

# Tunstead with Sco Ruston Neighbourhood Plan 2025-2040



Regulation 15 Version

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## Introduction

1. This Neighbourhood Plan is primarily a planning document containing policies that will help to shape future development of the parish. It builds the existing Village Plan for Tunstead and Sco Ruston, reflecting the community priorities and issues identified within this. As with the Village Plan, much engagement with the local community has gone into its development to ensure it reflects community wishes.
2. The parish of Tunstead and Sco Ruston falls in North Norfolk District and is situated between larger settlements Stalham and Hoveton, with Norwich city centre just 10 miles south of the parish. Tunstead is a sprawling village of about 320 homes and just over 700 residents. Most of the parish is located on Market Street, with an additional 33 homes in Anchor Street, which is near to Smallburgh, and Sco-Ruston has around 20 homes.
3. Tunstead is the temporary home to around 500 seasonal migrant workers, most from EU countries, who live and work at Place UK International Farm Camp based at Church Farm. The seasonal workers live and work at Church Farm and other local food and agricultural workplaces.
4. There are a small number of local services and businesses on offer within the parish particularly present around Market Street. The area has a small number of listed buildings and a considerable number of historic finds including artefacts.
5. People who live in Tunstead love its rural location, being in the countryside and surrounded by nature and wildlife. They value the peace and relative quiet of the parish, its sense of community and access into the countryside on public footpaths and rural lanes. It is a great location, in close proximity of the Broads, Norwich, Wroxham and Hoveton, and the coast. At present Tunstead is a relatively small community, and residents feel it is important for any future development to be in keeping with the rural character.
6. Residents value the small number of local amenities including the primary school, pub, church and recreation ground. The community has an active role in the provision of these amenities, with Parish Council taking a leading role, for example by becoming Sole Trustee of the village hall. The recreation ground is owned by the village and currently run by a charity, with the Parish Council as Custodian Trustees.
7. Key issues for residents include those around core infrastructure such as drainage and sewerage systems, access to digital services such as broadband, and the availability of local services. Whilst there are a small number of valued facilities in the village, their continuation is less certain. The pub is currently closed, the village hall is used only very occasionally (around once or twice a month for a couple of hours) and the Parish Council is now becoming the sole trustee for its management. The church offers just one service a month, and the Parish Council has also had to take on responsibility for part of the graveyard. These challenges highlight the fragility of local service provision and the need to enhance facilities

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where possible. If there is to be housing growth, residents would prefer this to be small scale, to meet local need, and to include affordable homes.

8. There is a small network of public footpaths within the parish that are valued by residents. These link some of the local amenities and also provide access into the countryside for recreational purposes.
9. Figure 1 shows the designated neighbourhood area, which conforms with the parish boundary.

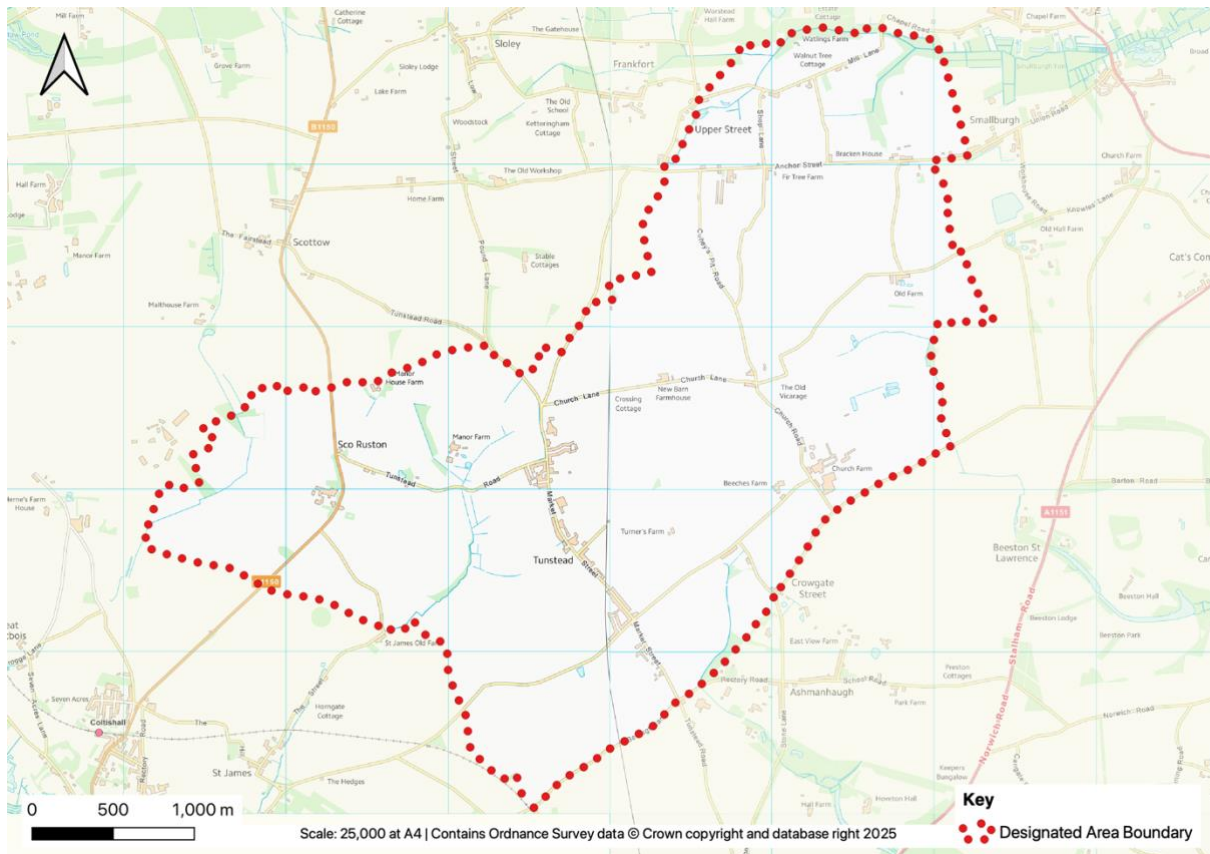


Figure 1: Neighbourhood Plan Designated Area

## Background to Neighbourhood Planning

10. Neighbourhood planning was introduced by the Localism Act 2011, with legislation coming into effect in April 2012. It gives communities the power to develop a planning document that sets out a shared vision and policies that will shape future development of their area. The planning policies it contains will be used alongside national and local plan policy to decide whether planning applications are approved.
11. All neighbourhood plans must sit within the existing planning context, which for Tunstead with Sco Ruston includes North Norfolk District Council as the local planning authority. The statutory development plan now comprises the adopted Local Plan for North Norfolk. This sets out the strategic planning framework for the district over the period to 2040, including the settlement hierarchy, spatial strategy and development management policies. The Tunstead & Sco-Ruston Neighbourhood Plan has been prepared in the context of this adopted policy framework and is required to be in general conformity with it.
12. This neighbourhood plan must support delivery of the strategic policies contained within the North Norfolk Local Plan. This sets out the amount of new development and its distribution across the district. The Tunstead with Sco Ruston Neighbourhood Plan cannot promote less development than that set out in the local plan.
13. The Local Plan identifies Tunstead as a Small Growth Village, where growth is expected to be delivered at a scale appropriate to the character of the settlement and in support of local services. The Parish Council and residents have expressed concern about whether this designation reflects the actual level of service provision, given that some facilities operate on a very limited basis. Despite these challenges, the Neighbourhood Plan recognises that Tunstead is currently identified as a Small Growth Village and therefore sets out policies to ensure that any new development is small-scale, sensitively located, and delivers clear community benefits.
14. The Tunstead with Sco Ruston Neighbourhood Plan includes non-strategic policies that are in conformity with the strategic policies in the local plan. Amongst others, this includes design principles for development, mix and type of new homes, requirements for managing flood risk, promoting local service delivery and access into the countryside.
15. Once 'made' the neighbourhood plan will become part of the statutory development plan used by North Norfolk District Council in determining planning applications.

## Consultation and Engagement

16. The neighbourhood plan area, aligning with the parish boundary, was designated in November 2023. Tunstead with Sco Ruston Neighbourhood Plan has been developed by a steering group on behalf of the Parish Council. A key priority has been to ensure that the plan was community led and that local views were collected and included at all stages of plan making.
17. An initial consultation on the neighbourhood plan with residents of the parish was held in March 2024. This included a survey and leaflet that was distributed to all households in the parish. The survey, available online or in printed format, was completed by 71 households.
18. The main issues and concerns raised by residents during the consultation included:
  - **Local services and activities:** Existing local services are valued. Residents would like to see these continue and enhanced with a wider range of activities offered. There was widespread recognition that the existing village hall is not fit for purpose and alternative provision is needed. There is support for a community hub to be established within Tunstead and taking a more collaborative approach to the use of existing facilities within the parish.
  - **Access into the countryside:** Residents value living in a rural area with good access into the countryside, including via public footpaths. There is a desire for these to be enhanced, better maintained and local walks signposted.
  - **Flooding, drainage and sewer capacity:** Flooding is considered a key issue within Tunstead, both in terms of surface water flooding which affects roads and gardens, and sewer flooding, with some residents reporting the backing up of sewerage systems.
  - **Housing development:** Residents have concerns about there not being sufficient infrastructure or amenities to support an increase in housing in the village. This includes drainage infrastructure, broadband, and the fragile state of local services such as the village hall, pub and church. Any new housing development should look to retain the rural character of the parish and be designed to meet local need, incorporating affordable housing. New development should also contribute positively to the sustainability of the parish by supporting the improvement or expansion of local services and facilities.
19. Following the consultation further engagement and a summary of the issues raised was included in a leaflet that went to all households in the parish.
20. Feedback from the consultation helped the steering group to formulate a vision and objectives for Tunstead with Sco Ruston Neighbourhood Plan, which is set out in the next section. The remainder of the document is structured according to this vision and the objectives.

## Vision

*Tunstead and Sco Ruston: a thriving rural parish where small-scale growth meets local need, supports community life, and protects our countryside character.*

By 2040, Tunstead and Sco Ruston will remain a rural community, where small-scale housing growth has provided homes for local people and supported the retention of valued services. Development has been carefully designed to fit the village character and landscape, respecting heritage, wildlife, and the quiet rural setting.

