk\)](http://jncc.gov.uk)

The Broads contain several examples of naturally nutrient-rich lakes. Although artificial, having been created by peat digging in medieval times, these lakes and the ditches in areas of fen and drained marshlands support relict vegetation of the original Fenland flora, and collectively this site contains one of the richest assemblages of rare and local aquatic species in the UK²¹.

Broadland (SPA/Ramsar/SSSI/NNR) is a designated site which is within 2km of the designated area to the north-east. It is a low-lying wetland complex straddling the boundaries between east Norfolk and northern Suffolk in eastern England. As stated in the Ramsar overview, it is an area of “*low-lying wetland complex composed of the Bure, Yare, Thurne, and Waveney river systems of the Norfolk Broads. The mosaic of wetland habitats includes open water, reedbeds, carr woodland, grazing marsh, and fen meadow, with an extensive complex of flooded medieval peat diggings. Outstanding assemblages of rare plants and invertebrates occur at the site -- amongst a rich insect fauna are nationally rare dragonflies, spiders, moths, and butterflies, and the area is a stronghold for the butterfly Papilio machaon britannica as well as a number of nationally rare breeding birds, including Botaurus stellaris and Circus aeruginosus. Several species of waterbirds winter there and include internationally important numbers of Bewick's swan, Cygnus columbianus bewickii. The region is important for recreation, tourism, agriculture, and wildlife, and there is a large conservation education centre*”²².” For this site Natural England also set out a number of conservation objectives regarding maintaining or restoring the achievement of Wild Birds Directive for the qualifying features listed below²³:

- A021 Botaurus stellaris; Great bittern (Breeding)
- A037 Cygnus columbianus bewickii; Bewick’s swan (Non-breeding)
- A038 Cygnus cygnus; Whooper swan (Non-breeding)
- A050 Anas penelope; Eurasian wigeon (Non-breeding)
- A051 Anas strepera; Gadwall (Non-breeding)
- A056 Anas clypeata; Northern shoveler (Non-breeding)
- A081 Circus aeruginosus; Eurasian marsh harrier (Breeding)
- A082 Circus cyaneus; Hen harrier (Non-breeding)
- A151 Philomachus pugnax; Ruff (Non-breeding)

The 2022 evidence pack also says Broadland Ramsar is designated for the following features which are not listed above:

- Floodplain alder woodland
- Floodplain fen
- Wetland invertebrate and plant assemblage
- Wigeon, Mareca penelope – Wintering

²¹ Natural England. 2014. EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora Citation for Special Area of Conservation (SAC). Source [the-broads-sac-documents.pdf \(publishing.service.gov.uk\)](#)

²² [Broadland | Ramsar Sites Information Service](#)

²³ [European Site Conservation Objectives for Broadland SPA - UK9009253 \(naturalengland.org.uk\)](#)

The Smallburgh Fen site is a SSSI that overlaps with The Broads and Broadland designations. It is within 2km of the designated area to the north-east. It is a notable example of the fens -floodplain and valley fens habitat type²⁴. According to Natural England²⁵ the site was designated in 1985 for its biological interest and is 7.6ha in size. There are currently 0 pressures on site as of March 2023 and the site is within favourable recovery condition²⁶.

The Broad Fen, Dilham is a SSSI which is within 2km of the designated area to the north-east. According to Natural England²⁷ the site was designated in 1983 for its biological interest and is 38.43ha in size. There are currently 2 pressures on site including invasive species from freshwater plants identified in December 2020 and the site is within favourable recovery condition²⁸.

There is one County Wildlife Site that falls within the neighbourhood area to the north called Dilham Grange Carr (CWS 1211) shown in **Figure 21**. As well as this there are several County Wildlife Sites adjacent or near to the designated area including Smallburgh Carr, Anchor Wood, Larch & Fleece Plantations, Scottow Pond & Oak Belt, Long Plantation and Land adj. All Saint's Church (**Figure 22**). These wildlife sites are not designated on a statutory basis, though they do receive a degree of protection through the planning process and are often recognised in district local plans. In this context, site protection relies on the commitment of local authorities and public bodies.

²⁴ Natural England. 2009. Responding to the Impacts of climate change on the natural environment: The Broads. Source: [Natural England Access to Evidence - Search Results](#)

²⁵ The Broads Special Area of Conservation/Broadland Ramsar Evidence Pack. 2022. Source: [Natural England Access to Evidence - Search Results page 1](#)

²⁶ Smallburgh Fen SSSI. Source: [SSSI detail \(naturalengland.org.uk\)](#)

²⁷ Broad Fen, Dilham SSS. Source: [SSSI detail \(naturalengland.org.uk\)](#)

²⁸ Smallburgh Fen SSSI. Source: [SSSI detail \(naturalengland.org.uk\)](#)

