



Ringstead Neighbourhood Plan Evidence Base

January 2024

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Key Issues

Theme	Issues
Population characteristics	<ul style="list-style-type: none"> • The parish has a declining population which may be linked to limited housing development and a trend for smaller household units, or it may indicate a growing number of second homeowners. • There is an ageing population which may indicate a need for more smaller unit housing within the parish, to cater for people wanting to downsize. • There may also be a need for specialist housing for older people.
Accommodation profile	<ul style="list-style-type: none"> • The housing profile is dominated by detached homes which make up just over half of houses in the parish. The proportion of smaller homes is underrepresented and there are more larger homes of 4+ bedrooms than elsewhere, which may mean there is a shortage of smaller properties for older people to downsize into or people just starting out on the housing ladder to buy. • Affordability of housing will be an issue for those looking to buy their first/second house and may prevent young people/families from moving into the village. • A third of homes were not occupied at the time of the 2011 Census, which likely indicated that they were second or holiday homes. This was high, particularly considering Ringstead is a small community. In 2021 the % of residential properties with no usual residents (including empty properties) was 35.1%.
Housing growth	<ul style="list-style-type: none"> • Two-thirds of new dwellings in the last 13 years have come from conversions or sub-divisions. This will be a limited source of new dwellings in the future. • Possible that an insufficient number of new homes are being provided to maintain the vitality of the village and meet the needs of residents. Only 12 net gains have been granted, started, or completed in the last 13 years making this around 0.8% per annum.
Affordable housing	<ul style="list-style-type: none"> • There is a poor supply of affordable homes. Bearing in mind the high housing costs, this means that it will be difficult for people, even those on reasonable incomes, to stay in the parish
Availability of local services and accessibility	<ul style="list-style-type: none"> • Ringstead has a limited range of day-to-day local services and facilities for residents, but these are accessible by walking. Some people might benefit from improved footways within the village, although this might harm the rural character. • The limited range of local services means access to services elsewhere will be necessary. This will need to be undertaken mostly by car, which is not seen as very sustainable. This could limit the quantum of any additional housing. • The number of clubs and local activities suggests a thriving community spirit. • Modest additional housing could support the ongoing viability of some local services, such as the general store and pub, as could further tourism. Ringstead is a good location for visitors, and potentially sustainable tourism given the long-distance walking and cycling routes. • Access into the countryside and open spaces for recreational reasons is good, though could be better, this bringing benefits for physical and mental well-being.
Natural Environment	<ul style="list-style-type: none"> • Although there are no statutory designated wildlife sites within the neighbourhood plan area, areas of international and national importance are

Theme	Issues
	<p>located adjacent or nearby. These could be vulnerable to an increase in recreational pressure as a result of development, which would need to be considered and mitigated for as part of a Habitats Regulations Assessment.</p> <ul style="list-style-type: none"> • There is one County Wildlife Site within the plan area and several adjacent/nearby, which have been identified for their wildlife value. These will be considered in the planning process but will not receive the same level of protection as national or internationally designated sites. Ringstead Common could be considered when identifying local green spaces within the Neighbourhood Plan. • A significant area of the parish is identified as priority habitat, there is potential for these to be affected by development and they do not have the same level of protection as designated sites. • Surface water flooding is an issue in parts of the parish, and it will be important to ensure this is not worsened through new development.
Local Landscape	<ul style="list-style-type: none"> • The majority of the parish falls within the Norfolk Coast National Landscape, which has been designated for its outstanding landscape value. Development within the parish will be required to conserve and enhance the beauty of the area. Major development will be resisted. • The area is largely undeveloped and tranquil in its nature. Any future development should respond to the existing settlement pattern and make use of local materials. • Much of the area surrounding the village remains in agricultural use. Some of this may be classified as the best and most versatile agricultural land in England and its development may be resisted.
Historic Environment	<ul style="list-style-type: none"> • There is a Conservation Area in Ringstead where all but one of the listed buildings are located. Effort should be made to retain both the character of these and their setting, ensuring it is not diluted through potential new development. • The Conservation Area Appraisal refers to a number of unlisted buildings which add to the special quality of the area, these could specifically be referenced in the Neighbourhood Plan as non-designated heritage assets.

ISSUES AND OPPORTUNITIES FOR THE NEIGHBOURHOOD PLAN

The background research carried out for the Plan, together with feedback received from the NDP consultations, has highlighted (and confirmed) a number of inter-related problems and issues facing the Parish, both now and in the future. Not all of these can be dealt with by the Neighbourhood Plan, but many can be taken on board and addressed by NDP policies.

There is growing imbalance in the population and housing stock evidenced by the following:

- A decline in resident population and households between 2001-2024
- A reduction in the younger age group and an increase in the 65+ groups
- A proportion of the fixed housing stock currently (35.1%) in use as a second or holiday home (or empty)

- A mismatch between housing stock and household size (for example 80.3% dwellings have three or more bedrooms even though 36.4% of households consist of single occupants. The Census 2021 data also indicates that 92.8% of households have at least 1 bedroom or more underused)
- An imbalance in the housing supply reinforced by growth in the higher Council Tax Bands

It is important to note that despite a small % reduction in usual resident households between the Census periods, there was a slight growth in the overall dwelling stock. This reinforces the point that residents, their children, and local people in employment are being excluded from the housing market. The growing imbalance in the housing stock and a housing market driven by external demand is restricting the opportunities for young people and people employed locally from living here.

