

Ringstead Neighbourhood Plan

Update & Consultation Event 12th November

What is a Neighbourhood Plan?

We are currently in the process of creating a Neighbourhood Development Plan for Ringstead.

This is a community led plan that once approved will be used to help determine planning applications in Ringstead. It will sit alongside the borough council's local plan and national planning policy and enable us to have much greater influence on planning decisions. It will include policies on topics such as:

- **Housing type** (e.g., Affordable Housing, Principal Residence)
- **Design**
- **Protecting the natural and historic environment** (e.g., Conservation Area, Local [Green spaces])



Consultation Event 12 November 10-12pm Village Hall

Come along to a drop-in session and have your say on:

- A potential site for affordable housing
- Design of new homes
- Important green spaces
- Views to protect

During the previous consultation residents were supportive of the Neighbourhood Plan allocating a site specifically for affordable housing in Ringstead. Three potential sites have been put forward which could accommodate 3-6 homes.

Assessments have been completed for each of the potential sites to determine their likely suitability.



Site Assessment Summary

Site 1: Land off Peddars Way North



This site is adjacent to some existing affordable housing. Overall, it is considered suitable for development.

Site 2: Land off Holme Road



This site may be suitable for development, though development in this location would impact on a key view towards Ringstead Mill. This view has been identified for protection in the Neighbourhood Plan.

Site 3: Land between Docking Road and Burnham Road



This site falls within an area of low and medium surface water flood risk, which means it may not be suitable for development.

There are also constraints with respect to compatibility with neighbouring uses, historic environment, landscape, and highway access, though it is recognised that these potentially could be mitigated. However, again community feedback is welcomed on this site option.

Design Guidance & Codes

Design is another key area where the Neighbourhood Plan can have influence. Ringstead is a very attractive village, and any new housing will need to respect its character.



You have told us that the design of new homes is really important, and that emphasis should be on ensuring new development does not harm the historic character of the village. There is strong support for the use of traditional building materials in new development.



A design guide was commissioned in 2022 to provide high level design support to the Parish Council. This focused on developing guidelines and codes which could be used to inform the design of future planning applications and developments in Ringstead. This included an assessment of the neighbourhood area, site visit and meeting with the steering group and preparation of a bespoke design guide and codes.

The Design Guidance set out three distinctive character areas within the parish:

- **CA1- Conservation Area**
- **CA2- Post WW1 Development**
- **CA3- The Countryside**

Within these character areas is further detail about building materials, boundary treatments, building height/roof type, public realm and typical land use. The guide also has design codes and a checklist for future developments to consider and answer which will be incorporated into the Design Policy within the neighbourhood plan.

Housing Needs Assessment

Neighbourhood plans can have a key influence over new housing proposals. A Housing Needs Assessment [HNA] was commissioned in 2022 to provide a technical assessment of housing needs for the parish.

This focused on key research arising from local issues raised at the first Public Consultation including:

- **RQ1-** Tenure, affordability, and the need for affordable housing
- **RQ2-** Type and Size
- **RQ3-** Second Homes

The assessment looks at a number of data sources including the Office of National Statistics, Valuation Office Agency, Housing data supplied by the Local Planning Authority.

RQ1 suggested affordability of housing was a worsening challenge. The assessment concluded it would be best for an affordable housing policy to comprise a 70% Affordable Rented Housing and 30% Affordable Home Ownership.

RQ2 suggested that the balance of new housing should be made up of a mix of smaller homes of two or less bedrooms.

RQ3 looked at the potential impact of second homes in Ringstead's housing mix. The data revealed around 38.8% of dwellings in the parish had no usual residents. 61% of respondents in an initial survey supported the idea of having a policy that requires new built homes to be owned by people who live in the village. Which the HNA endorsed.

Have Your Say:

There is currently a short survey available via the QR code below and on the parish council website regarding the neighbourhood plans progress so far. This is live and will be open for comments until **Monday 21st November 5pm** if you wish to have your say on any of the current ideas.



Parish Council Website:

All the assessment documents and the survey can be found on the parish council website:

<https://www.ringsteadpc-norfolk.info/>

Survey link:

<https://www.smartsurvey.co.uk/s/RingsteadPC/> (smartsurvey.co.uk)