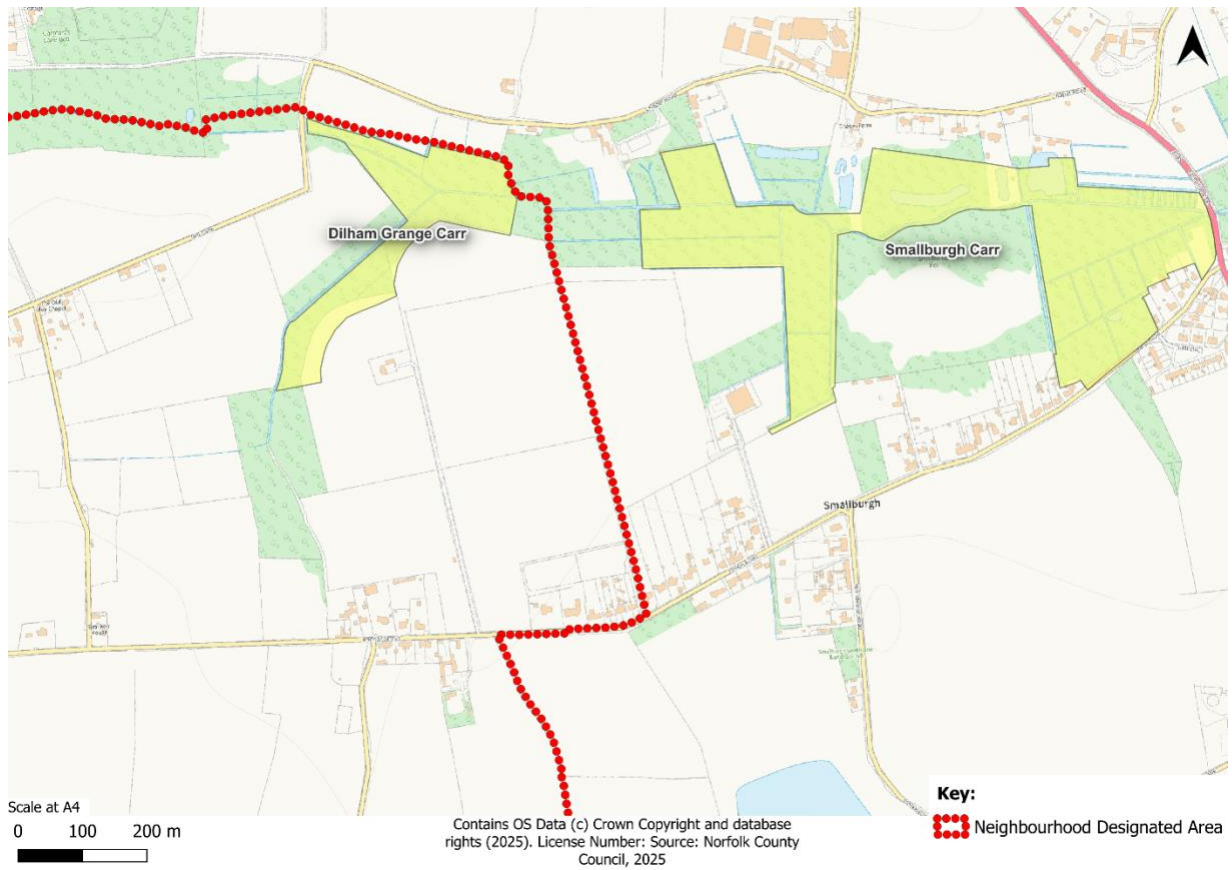


Figure 21- County Wildlife Site within the parish (Source: Natural England, 2025)

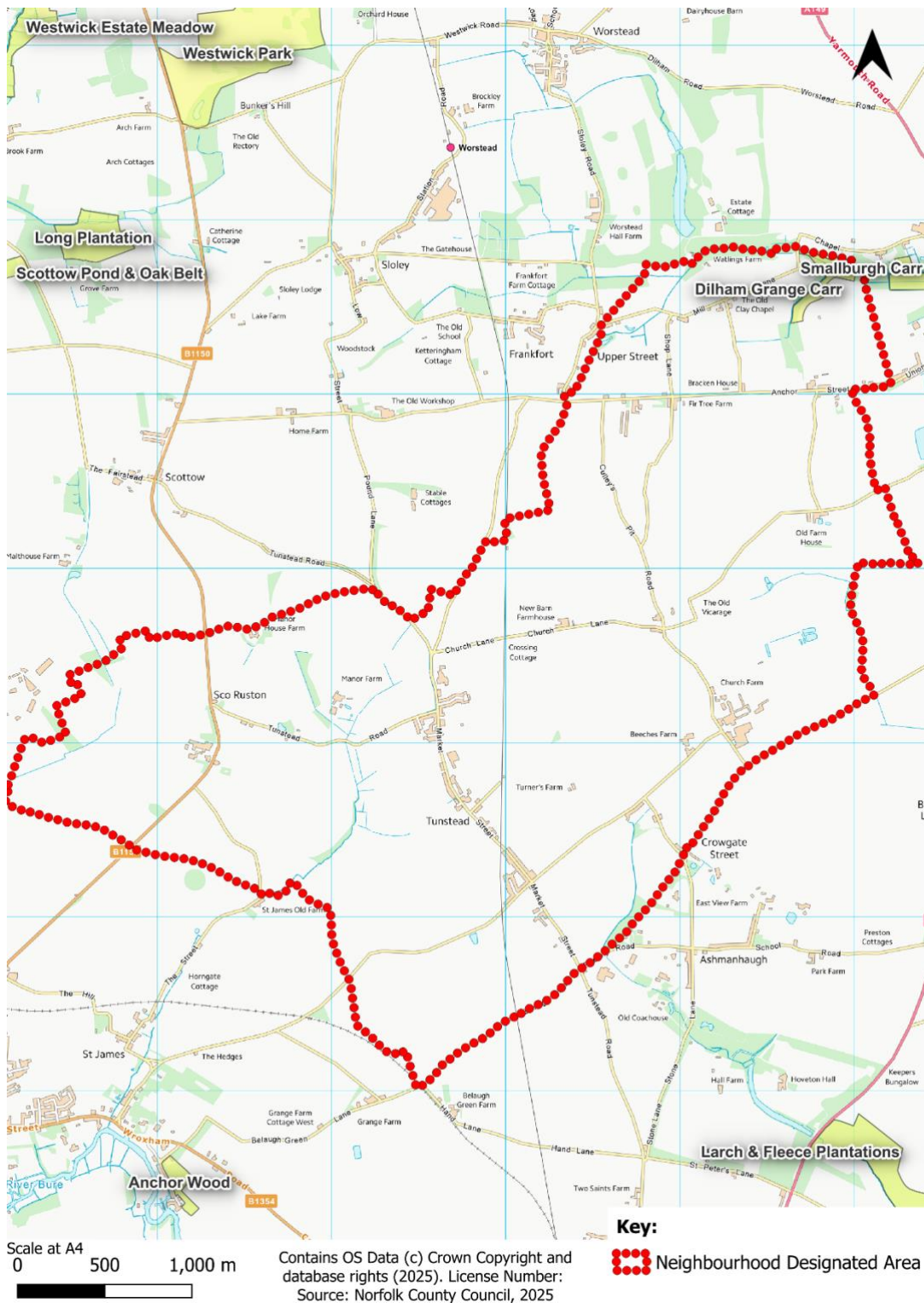


Figure 22- County Wildlife Sites in close proximity to the parish

The neighbourhood area contains priority habitat also known as Habitats of Principle Importance for biodiversity conservation. These are habitats which are most threatened, in greatest decline, or where the UK holds a significant proportion of the world's total population. There are two main types of priority habitat in the parish (see **Figure 23**); deciduous woodland and traditional orchard. Not all of these will be protected under national designation, though they can be sensitive to development and should be considered when growth is being planned to avoid negative impacts.