Improvements to drainage, broadband and transport have strengthened daily life and reduced flooding risks. A viable village hall and wider use of existing buildings provide opportunities for social, recreational and cultural activities, helping the community come together more often.

Public footpaths, green spaces and countryside access have been enhanced, supporting recreation, health and wellbeing, and strengthening Tunstead's connection with its natural environment.

## Objectives

### Objective A: Housing and Growth

Ensure small scale growth within the parish meets local need and supports community life.

- Deliver a housing mix of predominantly smaller homes (1-3 bedrooms), in line with the Housing Needs Assessment.
- Support growth at a scale appropriate to Tunstead's character, in conformity with the Local Plan policy for Small Growth Villages.
- Ensure new development makes proportionate contributions to local infrastructure and services.

### Objective B: High Quality Design

Ensure all new housing development is of high-quality design, reflective of Tunstead's rural village character.

- Require proposals to follow the Tunstead and Sco Ruston Design Codes and NNDC Design Guide.
- Encourage nature-friendly features, sustainable construction, and use of traditional local materials.

### **Objective C: Infrastructure and Flood Management**

Address key infrastructure constraints including surface water management, foul water drainage, and digital connectivity.

- Ensure all new development demonstrates adequate foul water and drainage capacity.
- Support improvements to broadband and digital infrastructure.
- Work with partners and landowners to maintain and enhance drainage systems.

### **Objective D: Community Life and Services**

Enhance local service provision and opportunities for leisure and recreation.

- Support delivery of a viable new village hall or community hub.
- Protect and enhance valued community facilities including the school, recreation ground, pub and church.
- Encourage collaboration between facilities to provide a broader range of activities.

### **Objective E: Green Space and Countryside Access**

Protect and enhance local green spaces, countryside access and public rights of way.

- Designate and safeguard the Recreation Ground as a Local Green Space.
- Improve signage, maintenance and connections of public and permissive footpaths.
- Promote new circular walking routes and access into the wider countryside.

## Objective A: Housing and Growth

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Ensure small scale growth within the parish meets local need and supports community life.

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- Support growth at a scale appropriate to Tunstead's character, in conformity with the Local Plan policy for Small Growth Villages.
- Ensure new development makes proportionate contributions to local infrastructure and services.

### Policy Context

21. The National Planning Policy Framework (2024) requires plans to deliver a sufficient supply of homes, with a mix of sizes and types that meet local needs and support the vitality of rural communities. The North Norfolk Local Plan (adopted December 2025) sets the strategic approach for housing and identifies Tunstead as a Small Growth Village within the settlement hierarchy.
22. Under the Local Plan, residential development is permitted immediately adjacent to the settlement boundary of Small Growth Villages where all of the following criteria are met:
  - The site adjoins the defined settlement boundary
  - The cumulative number of dwellings permitted since plan adoption does not significantly exceed the indicative growth figure (around 9% increase)
  - Development represents small-scale, incremental growth compatible with the form and character of the village and its landscape setting
  - Safe and convenient access can be provided
  - Schemes of 50% affordable housing or more, delivered with a registered provider, receive favourable consideration
23. The indicative growth figure for Tunstead is around 42 dwellings over the Local Plan period (2024–2040). This is not a target or a cap, but a guide to ensure that growth remains proportionate to the village's size, character and available services.
24. Development that occurs within the defined settlement boundary, including infill, conversions and subdivision, does not count towards this indicative figure. The Neighbourhood Plan therefore focuses on how and where growth outside, but adjacent to, the boundary should come forward, in order to complement, rather than duplicate, the Local Plan approach.

25. Community consultation and Parish Council feedback emphasise that new housing should maintain the rural character of the parish and support local services, while avoiding expansion that would extend the village further into open countryside. A particular concern is to ensure that Tunstead remains a distinct rural settlement and does not visually or physically merge with Hoveton. The open countryside gap to the south is valued for its landscape contribution and as an important separation between the two settlements.
26. As a result, the preferred spatial approach is that small-scale housing growth should be located where it reinforces the existing pattern of built development, particularly along Market Street, rather than in locations that would push development outward into the countryside or erode the separation between Tunstead and Hoveton.
27. The Tunstead and Sco Ruston Housing Needs Assessment (2024) identifies a strong requirement for smaller homes (one to three bedrooms), including homes suitable for older residents, first-time buyers, and those seeking to downsize. New development provides an opportunity to help meet this need and support the long-term sustainability of the parish.
28. This Neighbourhood Plan therefore sets out additional local criteria for small-scale growth that complement Local Plan policy, direct development to the most appropriate locations, and ensure that housing supports the village's character, services and future role.
29. Tunstead is identified within Affordable Housing Zone 1 for North Norfolk District Council, representing an area with lower levels of viability in the district. The Local Plan requires 15% affordable housing on all developments of six dwellings or more, with a recommended tenure and size mix that includes 45% two-bedroom and 29% three-bedroom homes. While NNDC's evidence indicates demand from people wishing to live in Tunstead, this evidence is district-wide and contains a degree of duplication. The Tunstead and Sco Ruston Housing Needs Assessment (2024), being more recent and parish-specific, provides a more reliable basis for shaping the housing mix and affordability expectations in this Neighbourhood Plan.
30. The Local Plan also requires that all new dwellings meet Building Regulations M4(2) (accessible and adaptable dwellings). In addition, 5% of dwellings on sites of 20 or more homes should be wheelchair adaptable (M4(3)). The Housing Needs Assessment supports this approach for Tunstead and indicates that the provision of accessible homes should be achieved wherever possible.

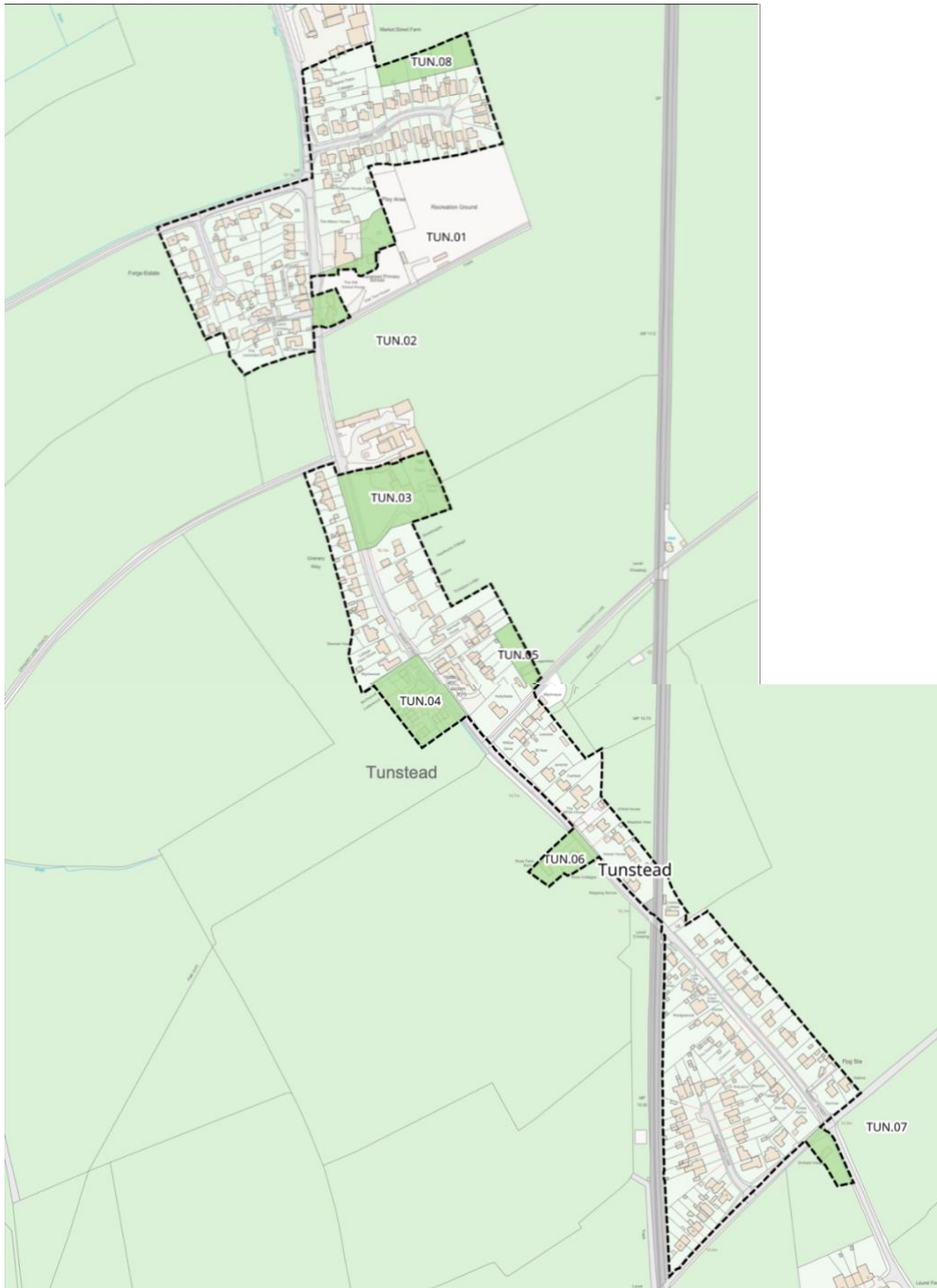


Figure 2: Settlement boundary for Tunstead in the Local Plan, NNDC

### Small Scale Housing Growth within Tunstead

31. The Census 2021 indicates that there are currently 719 residents in Tunstead and Sco Ruston parish, living in 315 households. Recent development has been modest, with 25 new homes built since 2011 and a further seven granted permission but not yet completed. Fourteen of these were delivered as a rural exception scheme, adding new affordable homes to the parish.

