

Tunstead with Sco Ruston Neighbourhood Plan 2025-2040



Consultation Statement

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Introduction

This Consultation Statement has been prepared by Tunstead with Sco Ruston Parish Council in support of the Tunstead with Sco Ruston Neighbourhood Plan. It sets out the consultation undertaken at the Regulation 14 (Pre-Submission) stage, summarises the main issues raised, and explains how these issues informed amendments to the final version of the Plan.

The statement also summarises the earlier engagement undertaken during preparation of the Neighbourhood Plan, demonstrating how community views and stakeholder input have shaped the development of the Plan.

This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012.

The Neighbourhood Plan

The Tunstead with Sco Ruston Neighbourhood Plan covers the period 2025 to 2040 and applies to the parish of Tunstead with Sco Ruston. The Plan sets out a vision, objectives and planning policies to guide development within the neighbourhood area.

Once made, the Neighbourhood Plan will form part of the statutory development plan for the area and will be used in the determination of planning applications alongside national and local planning policy.

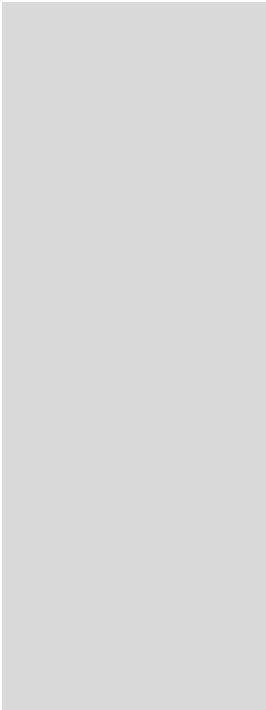
Earlier engagement and plan preparation

Preparation of the Tunstead with Sco Ruston Neighbourhood Plan has been informed by ongoing engagement with the local community and stakeholders prior to the Regulation 14 consultation.

The Parish Council established a Neighbourhood Plan steering group to guide preparation of the Plan. The group met regularly to review evidence, identify local issues and develop draft policies.

Early engagement included a community survey undertaken in 2024, Parish Council meetings where the Neighbourhood Plan progress was discussed, Steering group meetings to develop the vision, objectives and policy approach, and a review of local evidence including flooding information, housing needs and infrastructure constraints.

Who was engaged	How were they engaged	Main issues raised	How this informed the Plan
Parish Council	Through regular updates and discussions at Parish Council meetings	Ongoing discussion of the emerging Neighbourhood Plan, including local issues, evidence gathering, community priorities, draft policy development and next steps in plan preparation.	This input helped inform the overall direction of the Plan and the development of its vision, objectives and policies.
Neighbourhood Plan Steering Group	Through regular Steering Group meetings	Ongoing review of evidence, local issues and community priorities, together with discussion of draft policy options, supporting text, consultation arrangements and revisions to the emerging Plan.	This work informed the detailed drafting and refinement of the Plan, including the development of policies, supporting text and consultation material.
Local residents	Community survey	<p>The community survey received 71 responses and identified a number of clear and consistent priorities for the parish, including:</p> <ul style="list-style-type: none"> • Significant concern about flooding, surface water drainage and sewerage capacity, with 93% of respondents identifying flooding as an issue and 75% reporting sewerage problems. Residents highlighted blocked ditches, inadequate drainage infrastructure and the need for upgrades. • Strong support for improved community facilities, particularly a new village hall or community hub. Around 72% of respondents supported a purpose-built village hall, 	This feedback directly informed the vision, objectives and policies within the draft Neighbourhood Plan



alongside suggestions for improved pub facilities, a village shop, café and community activities.

- **Traffic and road safety concerns**, including speeding, poor road conditions, potholes and the impact of heavy agricultural vehicles. 87% of respondents identified speeding as an issue and suggested measures such as speed limits, signage and traffic calming.
 - The importance of **protecting the rural character of the parish**, including valued views, open countryside, dark skies, wildlife, footpaths and green spaces, and maintaining the small-scale, undeveloped character of Tunstead with Sco Ruston.
 - **Mixed views on new housing**, with some opposition to development but support for small-scale, proportionate growth to meet local needs, provided infrastructure, particularly drainage and sewerage, is improved.
 - **The need for better transport and connectivity**, including improved bus services, footpaths and safer walking routes within the parish and to nearby settlements.
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Overview of the Regulation 14 Consultation

The Regulation 14 consultation on the pre-submission version of the Tunstead with Sco Ruston Neighbourhood Plan was undertaken over a six-week period from 9 February to 22 March 2026.