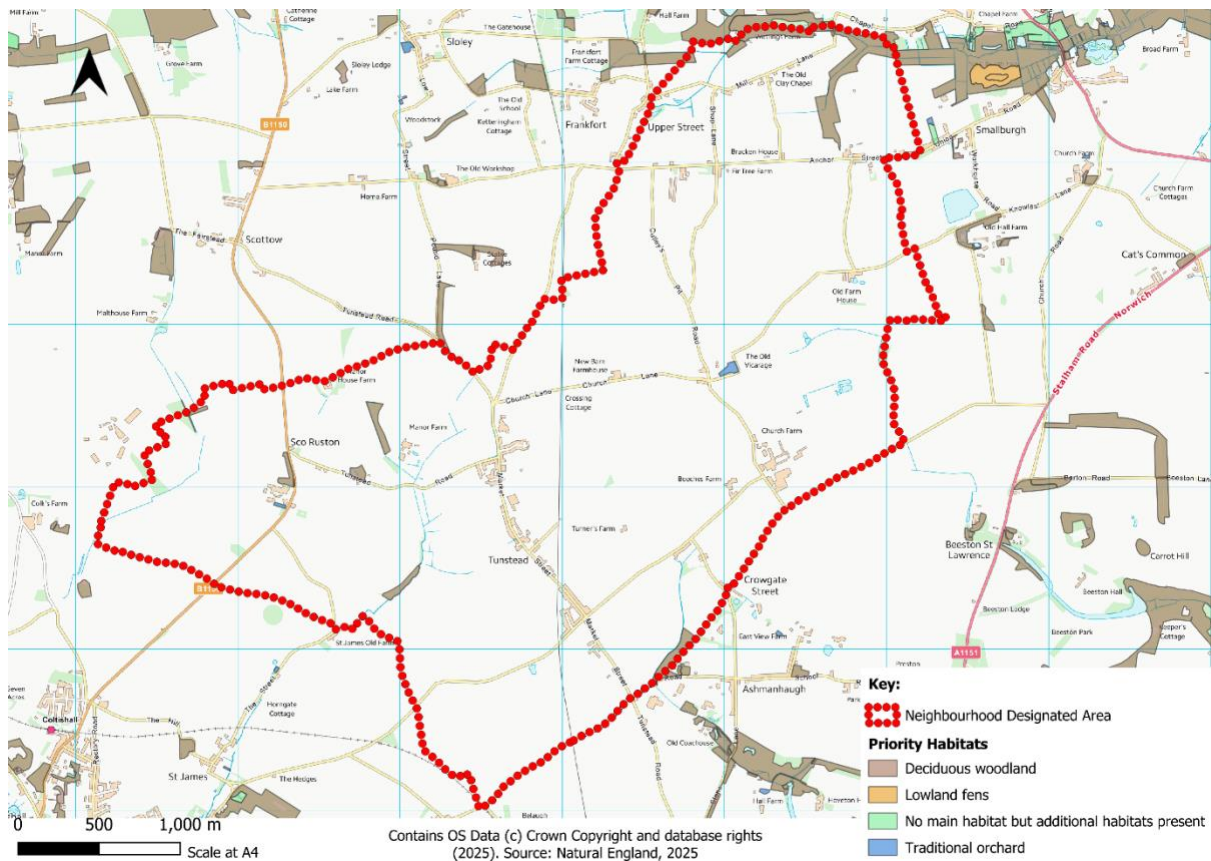


Figure 23-Priority Habitats (Source: Natural England, 2025)

As shown in **Figure 24**, parts of the parish contain network enhancement zones. These habitat networks are within relatively close proximity to areas that are suitable for habitat creation such as near priority habitats. These areas of the parish could be a possible location to connect and link up networks across the landscape²⁹. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

²⁹ [Habitat Networks \(England\) - data.gov.uk](https://data.gov.uk)