32. To support this Neighbourhood Plan, a Housing Needs Assessment was undertaken. The assessment reviews existing dwelling types, household characteristics, demographic trends and likely future changes. It identifies that future population growth is expected to be driven largely by older households, with those aged 65 and over projected to increase significantly by 61% over the plan period. To meet this changing profile, the assessment recommends a particular focus on 1–3 bedroom dwellings to provide suitable and flexible accommodation.
33. Key findings from the Housing Needs Assessment include:
  - The parish has a significantly higher proportion of detached dwellings (52%) than North Norfolk (45%) or England (23%).
  - Semi-detached dwellings and bungalows also form a higher-than-average share of the housing stock, with 36% of homes being bungalows.
  - In terms of dwelling size, 45% of households live in three-bedroom homes, 33% in two-bedroom homes and 20% in four or more bedrooms, with little change since 2011.
  - The age profile shows a decline in households aged 15–64 and a substantial increase in those aged 65–84.
  - Households with a person aged 65 or over are expected to grow to 18% of the population by 2040.
  - Under-occupation is prevalent, with 85% of households having one or more spare bedrooms, rising to 100% among older households.
34. The Housing Needs Assessment translates these trends into an “ideal” mix of dwelling sizes for the end of the plan period. It suggests that 90% of new homes should be three bedrooms or fewer, with 43% of these ideally being one-bedroom dwellings. While the parish recognises that delivering a high proportion of one-bedroom homes can be challenging in rural locations, this Neighbourhood Plan requires that development proposals deliver a housing mix where 90% of dwellings are three bedrooms or fewer.
35. Demand for housing in the parish also comes from local agricultural employers, including Church Farm, which employs around 120 permanent staff in addition to seasonal workers. Some employers report challenges in recruiting staff due to limited local housing availability, resulting in workers commuting from Norwich and other areas.
36. The parish also forms part of a wider housing and labour market. While the Neighbourhood Plan cannot control housing delivery outside the parish, it can play a positive role in shaping how growth within Tunstead contributes to local housing choices, supports community life, and responds to identified needs.

**Policy TS1: Small Scale Housing Growth**

Proposals for small scale housing growth in Tunstead and Sco Ruston will be supported where they:

- Reflect local housing need using the most up-to-date and proportionate evidence, including the Tunstead and Sco Ruston Housing Needs Assessment (2024)
- Provide a housing mix weighted towards smaller dwellings, with at least 90% of new homes being three bedrooms or fewer, unless clear evidence shows an alternative mix is needed
- Are located within or immediately adjacent to the defined settlement boundary, in accordance with the North Norfolk Local Plan policy for Small Growth Villages
- Reinforce the existing built form and settlement pattern of the village, particularly its linear form along Market Street, and relate well to the character of the settlement edge and surrounding landscape.
- Are small scale and well integrated with the existing settlement pattern, reflecting local character, vernacular and landscape setting
- Provide safe and convenient vehicular and pedestrian access
- Contribute proportionately towards maintaining or improving local services and facilities

37. This policy ensures that new development responds to locally evidenced housing need and comes forward in a way that complements the North Norfolk Local Plan approach to Small Growth Villages. The Housing Needs Assessment (2024) identifies a strong requirement for smaller homes of one to three bedrooms, and Policy TS1 reflects this by requiring proposals to deliver a mix weighted towards these dwelling sizes. Community feedback also highlights the importance of protecting the rural character of Tunstead and avoiding outward expansion into open countryside. The policy therefore directs growth to locations that reinforce the existing form and linear pattern of the village, particularly along Market Street, and requires development to respond sensitively to the settlement edge and surrounding landscape. It also requires development to contribute proportionately towards sustaining local services and facilities.

## Objective B: High Quality Design

### Objective B: High Quality Design

Ensure all new housing development is of high-quality design, reflective of Tunstead's rural village character.

- Require proposals to follow the Tunstead and Sco Ruston Design Codes and NNDC Design Guide.
- Encourage nature-friendly features, sustainable construction, and use of traditional local materials.

### Policy Context

38. The National Planning Policy Framework (Chapter 12) sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps make development acceptable to communities. Design guides and codes developed as part of plan making, including at a neighbourhood level such as this, are encouraged and carry weight in decision making. They should be developed with effective community engagement and reflect local aspirations for development of an area.
39. New development should add to the overall quality of the area, be visually attractive, sympathetic to local character and history whilst not preventing innovation, establish or maintain a strong sense of place, optimise the potential of the site and create places that are safe. This is set out in para 135 of the National Planning Policy Framework.
40. Design is not just about appearance, but how a place functions. The National Design Guide (2021) sets out that a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape and materials.
41. The Local Plan sets out that all development proposals will achieve an integrated design that reflects the characteristics of the site, respects the distinctive local character in terms of layout, landscaping, density, mix, scale, massing materials, finish and architectural details and delivers an energy efficient and low carbon development. All proposals should be in conformity with the North Norfolk Design Guide Supplementary Planning Document.
42. The Local Plan requires that vehicle and cycle parking is integrated as a key design consideration to ensure development layouts are good quality, safe, secure and attractive environments. Electrical vehicle charging points are required for both

residential and non-residential proposals. Green infrastructure should also be fully integrated within all new schemes.

### Design of New Development in the Neighbourhood Area

43. Tunstead and Sco-Ruston has a varied streetscape with its cohesiveness the common scale and orientation of buildings towards the road. There are a wide range of agricultural styles, features and materials. However, there are several which are particularly characteristic of the village and help to relay an architectural identity. This includes materials such as redbrick, weatherboard, flint, thatch and pantiles and details like dormer, sash and casement windows, gable walls, hanging tiles and brick quoin. Many homes have generous front gardens and green and natural features are characteristic and underscore the rural atmosphere. There is an agricultural heritage, which should be protected and carefully considered when converting agricultural structures.
44. The parish contains a range of designated and non-designated heritage assets which contribute to local character. In accordance with national policy, development proposals should take account of heritage assets and their setting, including locally important buildings and features where relevant. The Parish Council encourages applicants to consider information available from the Norfolk Historic Environment Record where appropriate.
45. As part of developing the Neighbourhood Plan technical design support was received from AECOM who worked with the community to develop design guidance and codes for Tunstead with Sco-Ruston. The document aims to offer guidance for future development that promotes good design, respects and preserves local characteristics whilst encouraging modern and innovative design. It sets a series of principles that are intended to influence the design of potential new development and inform alterations to existing properties in the parish.
46. Policy TS2 requires future development proposals to be in accordance the Tunstead with Sco-Ruston Design Guidance and Codes. Evidence of how the design codes have been considered when developing proposals should be provided through a Design and Access Statement, or proportionate short statement where this is not required for the application, submitted as part of any planning application.
47. The Tunstead and Sco Ruston Design Guidance and Codes should be read alongside the adopted Local Plan for North Norfolk (2025). References within the Design Guidance to earlier or emerging policy documents should be read as referring to the current adopted development plan.

Figure 3: Examples of design within the neighbourhood area, taken from the AECOM design guidance and codes



### Policy TS2: Design

Development proposals should be consistent with the Tunstead and Sco Ruston Design Guidance and Codes, and with the North Norfolk Design Guide. Proposals should provide evidence, proportionate to the scale and nature of development, of how these have been considered.

The Tunstead and Sco Ruston Design Guidance and Codes are intended to complement national and Local Plan design policies and should be applied alongside them.

Where relevant and proportionate to the scale and nature of the proposal, development should:

- a) Follow the prevalent scale and orientation of the street
- b) Use the existing material palette found within the parish, or complementary high-quality alternatives

- c) Incorporate natural boundary treatments such as hedgerows or shrubs, alongside visually permeable boundary treatments that maintain openness and allow for wildlife movement
- d) Integrate nature-friendly features such as bird boxes, bee bricks, bug houses, swift bricks and ponds
- e) Locate garages to the side or rear of dwellings where possible, ensuring they do not dominate the street frontage, and use matching materials and gable roofs where practicable
- f) Construct driveways and hard surfaces using porous materials to minimise surface water run-off
- g) Ensure extensions and alterations are sympathetic to the proportions, materials and features of the host building
- h) Support agricultural conversions where additions are subordinate, materials are sensitive, and historic or rural character is respected

### Applying the Design Guidance and Codes

48. Policy TS2 requires future development proposals to be in accordance with the Tunstead and Sco Ruston Design Guidance and Codes. To assist in demonstrating compliance with the policy, applicants are encouraged to set out how the design codes have been taken into account in the preparation of proposals. This can be provided through a Design and Access Statement, where required, or a proportionate short supporting statement submitted as part of the planning application.
49. The parish has a distinctive character, including the use of red brick, flint, weatherboarding, pantiles and generous green frontages. Policy TS2 ensures that these qualities are maintained, while allowing for high quality, sustainable and innovative design solutions.
50. Following comments received from stakeholders during the Regulation 14 consultation on this Plan, this section offers additional guidance on applying the Design Guidance and Codes.
51. The Design Guidance relating to building orientation should be interpreted flexibly, recognising that a variety of orientations, including parallel and perpendicular rooflines and projecting gables, may be appropriate where they reflect local character.
52. Guidance on boundary treatments is primarily intended to apply to street frontages, where lower and visually permeable boundaries help maintain openness and natural surveillance. Taller boundaries may be appropriate to the rear of properties to provide privacy.
53. Development involving the alteration or conversion of existing buildings, including traditional barns, should take a restrained and sensitive approach. The Design Guidance relating to barn conversions should be interpreted as encouraging a simple and uncluttered appearance to principal elevations, reflecting their agricultural character. New openings, extensions and domestic features should be

kept to a minimum and carefully designed to preserve the form, character and appearance of the host building, particularly where it has a simple or utilitarian rural character.