The Regulation 14 consultation provided an opportunity for residents, businesses, stakeholders and statutory consultees to comment on the draft Plan prior to submission. The consultation was undertaken for a period of six weeks, in accordance with the Neighbourhood Planning (General) Regulations 2012.

Consultation Methods

A range of methods were used to ensure that the consultation was accessible and widely publicised.

How people were consulted

- The draft Neighbourhood Plan and supporting documents were made available on the Parish Council website
- A consultation leaflet was distributed to all households in the parish
- Hard copies of the Plan were made available on request
- A public drop-in consultation event was held on 28 February 2026 at The Horse & Groom
- Stakeholders were sent an email including a link to the draft plan and supporting documents (see Appendix D)

Methods of response

Responses could be submitted via:

- Online questionnaire
- Hard copy questionnaire
- Written representations submitted directly to the Parish Council

Who Was Consulted

The consultation was undertaken in accordance with Regulation 14 requirements and included:

Statutory and non-statutory consultees

The draft plan was circulated to statutory consultees and other stakeholders whose interests may be affected by the proposals contained within the plan. These included organisations responsible for planning, transport, environmental protection, health services and infrastructure provision. A full list of consultees contacted during the consultation is provided in Appendix A.

Responses were received from the following organisations:

- Ashmanhaugh Parish Council
- Environment Agency
- Historic England
- Ministry of Defence
- National Gas Transmission
- NHS Norfolk & Waveney Integrated Care Board (ICB)
- Norfolk Constabulary

- Norfolk County Council (Public Health, Historic Environment and LLFA)
- North Norfolk District Council
- Water Management Alliance (Internal Drainage Board)

Local community

19 responses were received from local residents

Summary of issues raised

This section summarises the key issues raised during the Regulation 14 consultation. Detailed schedules of statutory and stakeholder representations, together with the Parish Council's response and the resulting changes to the Plan, are provided in Appendices B and C.

Overview of responses

A total of 29 responses were received during the Regulation 14 consultation, comprising:

- 10 statutory and stakeholder responses
- 19 responses from local residents

Summary of Resident Responses

A total of 19 responses were received from local residents during the Regulation 14 consultation. Whilst individual responses varied, a number of consistent themes emerged.

The most significant issue raised relates to flooding, drainage and sewerage infrastructure. Residents identified ongoing problems within the parish and emphasised the importance of ensuring that new development does not exacerbate these issues. This is consistent with earlier engagement, where flooding and drainage were identified as key concerns by a substantial proportion of respondents. Concerns regarding infrastructure capacity were also frequently raised, including the ability of existing services and facilities to accommodate new development. Several responses indicated that improvements to infrastructure should be prioritised alongside, or in advance of, further growth.

A range of views were expressed in relation to housing. Some residents objected to further development, whilst others supported limited, small-scale housing that meets local needs and is appropriate to the rural character of the parish. There was consistent support for maintaining the distinct identity and character of Tunstead and Sco Ruston.

There was also strong support for improved community facilities, particularly the provision of a viable village hall or community hub. This reflects earlier consultation findings which identified community facilities as a key local priority. Other issues raised included transport and road conditions, speeding traffic, the quality and maintenance of footpaths, and the importance of protecting the natural environment and countryside setting.

The issues raised through resident responses are consistent with those identified at earlier stages of engagement and have informed the development of the Plan.

The Parish Council has considered all responses received and, where appropriate, the Neighbourhood Plan has been refined to address these issues. Flooding and drainage concerns are addressed through Policy TS3, which requires a proportionate drainage strategy and supports sustainable drainage solutions. Infrastructure and service capacity are addressed through Policy TS1, which supports small scale growth with appropriate contributions towards local facilities where relevant.

Mixed views on housing are reflected in Policy TS1, which supports only modest, locally appropriate development informed by the Housing Needs Assessment and the character of the parish. Strong support for protecting rural character and the environment is addressed through Policies TS1 and TS2, which require development to reinforce the existing settlement pattern and respond positively to local character and landscape setting.

Community aspirations, including improved facilities and footpath connectivity, are supported through the Community Actions section of the Plan and Policy TS6, which seeks to protect and enhance Public Rights of Way. Transport and road safety issues raised through consultation are acknowledged and will continue to be considered through the development management process in conjunction with the Highway Authority.