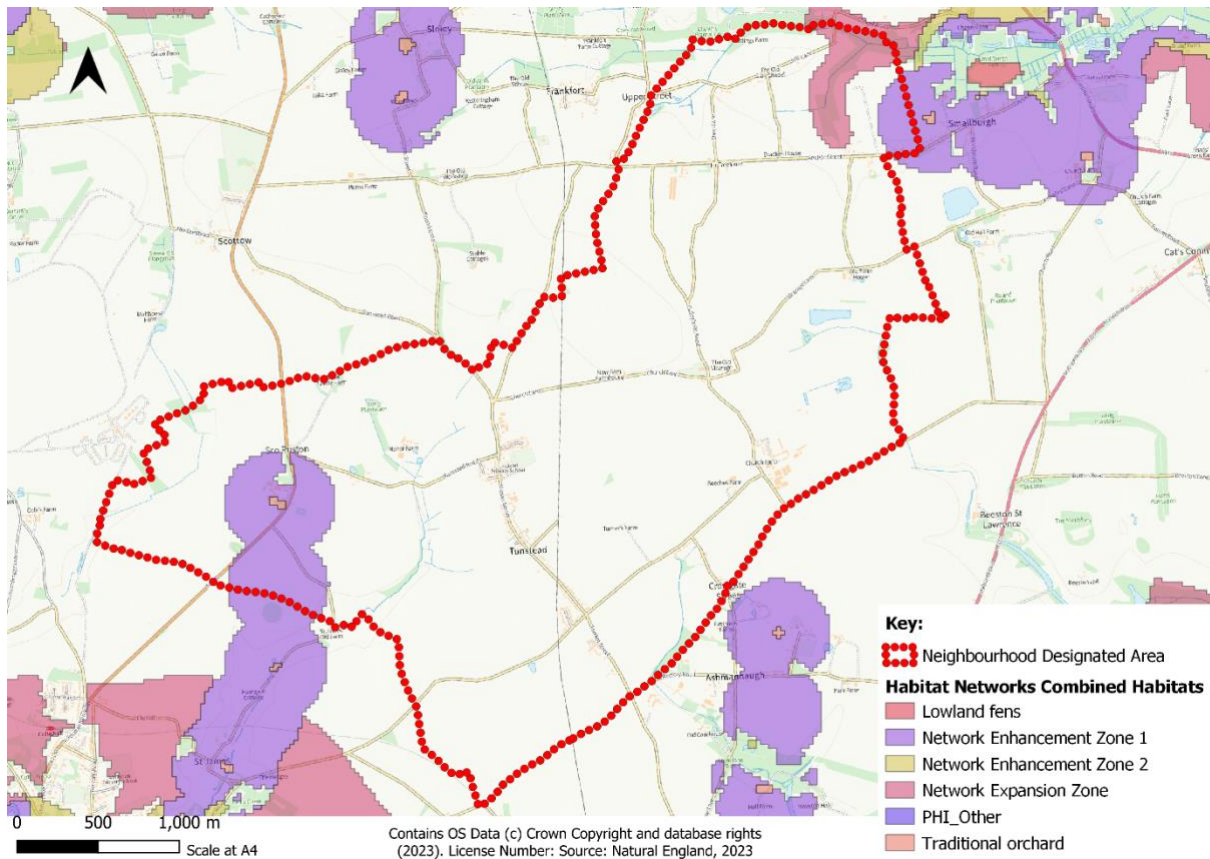


Figure 24- Habitat Networks (Source: Natural England, 2023)

Regarding soil, the parish contains some of the best and most versatile agricultural land in England, as identified by the Agricultural Land Classification Scale. Of the areas not covered by settlement a large proportion is identified as Grade 1 and Grade 2 particularly within the centre and south, soil closer to the north is Grade 3 as shown in **Figure 25**. National policy is to retain high value land such as this for its economic and other benefits. Where land of this quality is in active farming use, it could constrain future growth within the parish.

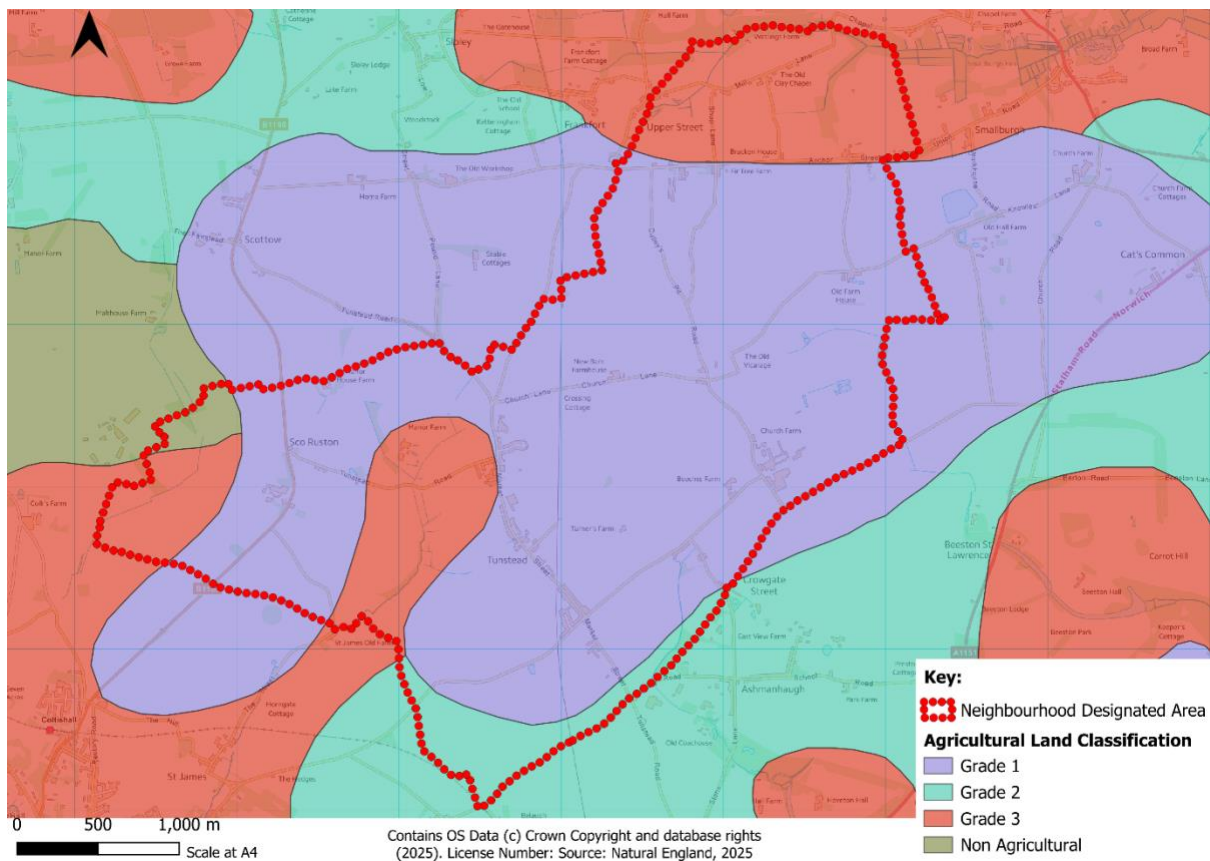


Figure 25- Agricultural Land Classification Map

Issues

- Although there are no Natural England statutory designated sites within the plan there is a County Wildlife Site and a number of important designated sites are in close proximity to the parish. It is possible that wildlife from these sites visit or are present within the neighbourhood area and it is important to keep the conservation objectives in mind for landscape close to these boundaries.
- Additional housing growth particularly to the north could lead to increased recreational pressure on the nearby designated sites.
- Development could have an adverse effect on the settlement of the County Wildlife Site, priority habitats and potential habitat networks if these aspects are not considered appropriately in plan-making and decisions and contributions to boost habitat creation are ignored.

Dark Skies

The CPRE Dark Skies Mapping³⁰ shows that much of the Parish, falls into the darkest categories ($1 < 0.25$ NanoWatts/cm²/sr) suggesting that dark skies are common in the area. This suggests the parish has very little light pollution. Development which can help limit light pollution rather than add to the issue in the parish would be beneficial.