54. The use of materials and construction methods should respond to the type and age of the building. Measures to improve energy efficiency, including external wall insulation, should be carefully considered. While such approaches may be appropriate for modern cavity wall construction, they may not be suitable for historic buildings of solid wall construction where they could harm character, detailing or performance.
55. Parts of the parish fall within a Ministry of Defence safeguarding zone associated with RAF Neatishead. Development proposals should take account of safeguarding requirements where relevant, particularly in relation to height, scale, materials and the potential impact of renewable energy technologies such as solar PV or wind turbines. Early engagement with the Ministry of Defence is encouraged where proposals may affect safeguarded assets.
56. Parts of the parish are crossed by high-pressure gas transmission infrastructure. Development proposals should take account of the presence of such assets and their associated easements and safety requirements. Early engagement with National Gas Transmission and relevant statutory consultees, including the Health and Safety Executive where appropriate, is encouraged to ensure that proposals can be delivered safely and without conflict with existing infrastructure.
57. Development proposals should take account of opportunities to design out crime and support community safety through layout and design. This includes providing clear and active frontages, ensuring good natural surveillance of streets, open spaces and routes, and avoiding blank elevations or poorly overlooked areas.
58. Proposals should provide a well-considered balance between connectivity and security, avoiding the creation of isolated or poorly overlooked routes, particularly to the rear or side of properties. Public and private spaces should be clearly defined, with boundary treatments that provide both enclosure and visibility.
59. Car and cycle parking should be located where it benefits from natural surveillance, and the design and layout of development should minimise opportunities for concealment or anti-social behaviour.

## Objective C: Infrastructure and Flood Management

### Objective C: Infrastructure and Flood Management

Address key infrastructure constraints including surface water management, foul water drainage, and digital connectivity.

- Ensure all new development demonstrates adequate foul water and drainage capacity.
- Support improvements to broadband and digital infrastructure.
- Work with partners and landowners to maintain and enhance drainage systems.

### Policy Context

60. The National Planning Policy Framework sets out that strategic policies should set the overall strategy for the pattern, scale and design quality of places. This includes infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, and community facilities such as health, education and cultural services.
61. The Local Plan recognises that future development will place pressure and demand on existing infrastructure such as schools, open spaces, transport networks, health and community facilities. It sets out a strategic approach to ensuring that all the social, physical and green infrastructure necessary to make development acceptable is provided in a timely manner as development takes place. Developer contributions are required to support infrastructure delivery, whilst ensuring viability across the district.
62. The Local Plan includes a policy to support provision of digital communications including broadband, to ensure that all new dwellings and workplaces are connected by fibre, or are able to be connected in the future.
63. In relation to surface and wastewater infrastructure, the National Planning Policy Framework (chapter 14) sets out that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Plans and individual applications should apply a sequential, risk-based approach to the location of development, taking into account all sources of flood risk.
64. When determining applications, local planning authorities should ensure that flood risk is not increased elsewhere. Sustainable drainage systems should be incorporated where applications could affect drainage on or around the site. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity.

## Flood and Water Management

65. Flood risk within the parish may arise from a range of sources including surface water, groundwater, ordinary watercourses and fluvial flooding. According to the Environment Agency, the parish falls predominantly within Flood Zone 1, particularly the more built-up parts of the settlement, meaning there is assessed to be a low risk of flooding from rivers or the sea. The nearest areas of higher flood risk from rivers or the sea are located to the south of Tunstead Road near St James Old Farm and to the north of the parish close to Watlings Farm and Mill Lane.
66. Despite the overall classification within Flood Zone 1, Environment Agency mapping identifies areas of medium and high risk of surface water flooding within parts of the parish, including around roads within the built-up areas of Tunstead such as Market Street. These areas include agricultural land, locations where water features may be present such as ponds or former ghost ponds, and sections of the highway network including Tunstead Road, Mill Lane, Anchor Street and Market Street. Surface water flood risk also extends into several properties' driveways and gardens, including Turner's Farm, Oak Tree House, Tunstead Primary School, The Lavenders, Weavers Close, Ivy Farmhouse and Upper Street.
67. The North Norfolk Strategic Flood Risk Assessment (2018) identified that within postcode NR12 8, which includes Tunstead, Wroxham and Horning, there have been eight recorded flood incidents. However, no further specific concern or detail was listed for Tunstead parish under Table 6-5 of the SFRA (2018), which summarised flood risk to towns and villages within North Norfolk District.
68. Although Tunstead is within Flood Zone 1, the reality on the ground is that parts of the parish, particularly around Market Street, experience severe and prolonged flooding due to the accumulation of surface water and overspill from nearby drainage ditches.
69. Recorded instances of flooding in the parish are listed in Figure 4.

<b>Date of incident</b>	<b>Properties affected</b>	<b>Type of incident</b>	<b>Evidence/reference</b>
26/12/2020	1 property - Market Street	Internal flooding	FIR066B: North Norfolk Winter Flood Event 2020-2021 Report
23/06/2016	1 property – Crowgate Street	Internal flooding	FIR035: Investigation Report into Flooding in North Norfolk District Council 2019
09/03/2013	1 property and the road - Market Steet	Internal and external flooding, flooding of road/gritting route, foul sewer overloaded	000336: Tunstead Flood Report 2013

Figure 4: Historic Flood Incidents in the Parish

70. According to the Lead Local Flood Authority report, the causes of flooding in 2020 in Tunstead were varied and interrelated. The report describes how the surface water drainage system has historically been modified and amended with culverts of varying sizes, creating several pinch points which restrict flow. Run-off from surrounding fields contributed to overloading the drainage system, resulting in water surcharging at various locations and being directed towards affected properties. Flooding was further exacerbated by surface water connections into the foul drainage network, which was already operating at capacity, causing additional surcharging elsewhere.
71. Further to these incidents, the Environmental Protection team at North Norfolk District Council received complaints in March 2024 in relation to two specific surface water drainage concerns. Investigations into these are ongoing.
72. The level of surface water flooding that occurs and has persisted for some time in Tunstead also adversely affects the foul water network. There have been issues with overflow of foul water from the Anglian Water sewer due to an inability of the network to cope with both sewage and surface water flows. Three quarters of respondents to the neighbourhood plan survey in 2024 identified this as an issue that needs to be addressed.
73. Investigations undertaken by Anglian Water identify that the primary causes of foul water flooding relate to groundwater inundation and inadequate management of the existing ditch systems. Over time, parts of the ditch network have been culverted, restricting water flow and exacerbating flooding issues.
74. Anglian Water has undertaken measures to alleviate flooding, including lining work to protect the foul network from groundwater infiltration. They have also worked with affected residents to develop Sustainable Drainage Systems to redirect surface water flows away from the foul-only system. However, these measures alone are unlikely to fully resolve the problem.
75. It is recognised that recent planning appeal decisions in the parish have confirmed that, even where Tunstead is identified as a Small Growth Village, development proposals must still demonstrate compliance with other Local Plan and national policies. In particular, site-specific constraints such as flood risk, foul drainage capacity and highway safety remain critical considerations. Relevant flood mapping and datasets are available from the Environment Agency and Norfolk County Council and should be used where appropriate to inform development proposals.
76. Flooding and drainage are therefore critical issues locally. Although the parish lies largely within Flood Zone 1, parts of Tunstead, particularly around Market Street, have experienced repeated flooding from surface water, groundwater and foul sewer surcharging. Residents have consistently highlighted this as a major concern through consultation and survey responses.

77. Policy TS3 therefore ensures that new development must provide evidence that drainage and foul water systems are suitable for the site and will not worsen existing problems. Developers will be expected to provide a proportionate drainage strategy, drawing on advice from the Lead Local Flood Authority, Anglian Water and other relevant bodies where appropriate. Sustainable drainage systems that also enhance biodiversity and amenity are encouraged.
78. Drainage strategies should follow the sustainable drainage hierarchy, prioritising infiltration and other sustainable drainage solutions where feasible. Where infiltration is proposed, this should be supported by appropriate site investigation to demonstrate its suitability.
79. Where surface water discharge to a watercourse or other system is proposed, this should be designed to reflect greenfield runoff rates and avoid increasing flood risk elsewhere. Development proposals may also require separate consents under the Land Drainage Act 1991 and relevant Internal Drainage Board byelaws, particularly where works affect watercourses or take place within proximity to drainage infrastructure.
80. Early engagement with the Lead Local Flood Authority and the Internal Drainage Board is encouraged where development may affect drainage infrastructure or watercourses. Development proposals should also have regard to Norfolk County Council Lead Local Flood Authority guidance and relevant drainage standards, including the Norfolk County Council LLFA Statutory Consultee for Planning guidance.

### **Policy TS3: Flood and Water Management**

Given the parish's history of flooding and foul drainage problems, development proposals of a scale or nature likely to affect foul or surface water drainage must include a proportionate drainage strategy showing how foul and surface water will be managed in accordance with the sustainable drainage hierarchy, without increasing risk within or beyond the site.

Where relevant and proportionate to the scale and nature of the proposal, development should:

- a) Be served by separate foul water and surface water drainage systems that are designed to function effectively given local ground and water conditions
- b) Incorporate sustainable drainage systems (SuDS) that deliver multiple benefits, including improvements to water quality, biodiversity and amenity, wherever practicable
- c) Demonstrate that there is adequate foul water and drainage capacity, or that proportionate improvements will be delivered prior to occupation

Proposals that demonstrably reduce flood risk or foul water pollution beyond the site boundary, without giving rise to other adverse impacts, will be supported.

### Community Action 1: Maintenance of Drainage Ditches

The Parish Council will work proactively with riparian owners, landowners, and statutory agencies, such as the Lead Local Flood Authority, to ensure that watercourses are properly maintained with a view to ensuring that they continue to play their role in the management of water and flood risk.

### Broadband

81. High quality broadband facilities, and digital infrastructure more generally, plays a vital role within communities, enhancing the success of local business, community facilities and inclusion among residents. It can for example enable home working, enhance educational and social opportunities and improve access to a range of services that are available online.
82. There is currently poor access to high quality, fast, broadband in the parish, with most premises not having access to fibre or superfast broadband. This was highlighted during the neighbourhood plan survey in 2024, to which 45% of respondents reported issues with Broadband availability.
83. The Local Plan already contains a policy requiring new development to have Fibre to Premises FTTP. This will ensure that all new dwellings, and commercial premises of 100sqm or over, will be provided with fibre connections to an approved industry standard within the dwelling/building. There is no need to repeat this within the neighbourhood plan. It is recognised however that this does little to address the issues faced by current residents and businesses within the parish.

### Community Action 2: Broadband

The parish council will proactively work with the appropriate stakeholders, landowners and community with regards to improving services within the parish such as the broadband and the requirement for fibre.