Stakeholder and Statutory Consultee Responses

Responses from statutory consultees were generally supportive of the preparation of the Neighbourhood Plan and its overall structure.

North Norfolk District Council confirmed that the Plan is broadly aligned with the strategic direction of the Local Plan, whilst suggesting a number of detailed amendments to policy wording to ensure clarity and conformity.

Other stakeholders did not raise objections to the overall strategy of the Plan but provided technical advice and recommendations within their respective areas of responsibility. The main points raised are summarised below.

Policy clarity and conformity:	Suggestions were made, particularly by North Norfolk District Council , to refine policy wording and ensure consistency with strategic planning policy.
Flood risk and drainage:	The Water Management Alliance highlighted the importance of appropriate drainage strategies, sustainable drainage systems, and compliance with relevant standards and consenting regimes. Norfolk County Council as the LLFA recommended the inclusion of groundwater flooding, reference to LLFA guidance and flood risk mapping.
Health and infrastructure:	The NHS identified links between infrastructure provision, particularly drainage and community facilities, and health and wellbeing outcomes.
Design and community safety:	Norfolk Constabulary emphasised the importance of designing out crime and incorporating Secured by Design principles into new development.

Historic and environmental considerations:

Historic England and the **Environment Agency** provided general guidance and signposting to relevant best practice but did not raise specific objections. **Norfolk County Council** recommended stronger consideration of heritage assets.

A full schedule of responses and proposed changes is provided in Appendices B and C.

Appendix A: List of statutory and non-statutory consultees

Anglian Water
Ashmanhaugh Parish Council
British Pipeline Agency Ltd
Broadland District Council
Broads Authority
Cadent Gas (Gas Distribution)
Civil Aviation Authority (CAA)
Defence Infrastructure Organisation
Dilham Parish Council
Environment Agency
Gardens Trust
Historic England
Historic England (East of England)
Homes England
Marine Management Organisation
Member of Parliament for Broadland & Fakenham
Member of Parliament for North Norfolk
Ministry of Defence
National Gas Transmission
National Grid
Natural England
Network Rail (Infrastructure) Ltd
NHS Norfolk & Waveney Integrated Care Systems (ICS) Estates
NHS Norfolk & Waveney Integrated Care Board (ICB)
North Norfolk District Council (Planning Policy Manager)
North Norfolk District Council (Members for Hoveton & Tunstead Ward)
Norfolk Constabulary
Norfolk County Council
Norfolk County Council Member for Hoveton & Stalham Ward
Office of the Police Crime and Commissioner for Norfolk
Scottow Parish Council
Sloley Parish Council
Smallburgh Parish Council
Sport England
UK Power Networks
Water Management Alliance
Worstead Parish Council

Appendix B: Statutory and stakeholder consultation responses (summary format)

Consultee	Issue / Comment	Response	Proposed Change
Ashmanhaugh Parish Council	Supports the draft Plan; suggests inclusion of a dark skies policy to limit light pollution.	Noted. The Parish Council does not propose to introduce new standalone policies at this stage which have not been consulted on. Policy TS2 is considered an appropriate framework to address lighting impacts where relevant.	No change
Environment Agency	No detailed comments; general guidance provided	Noted	No change
Historic England	General advice and signposting to guidance	Noted	No change
Ministry of Defence	Identifies safeguarding zone associated with RAF Neatishead; potential impacts from height, scale and renewable energy	Noted	Supporting text added to TS2 to reference safeguarding and early engagement
National Gas Transmission	Identifies high-pressure gas pipeline and associated infrastructure; advises consideration of easements and consultation requirements	Noted	Supporting text added to TS2 to reference infrastructure and early engagement
Norfolk County Council	General support for the Plan. Provides advice on public health, heritage and flood risk, including stronger consideration of heritage assets and inclusion of groundwater flooding, LLFA guidance and flood risk mapping.	Noted. Supporting text reviewed and updated in relation to flood risk (including groundwater), and heritage assets.	Supporting text updated in reference to groundwater flooding, LLFA guidance and heritage assets.