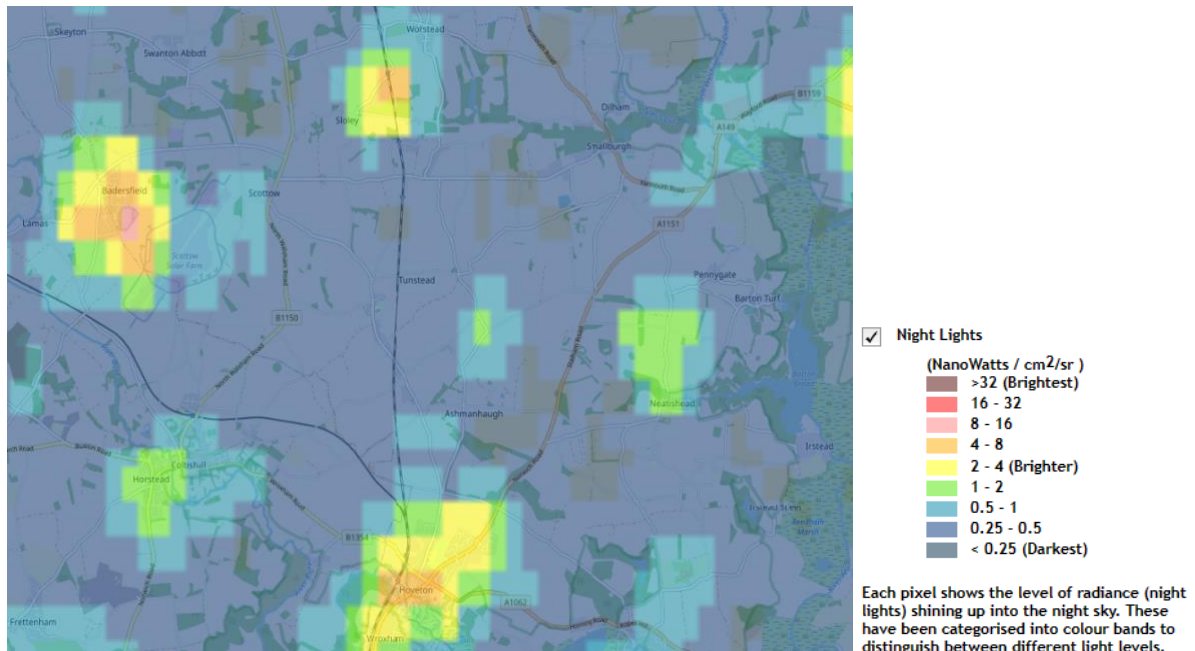


Figure 26-Dark Skies in Tunstead

Issues

- Whilst light pollution is not necessarily an issue within the parish, future development should make a conscious effort in establishing sensible light design in their applications.

³⁰ [England's Light Pollution and Dark Skies Map \(cpre.org.uk\)](http://england's Light Pollution and Dark Skies Map (cpre.org.uk))

Landscape Character

The parish falls within National Character Areas (NCA) 79: Northeast Norfolk and Flegg³¹.

For Northeast Norfolk and Flegg this NCA gently slopes from west to east and is divided into three parts interspersed by The Broads NCA. Inland it is a rich agricultural area with small- to medium scale fields and is mainly unwooded. Isolated farmsteads and small nucleated villages with large medieval churches are linked by a dense network of lanes. Views inland is extensive across remote and open areas. Large churches are very prominent in the open landscape, with blocks of woodland and copses seen along the Broads margin. Key characteristics relevant to Tunstead include:

- A generally flat, low-lying landscape, compared to adjacent areas, which has limited topographic variation and slopes gently from west to east, becoming flatter as it merges with the Broads.
- Soils that are deep, loamy and free draining. They are very fertile and support productive arable farming.
- Naturally active coastline of geological and geomorphological importance, providing a main source of sediment to the south of the NCA, within the sediment sub-cell.
- Soft fruit production around Tunstead such as fruit farms are significant in the area.
- Strong vernacular style of domestic and agricultural buildings, reinforced by use of flint and red brick. Roofs are commonly Norfolk Churches are very prominent in the open landscape with blocks of woodland and copses seen along the Broads margin. reed thatch or pantiles. Isolated flint churches – either round-towered Saxo-Norman churches or medieval wool churches – are prominent in the open landscape.

The parish also falls into the Low Plains Farmland (LPF) character area within the North Norfolk Landscape Character Assessment³². **Figure 27** marked with an **X** is where the neighbourhood area is within the context of the North Norfolk Landscape Character areas³³. The Low Plains Farmland is characterised by a flat or gently undulating open landscape with long, uninterrupted views, predominantly arable land use and dispersed rural settlements, including the expanding market town of North Walsham. The landscape becomes less enclosed and wooded towards the coast, as a result of 20th century agriculture and hedgerow removals.

³¹ [NCA Profile: 79 North East Norfolk and Flegg - NE:567 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profile/79-north-east-norfolk-and-flegg-ne-567)

³² North Norfolk District Council. 2021. Landscape Character Assessment. Source: [Home | Landscape character assessment \(north-norfolk.gov.uk\)](https://www.norfolk.gov.uk/home/landscape-character-assessment)

³³ Broadland District Council, Landscape Character Assessment SPD 2013. Source: <https://www.southnorfolkandbroadland.gov.uk/downloads/file/286/landscape-character-assessment-supplementary-planning-document-part-1-> and [Broadland District Council Landscape Character Assessment SPD \(southnorfolkandbroadland.gov.uk\)](https://www.broadland.gov.uk/broadland-district-council-landscape-character-assessment-spd)