### Transport

84. As part of developing the neighbourhood plan, we undertook a resident survey, one of the questions asked what people are less happy about in Tunstead. Just under half of respondents identified transport related issues, a lack of road maintenance, potholes, speeding and the level of road traffic along Market Street. It was also noted that the level of traffic through Tunstead will likely also increase as a result of future development, both within the parish but also neighbouring communities, some of which have plans for significant growth.
85. A lack of public transport was also mentioned by around a fifth of respondents to the survey. Our Bus operates a limited bus service on Tuesdays between Hoveton and Aldborough, picking up opposite the Primary School and the pub. The schedule means it is unsuitable for many work or onward-travel journeys. In practice, many residents, especially those living in the northern parts of the parish such as Mill Lane or Anchor Street, must rely on private vehicles. There is also a community Dial-a-Ride minibus service operated by North Norfolk Community Transport, which offers pre-booked transport for particular journeys, but it does

not substitute for regular daily public transport. The 2021 Census shows only 27 households in the parish are without a vehicle, reflecting how limited transport alternatives are in the area.

**Community Action 3: Transport and Road Safety**

The Parish Council will work with relevant stakeholders, Norfolk County Council and bus operators to consider options for broadening the range of public transport options available to residents.

The Parish Council will also liaise with Norfolk County Council to identify actions to reduce speeding through the village, alongside establishing a community speedwatch to monitor vehicle speeds on key routes.

## Objective D: Community Life and Services

### Objective D: Community Life and Services

Enhance local service provision and opportunities for leisure and recreation.

- Support delivery of a viable new village hall or community hub.
- Protect and enhance valued community facilities including the school, recreation ground, pub and church.
- Encourage collaboration between facilities to provide a broader range of activities.

### Policy Context

86. The National Planning Policy Framework aims to promote healthy and safe communities. To provide social, recreational and cultural facilities and services to meet community needs planning policies should plan positively for the provision of community facilities and other local services, and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Access to a network of high-quality open spaces and opportunities for sport and physical activity is encouraged as important for the health and well-being of communities and deliver wider benefits to nature.
87. The Local Plan supports the provision of new community facilities and services in sustainable locations and aims to prevent the premature loss of important local facilities where their continued use is considered a reasonable prospect. Proposals for the redevelopment of local facilities are carefully assessed, ideally alternative provision of an equivalent or better facilities should be available within the vicinity, or where there is no alternative provision planned, applications for redevelopment or change of use will need to be justified. This includes appropriate marketing for at least 12 months to determine if an alternative operator is interested in running the facility.
88. New or improved community facilities are permitted within selected settlements. The Local Plan considers important local facilities to include a primary school, convenience store, bank, post office, public house, petrol station, public hall or indoor sports facility, theatres and cinemas and other cultural facilities, and specialist elderly persons accommodation.
89. The National Planning Policy Framework sets out that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks. The Local Plan requires that proposals demonstrate measures that will enable a scheme to enhance connectivity to

surrounding green infrastructure and public rights of way network. It aims to ensure the network is protected, enhanced and promoted.

## Community Facilities

90. Tunstead has a small selection of community facilities, including the primary school, the Horse and Groom pub (closed at the time of writing), the village hall and recreation ground, and St Mary’s Church. However, the availability and long-term security of these services is limited. The pub is currently closed, the village hall is a temporary portacabin in poor condition and only used occasionally, and the church now holds just one service a month. The Parish Council has recently taken on responsibility as sole trustee for the village hall and part of the churchyard, reflecting the challenges of sustaining these facilities locally.
91. The Church, dating from the 14th Century, is particularly large and reflects Tunstead’s historic importance. It remains open daily to parishioners, though regular services are infrequent. The primary school, village hall and recreation ground are clustered together off Market Street in a central location, see Figure 5. The recreation ground provides an important open space and play area, but the overall picture is one of fragile service provision, with many facilities operating on a reduced or uncertain basis.

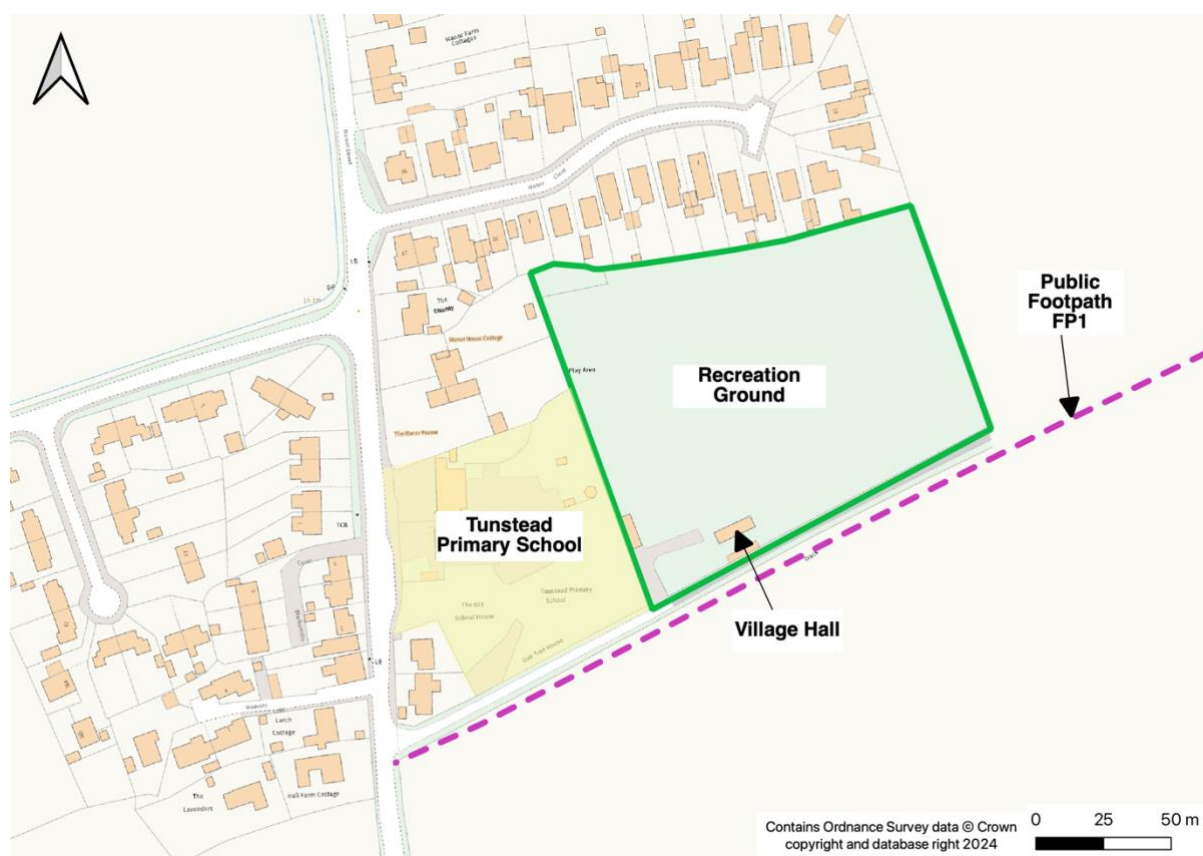


Figure 5: Cluster of community facilities off Market Street

92. The village hall is in a temporary portacabin and is in a poor state of repair, lacking any modern facilities, see below photo. The portacabin was always considered to

be a temporary village hall, which replaced the permanent hall to make way for development in the 1970s. It is not accessible and currently does not have running hot water or an inside toilet. As such, it is little used by the community.



93. In February 2022 North Norfolk District Council granted planning permission for a new replacement village hall on the north part of the recreation ground, adjacent to the play area. The new building would provide a modern facility for the community and would including toilets and a small kitchen, enabling it to be used for a broader range of community activities. The planning consent lapsed in February 2025.
94. Development of a new village hall is important to residents, 75% of respondents to the neighbourhood plan survey in 2024 supported the existing building being replaced. This builds on feedback received during development of the Tunstead Village Plan, where 70% of respondents to a survey would like to see the temporary portacabin replaced by a permanent village hall. Many people would like the village hall to hold events or for regular groups and clubs within the parish. Despite this support, to date it has not be possible to raise the funding required to build the new hall. Some residents reflected on this during the consultation activities, and suggested that other buildings, such as the pub or church, could be used as a village hub for activities as an alternative.
95. The recreation ground backs onto Tunstead Primary School and is an important community facility and green space. It has been in parish ownership since 1986. It has a small play area and is used as a football pitch by a local football club. There is a public footpath that runs along the track used to access the existing village hall, as shown on Figure 5.

96. Tunstead Primary School is relatively small, with 4 mixed age classes. It has a maximum intake of 15 pupils into Reception each year, though Norfolk County Council is proposing to reduce this to 10. The latest school census indicates there are 68 children on roll. The school attracts children from Tunstead and surrounding communities, including Hoveton, Worstead, Wroxham, Sloley and North Walsham.
97. The Horse and Groom Pub, also located on Market Street, dates back to the mid 1700s. Previously known as the Windmill, Pitt's Head or Wilkes Head, it was changed to the Horse and Groom in 1795. Tunstead was once a destination point for cyclists touring the Broads area, with the pub providing an informal cycle café and stopping point. The pub has not been consistently open over recent years, despite being a valued community facility and important place for people to meet and socialise locally.
98. Policy in the Local Plan aims to retain important local facilities such as the pub. Their loss is not permitted unless alternative provision of an equivalent or better quality facility is available in the vicinity or will be provided; or there is no reasonable prospect of retention and if it is a commercial operation, as the pub is, it has been marketed for a period of 12 months, a viability test demonstrates it is no longer viable and that reasonable efforts have been made to sell or let the property.

**Policy TS4: Proposals for Community Use**

Proposals that deliver new or improved community facilities in Tunstead and Sco Ruston will be supported where they are accessible, of an appropriate scale, and meet the needs of local residents.

In particular, the following will be supported:

- Provision of a permanent, viable and fit-for-purpose building for a village hall or community hub.
- Diversification of existing buildings such as the church, pub or school to accommodate additional community uses.
- Proposals that secure the long-term use of valued facilities, including the recreation ground, church, school and public house.