North Norfolk District Council	Plan broadly supported; detailed comments provided on policy wording, clarity and conformity, including housing, design, flood risk and supporting text	Agreed. Comments reviewed and addressed through amendments to policies and supporting text	Amendments to Policies TS1–TS6 and supporting text. See Appendix C for detailed response
NHS Norfolk & Waveney Integrated Care Board (ICB)	Supports plan and health-related objectives; suggests policies on healthcare infrastructure, health impact assessments and active travel	Noted. Existing policies support health and wellbeing; additional policy requirements not considered necessary given scale of growth	Supporting text updated to TS4 to reference healthcare provision and engagement
Norfolk Constabulary	Emphasises importance of designing out crime and Secured by Design principles	Agreed	Supporting text added to TS2 to address community safety and natural surveillance
Water Management Alliance	Highlights need for drainage strategies, SuDS hierarchy and consent processes	Agreed	Policy TS3 updated to reference drainage hierarchy; supporting text added on infiltration, discharge and consents

Appendix C: Detailed Consultee Responses (NNDC)

Issue / Comment	Response	Proposed Change
Incorrect reference to Local Plan adoption date (Para 21) and plan period (Para 23)	Noted. Wording amended.	Update supporting text to reflect adoption in December 2025 and plan period 2024–2040
Policy TS1 – reference to rural gap and coalescence with Hoveton may be inappropriate	Agreed. Policy wording amended to focus on settlement pattern and character	Amend TS1 policy wording and supporting text to remove reference to Hoveton and focus on linear form and settlement edge
Paragraph 46 – risk of introducing validation requirement for design statements	Agreed. Clarified as supporting information only	Replace paragraph 46 to encourage proportionate supporting statements rather than require them
Policy TS2 – “as a minimum” criteria may conflict with proportionate approach; unclear reference to “permeable fencing”	Agreed. Policy amended to apply proportionately and clarify boundary treatments	Replace TS2 to remove “minimum” wording and define visually permeable boundary treatments
Policy TS3 – lack of clarity in applying drainage requirements proportionately	Agreed. Policy amended to ensure criteria apply proportionately	Update TS3 to include “where relevant and proportionate” wording
Policy TS4 – inconsistent wording regarding Horse and Groom public house	Noted. To be reviewed with steering group	Amend supporting text for consistency
Policy TS5 – wording should reflect NPPF (LGS treated “consistent with” Green Belt, not “as” Green Belt)	Agreed	Amend policy wording accordingly
Policy TS6 – requirement to incorporate PROW adjacent to sites may be unrealistic	Agreed. Policy amended to focus on responding positively and integration where within site	Update TS6 to reflect deliverability and proportionality
Design Guide – outdated Local Plan references	Noted. Addressed through supporting text	Add clarification in supporting text referencing adopted Local Plan
Design Guide – need for proportionate application	Noted. Addressed through Policy TS2	No change to guide; clarified in policy
Design Guide – ambiguity on building orientation	Noted. Clarified through supporting text	Add supporting text confirming flexible interpretation

Design Guide – boundary treatment height and permeability clarity	Agreed. Clarified through supporting text	Add supporting text on frontage vs rear boundary treatments
Design Guide – overly prescriptive barn conversion guidance	Agreed. Clarified through supporting text	Add supporting text emphasising restrained approach and minimal alterations
Design Guide – duplicated SuDS headings	Noted	No change required
Design Guide – use of “must” may be overly rigid	Noted. Clarified through TS2 proportionality	No change to guide; flexibility addressed in policy
Conservation comments – various detailed points (terminology, materials, features, insulation)	Noted. Clarifications added through supporting text where necessary	Supporting text additions (materials, insulation, interpretation of guidance); no change to guide

Appendix D – stakeholder email

Dear Sir / Madam

I am writing on behalf of Tunstead & Sco-Ruston Parish Council, the qualifying body for the Tunstead & Sco-Ruston Neighbourhood Plan.

The Parish Council is undertaking the Regulation 14 (Pre-Submission) consultation on the draft Tunstead & Sco-Ruston Neighbourhood Plan. The consultation runs for six weeks from **Monday 9 February to Sunday 22 March 2026**.

This stage of consultation provides an opportunity for statutory consultees to comment on the draft Neighbourhood Plan and its supporting evidence before the plan is finalised and submitted to North Norfolk District Council.

All consultation documents are available to view on the Parish Council website at: <https://tunstead-pc.gov.uk/planning/>

The consultation documents include:

Neighbourhood Plan

Evidence Base

Design Code

Housing Needs Assessment

SEA / HRA Screening Assessment

Comments may be submitted by email to the Parish Clerk at clerk@tunstead-pc.gov.uk

We would be grateful if any comments could be submitted by Sunday 22 March 2026.

All representations received during the consultation period will be considered by the Parish Council before the Neighbourhood Plan is revised and submitted to North Norfolk District Council.

If you require any further information, please do not hesitate to get in touch.

Best Wishes