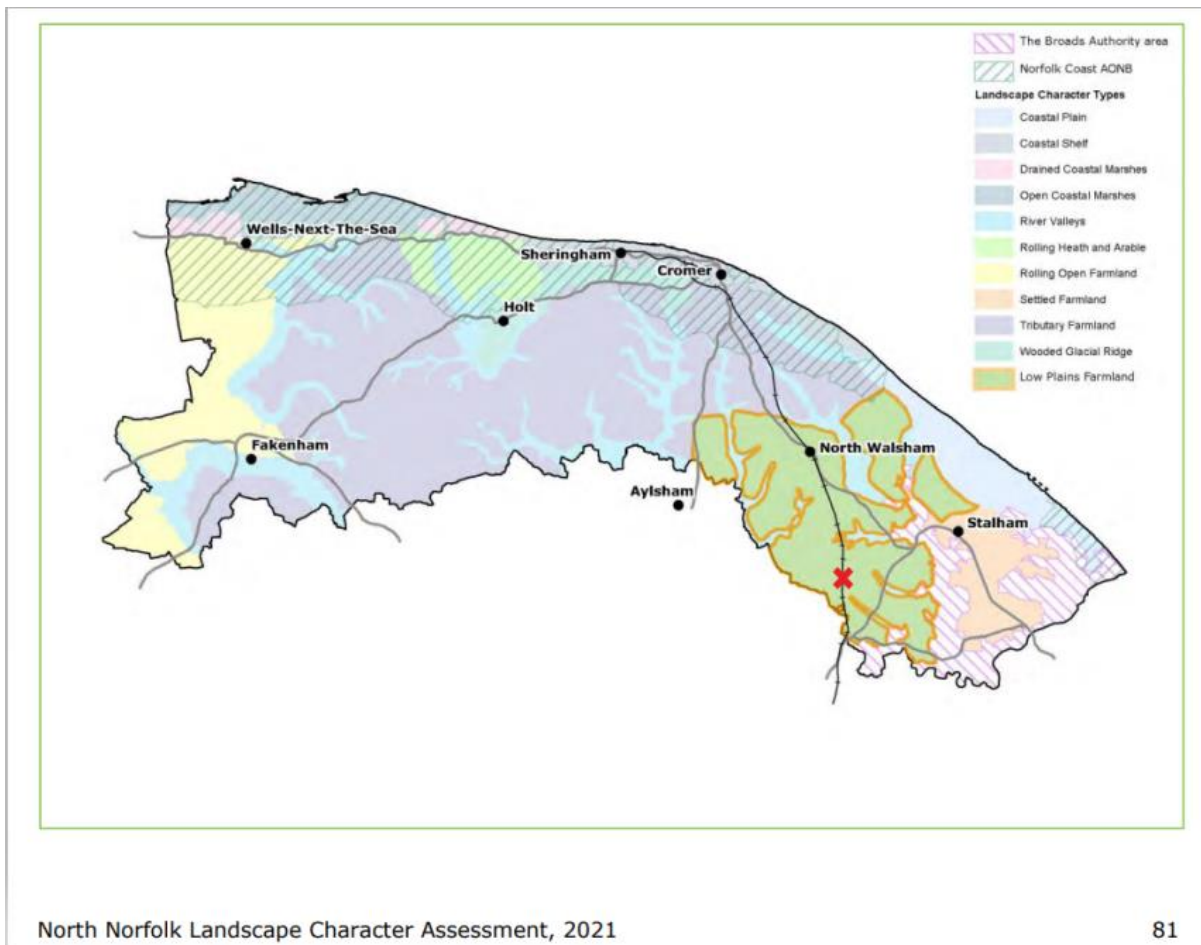


Figure 27-Tunstead location within the Low Plains Farmland character area (Source: North Norfolk District Council, Landscape Character Assessment SPD 2021)

The character area covers an extensive inland part of the lower-lying east part of the district and is intersected by South-Draining Valleys which drain to the Broads. Key characteristics relevant to the neighbourhood area include:

1. Flat or very gently undulating terrain, draining by small streams.
2. A rural landscape in which arable land use predominates with pasture more common closer to the river valleys and the Broads
3. An open landscape with large fields and low hedges
4. Grassed bank and ditch field boundary features
5. Settlement comprises market towns, rural villages, hamlets and dispersed farmsteads
6. A network of rural lanes linking settlements
7. An expansive landscape with long views and church towers as landmark features

There are a number of valued features and qualities within the character area including:

- Strong rural character with a sense of remoteness and tranquillity
- Historic parklands
- Woodlands, hedgerows, and hedgerow trees

- *Remnant semi-natural habitats*
- *Historic market towns and villages with vernacular buildings*
- *Rural lanes*
- *RAF Coltishall*
- *Long views punctuated by distinctive skyline features including numerous church towers*

Forces for change which should be considered in the character area include:

- *Modern agricultural practices and change*
- *Uncertainty regarding future agricultural subsidy schemes following the UK's departure from the EU*
- *Conversion of agricultural buildings and scale of new storage structures*
- *Edge of town development and settlement expansion*
- *Demand for isolated new homes e.g. demand for isolated new homes can result in buildings that do not reinforce the local vernacular. Lighting and domestic external curtilage can be prominent in otherwise sparsely populated areas and this can affect the area's sense of remoteness and historic, rural character*
- *Changes to the road network*
- *Loss of traditional land uses and habitats*
- *Tree diseases and invasive species*
- *Renewable energy development*
- *Climate change*

The North Norfolk Landscape Character Assessment Landscape Guidelines include the need to:

1. *Conserve and expand areas of woodland and other non-arable habitats*
2. *Conserve sense of rurality*
3. *Conserve the nucleated character of villages*
4. *Protect and appropriately manage the historic parks*
5. *Prepare for climate change and potential loss of features through disease*
6. *Retain the character of the skyline*
7. *Enhance public rights of way*

Issues

- **Development outside of the built up settlement could create an intrusion into the open countryside if not sensitively designed.**
- **Open views across the landscape are a key feature of the area and should be preserved.**
- **Further development could impact upon the peaceful, rural character of the area.**
- **Development that does not incorporate local materials may not blend well with the character of the area.**

Historic Environment

According to Norfolk Heritage Explorer³⁴ there are 94 records of historic artefacts, structures, buildings, and marking in the landscape such as crop marks and ditches within the neighbourhood area. These include assets from multiple time periods including the Prehistoric age, Mesolithic, Neolithic, Bronze Age, Roman, Medieval, post-medieval and up to the 20th century including a World War One Memorial. Finds have included axe heads, coins, flint flakes, copper objects, ring ditches and sites of historic buildings including farmhouses, post medieval post mill, churches, and old houses.

There are eight listed buildings within the area as identified in **Figures 28 to 30**; The majority of the buildings are Grade II listed except the Church of St Mary which is Grade I

35

There are no conservation areas, scheduled monuments, battlefields, or other historic designations within the neighbourhood area. However, as shown in **Figure 28** there are other historic designations in close proximity to the designated boundary including the RAF Coltishall Conservation Area to the west of the boundary.