99. Community facilities are highly valued but vulnerable in Tunstead. The existing village hall is a temporary portacabin that is no longer fit for purpose. Planning permission was previously granted for a replacement hall, but this has lapsed. A viable permanent hall or community hub remains a strong community aspiration, with over 70% of residents supporting this in survey responses.
100. At the time of writing the Horse and Groom pub was closed and the Parish Council has become the sole trustee of the village hall. This highlights the fragility of community provision and the importance of securing viable, long-term facilities for residents.

101. Policy TS4 encourages new provision, improvement, or diversification of facilities to broaden their use. This includes exploring opportunities for shared or multi-use spaces in existing buildings such as the pub or church.
102. Access to healthcare services for residents is primarily provided in nearby settlements, including Coltishall and Hoveton. The Parish Council will support improvements to local healthcare provision where appropriate and will work with relevant partners to ensure that the needs of the community are considered as development comes forward.

**Community Action 3: Local Facilities**

Existing local facilities will be encouraged to work collaboratively to enhance the service offer to the local community.

Action will be taken to replace the current temporary village hall with a permanent, viable building. This will include reviewing residents' demand and needs for such a facility, and exploring possible funding opportunities and partnerships, alongside securing planning consent for its delivery.

## Objective E: Green Space and Countryside Access

### Objective E: Green Space and Countryside Access

Protect and enhance local green spaces, countryside access and public rights of way.

- Designate and safeguard the Recreation Ground as a Local Green Space.
- Improve signage, maintenance and connections of public and permissive footpaths.
- Promote new circular walking routes and access into the wider countryside.

### Policy Context

103. The National Planning Policy Framework (NPPF) places strong emphasis on promoting healthy and safe communities. Paragraphs 98–103 set out that access to high-quality open spaces and opportunities for sport and physical activity are important for health, well-being and community cohesion. The NPPF also allows neighbourhood plans to designate Local Green Spaces, giving special protection to green areas that are demonstrably important to local communities.
104. The NPPF further requires planning policies and decisions to protect and enhance public rights of way and access, including opportunities to add links to existing networks. Improvements to the rights of way network are encouraged where they can contribute to sustainable transport, recreation and the enjoyment of the countryside.
105. The emerging North Norfolk Local Plan supports the provision of new community green spaces and the safeguarding of existing ones. It seeks to prevent the loss of important open spaces and recognises the value of Local Green Space designation in neighbourhood plans. Policy HC2 (as modified) protects important local facilities and open land areas, while Policy CC11 promotes green infrastructure and ecological networks across the district.
106. At the parish level, community consultation has shown that residents place high value on local green spaces, countryside views and access into the rural landscape. The Recreation Ground is an important focal point for sport and leisure, while the parish's network of public and permissive footpaths provides opportunities for walking and recreation. Residents have consistently asked for these routes to be better maintained, more clearly signposted and connected into circular walks.
107. Objective E therefore provides the policy framework to protect the Recreation Ground as a designated Local Green Space, and to ensure that the network of public rights of way is safeguarded and enhanced. Together, these policies support the health, well-being and quality of life of residents and visitors, while conserving the rural character of Tunstead and Sco Ruston.

## Local Green Space

108. The Recreation Ground is a key community and recreational space in the heart of Tunstead. It provides play and sports facilities, supports community well-being, and is within easy walking distance of the school, church and village hall. Over 70% of residents supported its protection in the neighbourhood plan survey.
109. Designation as Local Green Space ensures that the site receives long-term protection against development, reflecting its special importance to the community. The Recreation Ground is identified in **Figure 6** and justification for its designation is found in **Appendix A**.
110. The Local Plan identifies some areas of open land in the district as “Open Land Areas.” Although the Recreation Ground is not designated as such in the Local Plan, this neighbourhood plan provides additional protection through Local Green Space status. This complements, rather than duplicates, existing Local Plan policies.

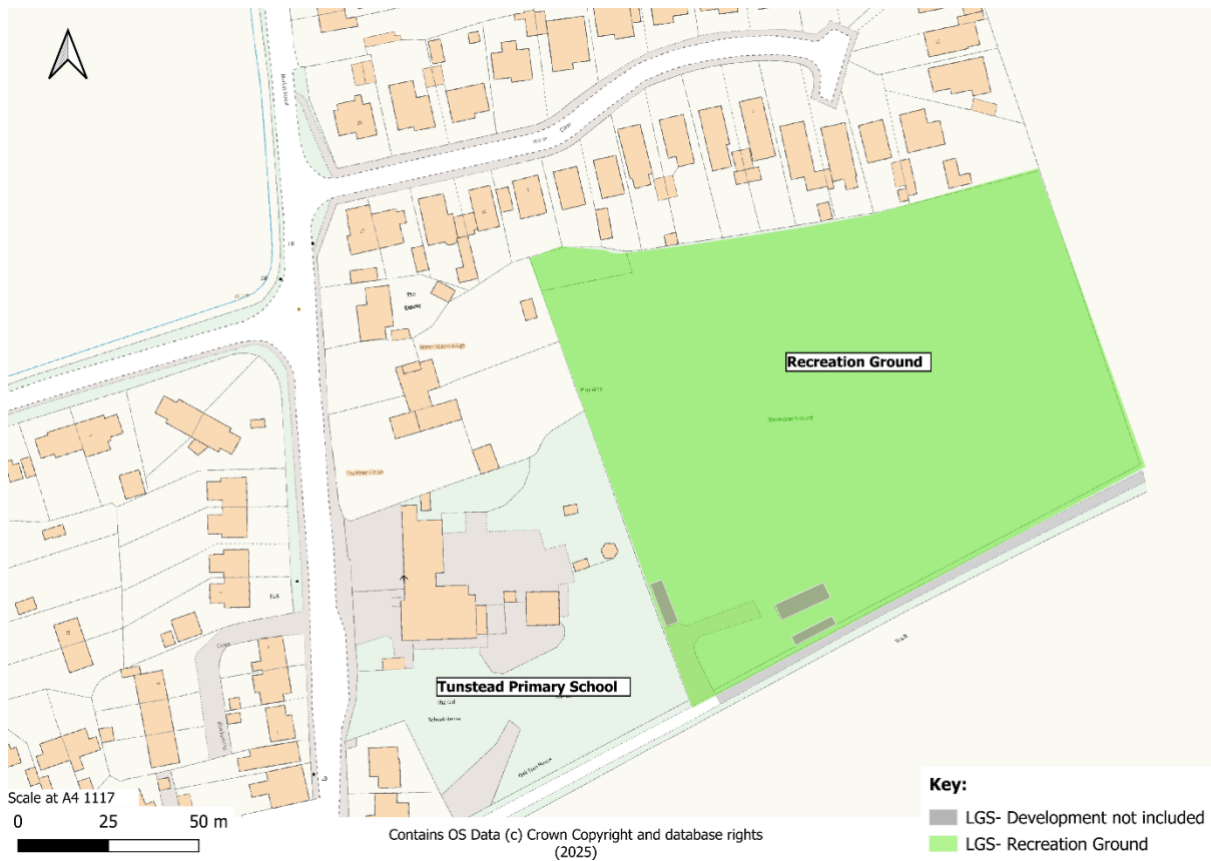


Figure 6- Local Green Space

### Policy TS5: Local Green Space

The Tunstead Recreation Ground, as shown in Figure 6, is designated as Local Green Space. Development proposals affecting this site will be managed in a manner consistent with national policy for Green Belt.

111. The Recreation Ground is owned by the parish and held in trust, with the Parish Council acting as Custodian Trustee. Any future management or improvement works will therefore also need to follow the requirements of charity law and the Charity Commission, in addition to planning policy.

### Public Footpaths

112. Public footpaths around the parish enable people to access the countryside, contributing towards recreation, health and wellbeing. In some cases, they also link people with community facilities such as the primary school, village hall and recreation ground. Tunstead Footpath 1 runs alongside the access track to the village hall.

113. There are five public footpaths within the parish, with three of these joining Market Street, where much of the residential development is located, see Figure 6. Tunstead FP5 is a very short public right of way crossing the railway line on Church Lane.

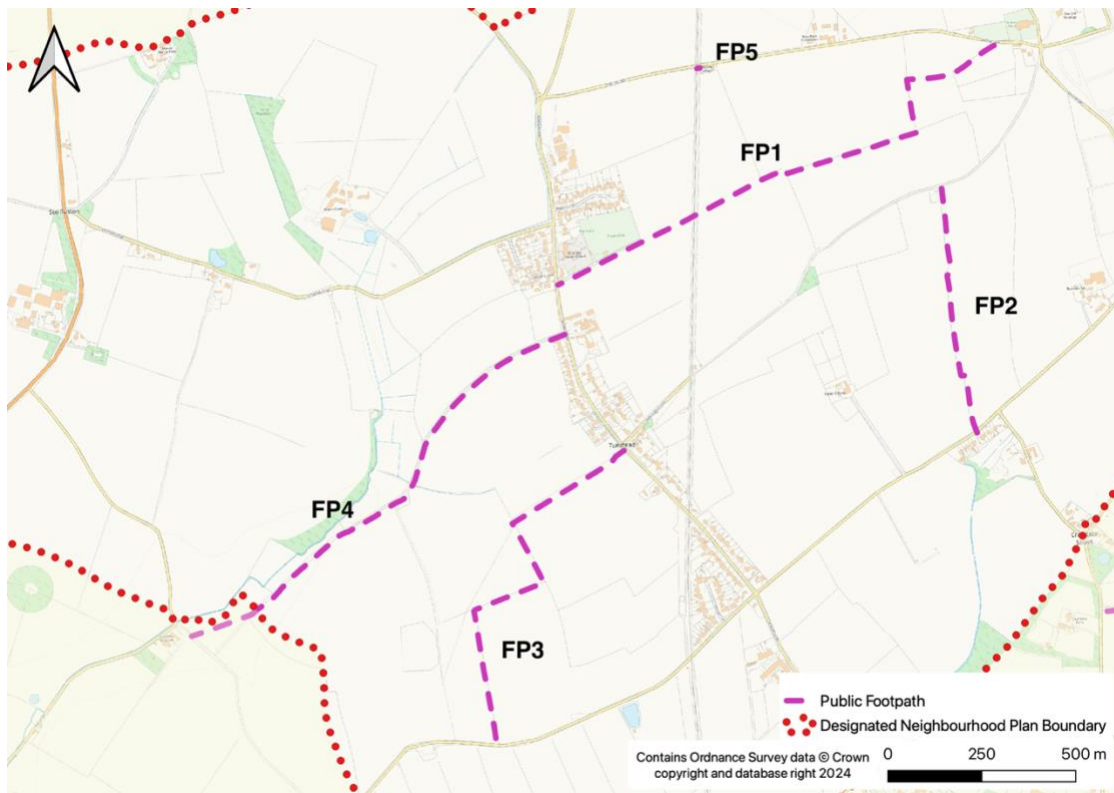


Figure 7: Public Footpaths

114. Residents value local footpaths with many using them for recreation and dog walking. Residents were asked for their suggestions on what could be done to improve public footpaths in the parish as part of the neighbourhood plan consultation. More than half of responses were about the need for more regular maintenance of footpaths, including cutting back of overgrown vegetation or uneven surfaces. There were also responses about the need for clearer signage and upgrading surfaces so that they are all-weather and more accessible.

115. There are also two permissive paths/quiet lanes, as shown on the map below. These are frequently used within the parish and work to upgrade these and link them to existing walking routes would be supported by residents.

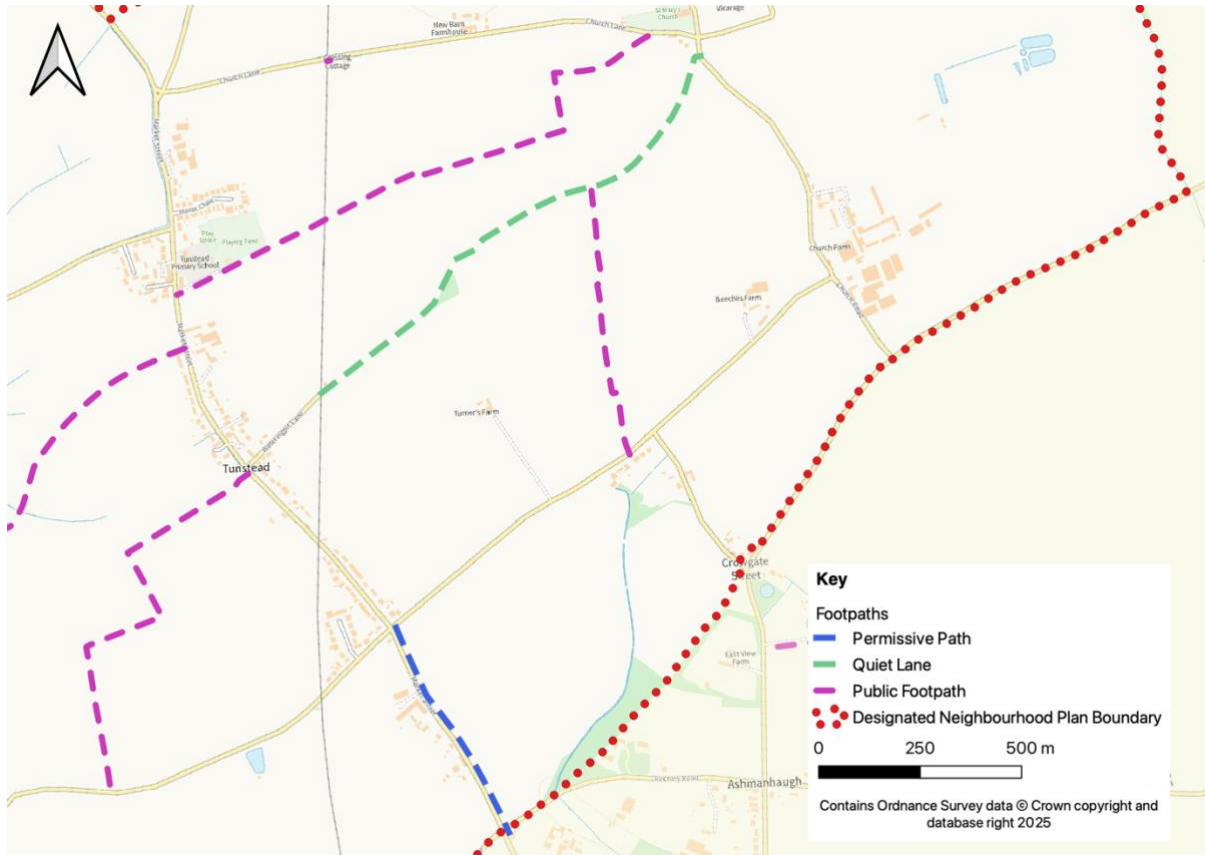


Figure 8: Permissive paths in the parish

116. Many of the parish’s footpaths cut across agricultural land and in some cases the routes are not clearly visible on the ground. Signage and waymarking can also be inconsistent, making it difficult for users to identify the correct path. Improved maintenance and clearer marking of routes would make the network easier and more attractive to use.

117. 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.

**Policy TS6: Protection and Enhancement of Public Rights of Way**

Development proposals for sites that include or are adjacent to Public Rights of Way should protect existing routes and respond positively to their presence, including through appropriate layout, boundary treatment and natural surveillance. Where Public Rights of Way pass through a site, they should be retained and integrated into the design of the development.

Justification will be required where retention is not possible, and any diversions must be appropriate, convenient and safe for users. Where feasible and in agreement with

Norfolk County Council, enhancements or new connections should be provided as part of the development.

Enhancement works may include new routes, the upgrading of surfaces or signage, improved linkages, or the creation of permissive paths.

#### **Community Action 4: Footpaths and Green Space**

Action will be taken to improve public and permissive footpaths in the parish to enhance their use. This includes improving signage, maintenance and linking up footpaths where possible.

The Parish Council will also work with other organisations and charities to help identify opportunities for making the best use of community facilities and green spaces, such as the Recreation Ground, including potential improvements, funding, and wider community use.

## Appendix A- Local Green Space Justification

Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities. The National Planning Policy Framework (NPPF) published in 2012 (revised December 2024) introduced the concept of Local Green Space designation.

Paragraph 106 of the NPPF sets out that communities should be able to identify green spaces of particular importance through neighbourhood plans, with para 107 Determining<sup>1</sup>:

The Local Green Space designation should only be used where the green space is:

- a. In reasonably close proximity to the community, it serves;
- b. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. Local in character and not an extensive tract of land.

In addition, the National Planning Practice Guidance states:

*Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.*

In the Planning Practice Guidance, no specific distance has been set on what the maximum proximity of a Local Green Space should be to the community it serves. Instead, it states in Para 014 that it will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close such as adjacent or in close walking distance<sup>2</sup>. Natural England in January 2023 updated their accessible greenspace standards and stated how everyone should have access to green and blue spaces within 15 minutes' walk of their home.

The table below (Table 1) sets out Natural England's accessible standards based on greenspaces up to 10ha (which does not include formal sports provision or play provision since this is covered by Sport England and Play England highlighted in Table 2). Anything above around 10ha would most likely be an extensive tract of land in a local community and would be inappropriate for Local Green Space Designation so these standards have been excluded in this neighbourhood plan assessment.

Tunstead Recreation Ground is within a walking distance of 15 minutes or less.

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<sup>1</sup> [National Planning Policy Framework](#)

<sup>2</sup> [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](#)

**Table 1: Summary of Accessible Green Space Standards (Source Natural England 2023<sup>3</sup>)**

Type of green space	Site Proximity Criteria (m)	Size of green space (ha)
Doorstep green space	Within 200m	At least 0.5ha
Local Natural Greenspace	Within 300m	At least 2ha
Medium Sized Neighbourhood Natural Greenspace	Within 1km	10ha

**Table 2: Recommended benchmark guidelines for formal outdoor space and informal outdoor space (Source Fields in Trust<sup>4</sup>)**

Type of green space	Site Proximity Criteria (m)	Size of green space (ha)
<b>Formal Outdoor Space</b>		
Playing Pitches	Within 1,200m	<b>1.2ha</b>
All outdoor sports	Within 1,20m	1.6ha
Equipped/designated play areas	LAP-100m LEAPS- 400m NEAPS- 1,000m	0.25ha
Other outdoor provision (MUGA and skateboard parks)	700m	0.3ha
<b>Informal Outdoor Space</b>		
Parks and Gardens	710m	0.8ha
Amenity Green Space	480m	480m
Natural and Semi-Natural	720m	730m

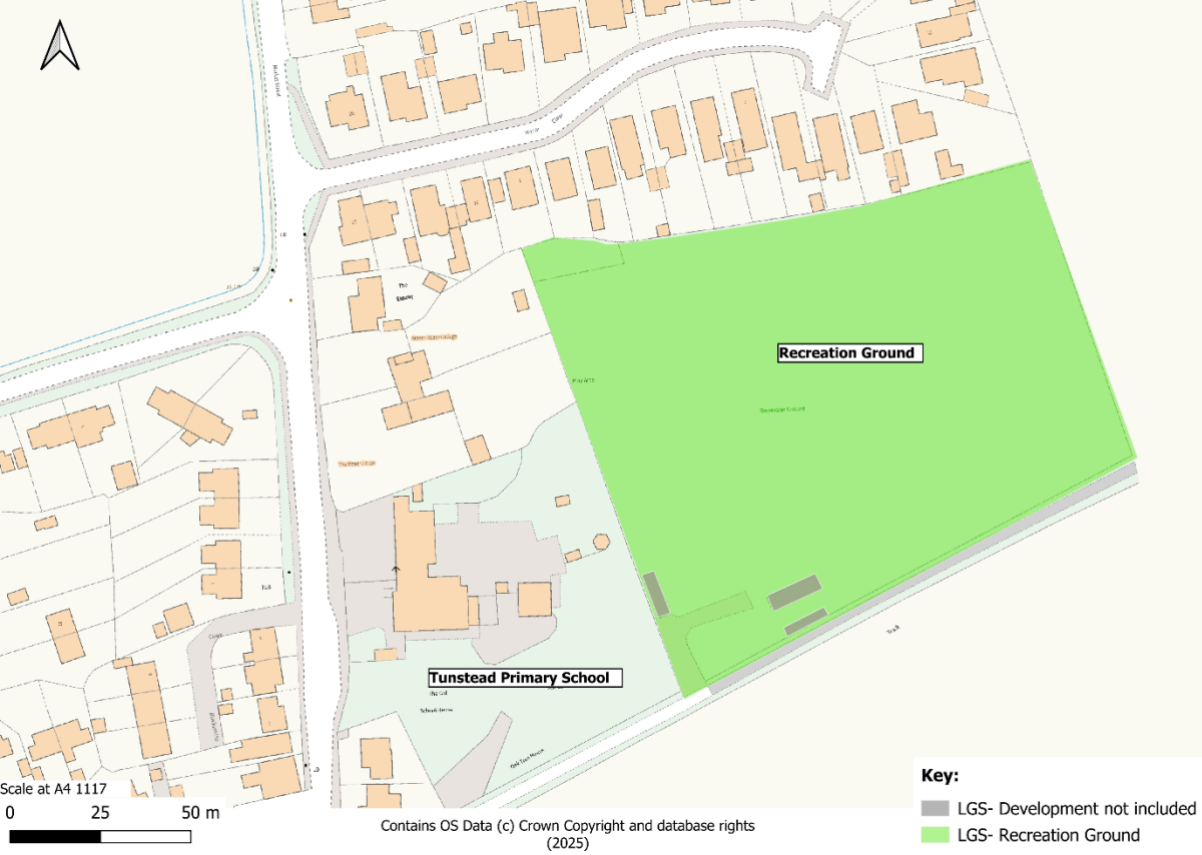
Consideration of whether the green space is local in character, and not an extensive tract of land, suggests spaces within a locality, rather than for example, extensive green areas or fields in the countryside.