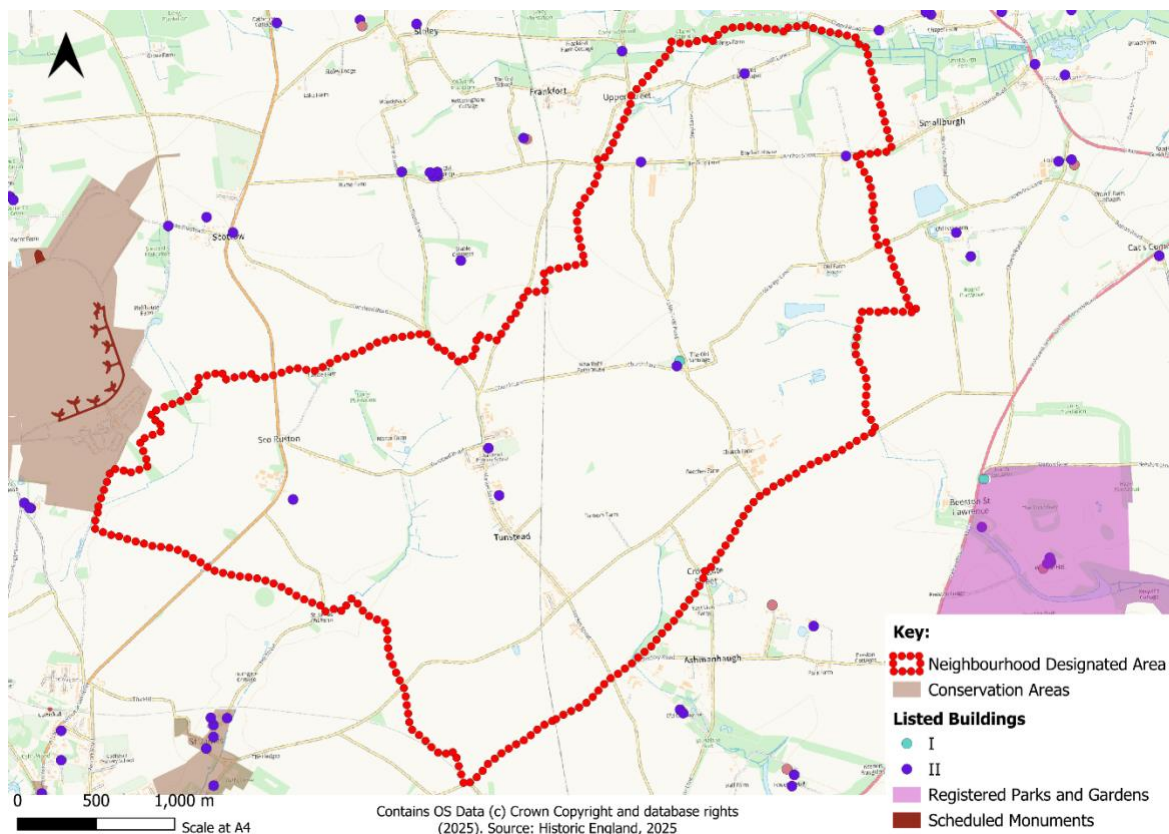


Figure 28- Historic assets within and around Tunstead (Source: Historic England, 2025)

³⁴ <https://www.heritage.norfolk.gov.uk/search-results?Parish=TUNSTEAD&Period=0&SearchTxt=&NHER=&FirstRec=1&LastRec=20>

³⁵ <https://historicengland.org.uk/listing/the-list>

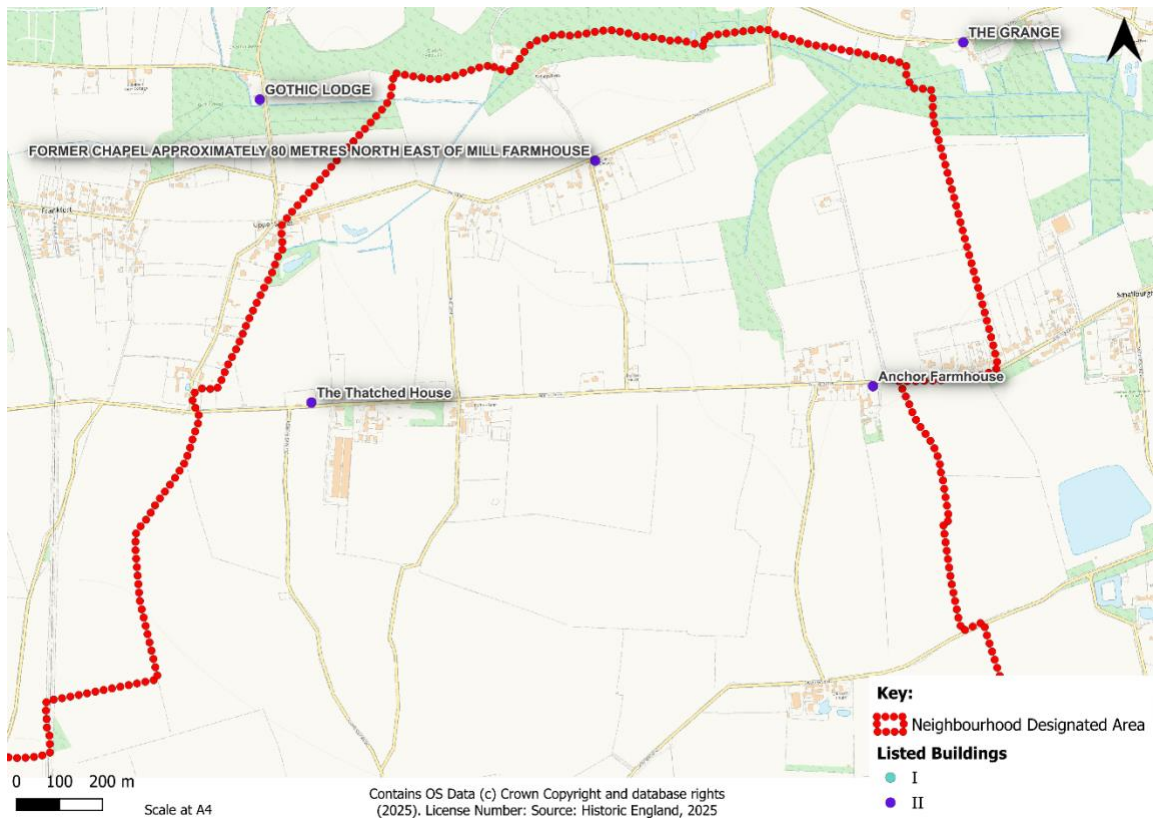


Figure 29- Listed buildings within Tunstead (Source: Historic England, 2025)