The North Norfolk Local Plan includes strategic policies for the neighbourhood area. Planning Practice Guidance on Neighbourhood Planning sets out that plans must be in general conformity with the strategic policies of the development plan if it is to meet the basic conditions.

<sup>3</sup> [Green Infrastructure Standards for England Summary \(naturalengland.org.uk\)](https://naturalengland.org.uk/green-infrastructure-standards-for-england-summary)

<sup>4</sup> [Guidance-for-Outdoor-Sport-and-Play-England.pdf \(viewcreative.agency\)](#)

Site Details and Assessment Against Requirements for Designation



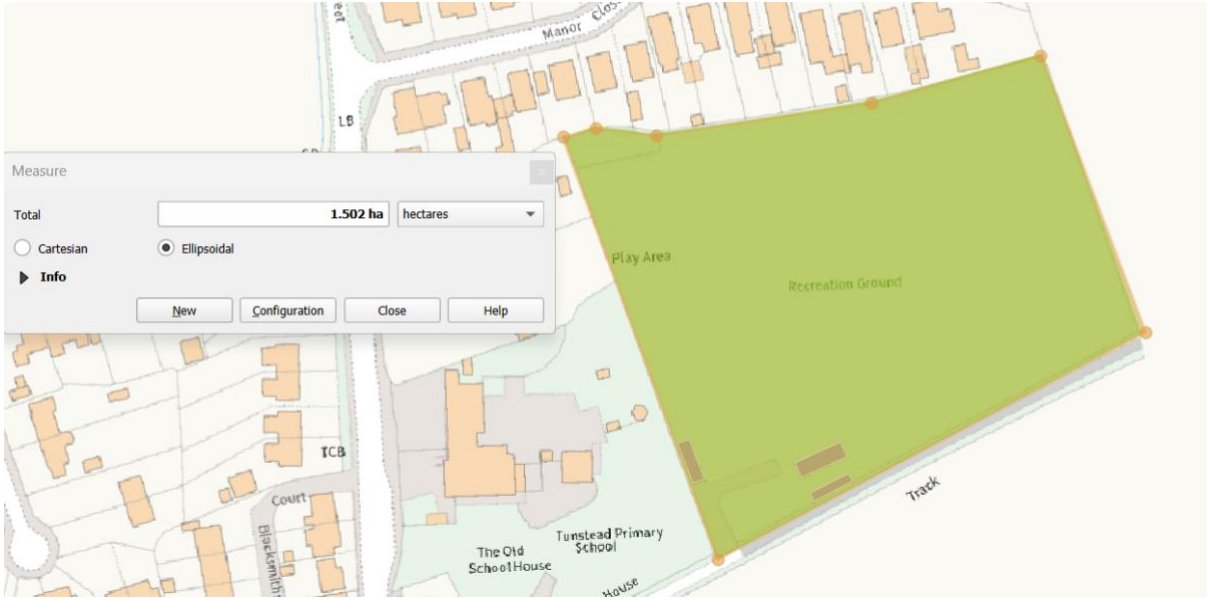
Criteria	Description
Site	Tunstead Recreation Ground
Description and purposes	The recreation ground sits in the built-up part of the village East of Market Street. This area is used by the residents and visitors for recreational purposes.

**Checklist**

Criteria	Description
Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	None
Site allocations	None
Planning permissions	None

**NPPF Criteria**

Criteria	Description
Close to the community it serves.	The recreation ground is within the core of the village and within 100m walking distance to other community facilities such as the primary school and residential dwellings. Residents can get to this local green space by walking along a trackway adjacent to the primary school.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	A large, grassed area with play equipment used for exercise and recreational use by the community. Some of the community use it as a football pitch. We consider it to be demonstrable special for recreational and health and well-being value.
Local in character and not extensive tract of land.	The site is approximately 1.5ha. It is local in character to Tunstead. It would not necessarily be considered an extensive tract of land.



## Appendix B: Relationship with the Parish Plan

The Tunstead & Sco Ruston Parish (Village) Plan was developed in 2011 following extensive consultation with local residents. It represented the community’s vision for the future of the parish, identifying local priorities, challenges and opportunities across a wide range of topics. The Parish Plan focused on community issues such as the condition and future of the village hall, road safety and speeding, flooding and drainage problems, the need for improved public transport and broadband, and the desire to maintain and enhance local facilities, footpaths and green spaces.

Many of the Parish Plan’s recommendations took the form of community actions, designed to guide the work of the Parish Council, local groups and volunteers. Although the Parish Plan was not a formal planning policy document, it provided an important framework for local decision making and community initiatives during the decade that followed its preparation.

The Tunstead with Sco Ruston Neighbourhood Plan builds on the foundations of the Parish Plan. It is a formal planning document, prepared under the Localism Act 2011, and once adopted will form part of the statutory Development Plan for the area. This means that its policies will be used by North Norfolk District Council when determining planning applications.

While the Neighbourhood Plan has a different status and purpose, it takes forward and updates many of the priorities identified in the Parish Plan. Several of the issues raised by residents in 2011 remain central to the community today — such as the need for a permanent village hall, improved local services and activities, better drainage and flood management, enhanced footpath links, and the protection of the parish’s rural character and green spaces.

The table below summarises how the actions and themes identified in the Parish Plan have been carried forward and delivered through the policies and community actions of this Neighbourhood Plan. Together, the two documents show a consistent and long-term commitment by the community to shaping the future of Tunstead and Sco Ruston in a positive and sustainable way.

<b>Theme / Parish Plan Action (2011)</b>	<b>Parish Plan Responsibility</b>	<b>Status / Delivery through Neighbourhood Plan (2025 Draft)</b>	<b>Relevant NP Policy / Community Action</b>
Village Hall – Replace temporary portacabin with a permanent hall	Village Hall Focus Group / Parish Council	Core issue carried forward; supported by planning permission (2022, now lapsed). NP promotes delivery of new hall and collaboration between facilities.	Policy TS4, Community Action 3

<b>Theme / Parish Plan Action (2011)</b>	<b>Parish Plan Responsibility</b>	<b>Status / Delivery through Neighbourhood Plan (2025 Draft)</b>	<b>Relevant NP Policy / Community Action</b>
Playing Field / Village Green – Improve play area, create skate/bike park	Village Hall & Playing Field Committee	Recreation ground designated as Local Green Space; scope for enhancement recognised.	Policy TS5, Objective D
Flooding & Drainage – Address flooding in Market St, Weavers Loke, Watering Pit Lane	NNDC / Landowners	Major infrastructure issue now a key NP objective. Policy requires sealed drainage systems, SuDS, maintenance collaboration.	Objective C, Policy TS3, Community Action 1
Conservation / Environment – Local conservation projects, tree and hedge planting	Steering Group / Volunteers	NP promotes biodiversity, green infrastructure and protection of green space.	Objective E, Policies TS5 & TS6
Footpaths – Improve maintenance and signage, consider footpath to Wroxham	NCC / Parish Council	Footpaths elevated into a policy area, with mapping and enhancement commitment.	Policy TS6, Community Action 4
Broadband – Register for better service and monitor upgrades	Parish Council	NP continues this as an active community action; recognises poor coverage.	Community Action 2
Transport – Support and use local bus; address lack of public transport	Parish Council / Residents	Carried through as part of infrastructure objective; action to work with NCC and bus operators.	Transport Section, Community Action (Transport)
Speeding & Road Safety – Reinstate Speedwatch, inspect signs, discuss traffic calming	Parish Council / Steering Group	Speeding remains concern; NP supports community Speedwatch and engagement with NCC.	Transport Section, Community Action (Speedwatch)
Communication – Maintain newsletter, website, noticeboards	Parish Council / Focus Groups	Not planning policy, but remains relevant for community engagement in delivery.	Encouraged through NP implementation and PC communication

**Tunstead with Sco Ruston Neighbourhood Plan 2024-2040**

<b>Theme / Parish Plan Action (2011)</b>	<b>Parish Plan Responsibility</b>	<b>Status / Delivery through Neighbourhood Plan (2025 Draft)</b>	<b>Relevant NP Policy / Community Action</b>
Youth Activities / Clubs – Support new activities once hall built	Local volunteers	Carried forward implicitly through improved facilities and collaboration objective.	Objective D, Policy TS4
Education – Support Friends of Tunstead School	School / Friends group	Reflected in NP recognition of school as core community facility.	Community Facilities section, Policy TS4
Housing Need – Provide affordable and sheltered housing for locals	NNDC / Housing associations	Delivered through housing policy focusing on local need, smaller homes, affordability.	Policy TS1
Local Democracy – Improve awareness of Parish Council	Parish Council	Not NP policy but continues through engagement requirements and consultation processes.	Consultation & Engagement section