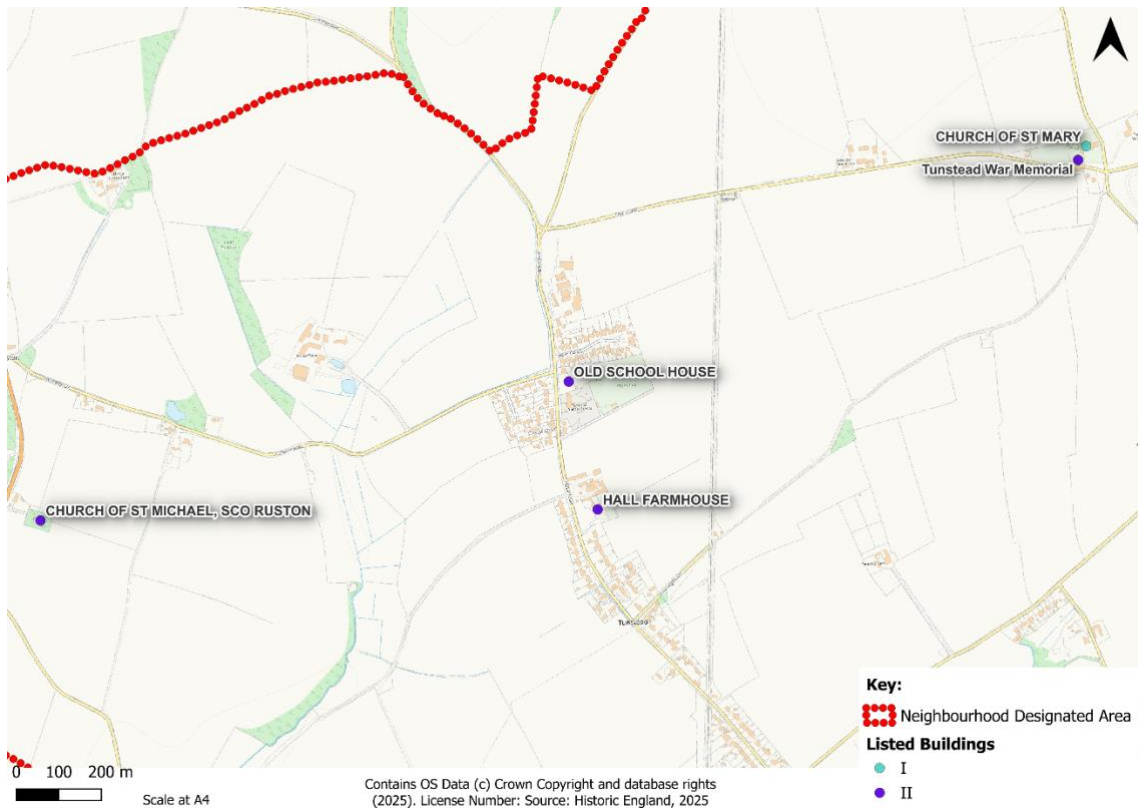


Figure 30- Listed buildings within Tunstead (Source: Historic England, 2025)

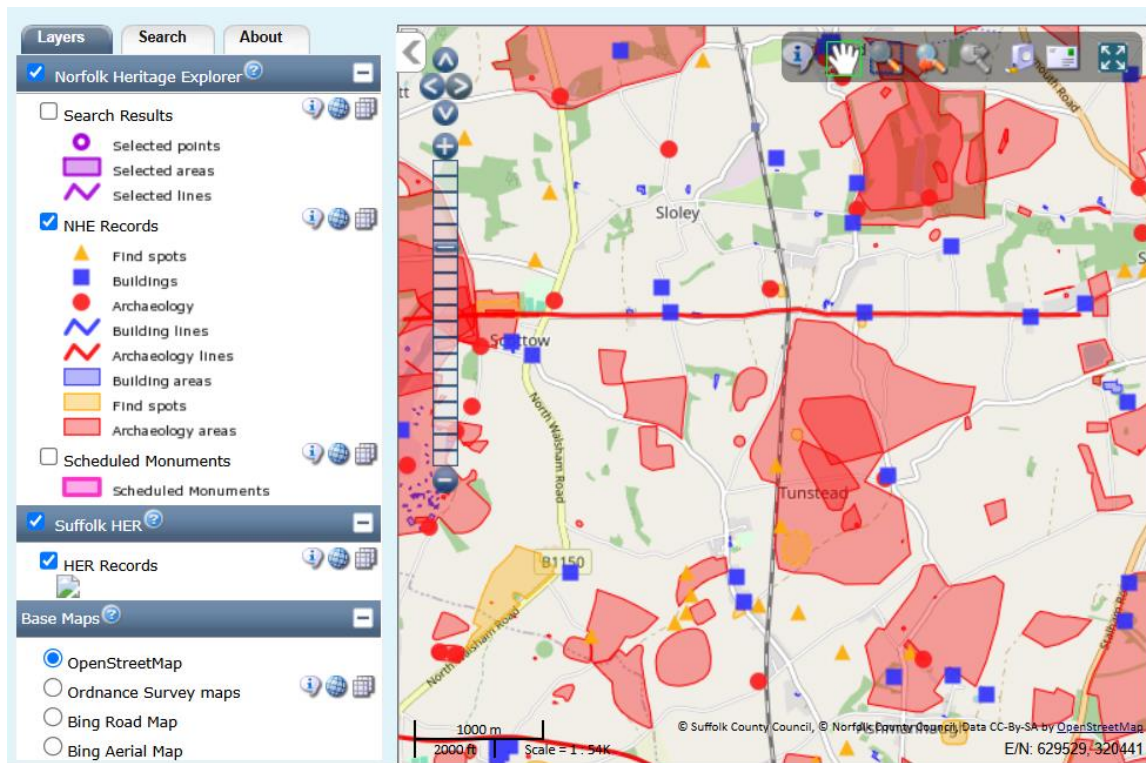


Figure 31- NHER Records Map of Tunstead (Source: Norfolk Heritage Explorer, 2025³⁶)

Issues

- The parish has a rich history, particularly with finds from multiple periods, as well as a few listed buildings (8). However, it does not have a conservation area or any other historic designation.
- There is potential for development to impact the historic nature of the parish. The design of new development is particularly important with respect to this.

³⁶ https://www.heritage.norfolk.gov.uk/map-selection?queryGUID=fe722462-1a8d-4f70-aac5-cb5b6894c106&BBOX=627601,320635,632239,325981&CRS=EPSG:27700&count=94&ck_MONS=true&ck_MON=false