This trend is in stark contrast to that experienced throughout the Borough or the Eastern Region. It is weakening the resident population and undermining the social cohesion of the community as a whole. As retirement incomes provide an important source of stability in a seasonal economy it also has implications for the economy of the village. Income generated from rental of holiday homes is not being returned for re-investment aimed at improving the Environmental Capital and the welfare of the local community.

Opportunities

Many of the issues described above were raised by parishioners at the various stages of the Neighbourhood Plan Consultation, in addition there were many ideas and suggestions for opportunities that could be promoted. These revealed a number of common themes:

- Achieving a more mixed community by introducing controls on the size and occupancy of new homes and replacement dwellings;
- Investigating possible sites for new affordable rented homes;
- Protecting and exploiting views – particularly those linked to heritage and landscape features, especially views of the Grade 2* Listed Church, and from the footpaths across the surrounding countryside and from the Green Bank towards the sea.
- Improving and extending the footpath network
- Improving and promoting community facilities – the village hall

Pointers to the way ahead

If the Parish is to have a sustainable future, it is clear that the issues discussed above will, where possible, need to be addressed through the Neighbourhood Plan. Some of these will require a long-term view of where we want to be in the future – looking beyond the current Neighbourhood Plan. However opportunities need to be grasped now and in doing this it should be possible to address, or at least start to address some of the more serious issues. This has been a key consideration in drafting the Plan.

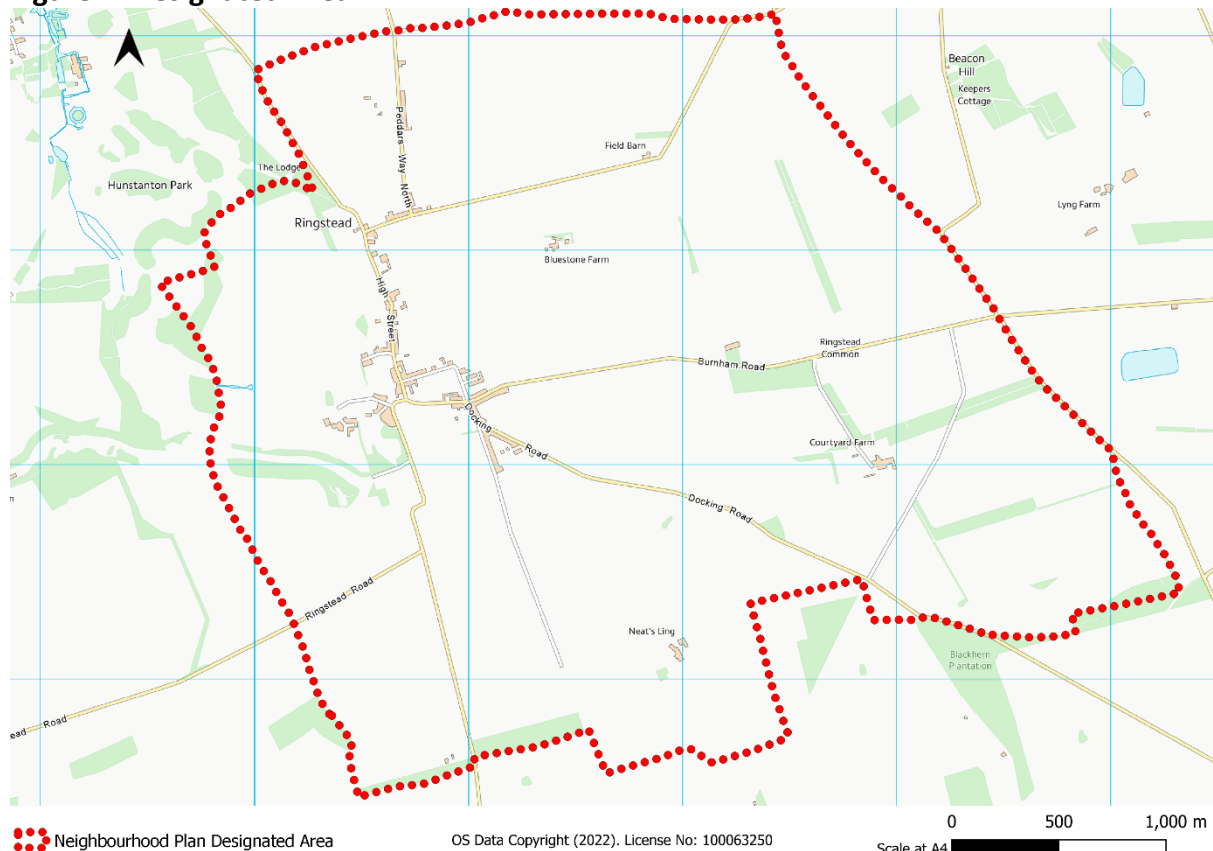
Location

Great Ringstead is a small village situated just inland from Hunstanton within the borough of King's Lynn and West Norfolk. It is known locally as Ringstead and has a resident population of around 290 according to the Census 2021. The village is at the junction of several minor roads including Ringstead Rd, Sedgford Rd, Burnham Rd, Hunstanton Rd, Peddars Way North and Thornham Rd, radiating from Holme-next-the-Sea, Burnham Market, Docking, Sedgford, Heacham and Hunstanton. The A149 coast road runs from King's Lynn towards Wells Next the Sea and is situated to the west and north of the parish running through nearby parishes which are between 1-5 miles away of the village.

It's located approximately 4 miles east of Hunstanton, the nearest seaside town in the borough. The area is close to Holme next the Sea (1.5 miles north) which also falls within the Norfolk Coast National Landscape. Many of the settlements adjoining Ringstead are rural villages.

The designated area for the neighbourhood plan is shown in **Figure 1**, it is coterminous with the parish boundary.

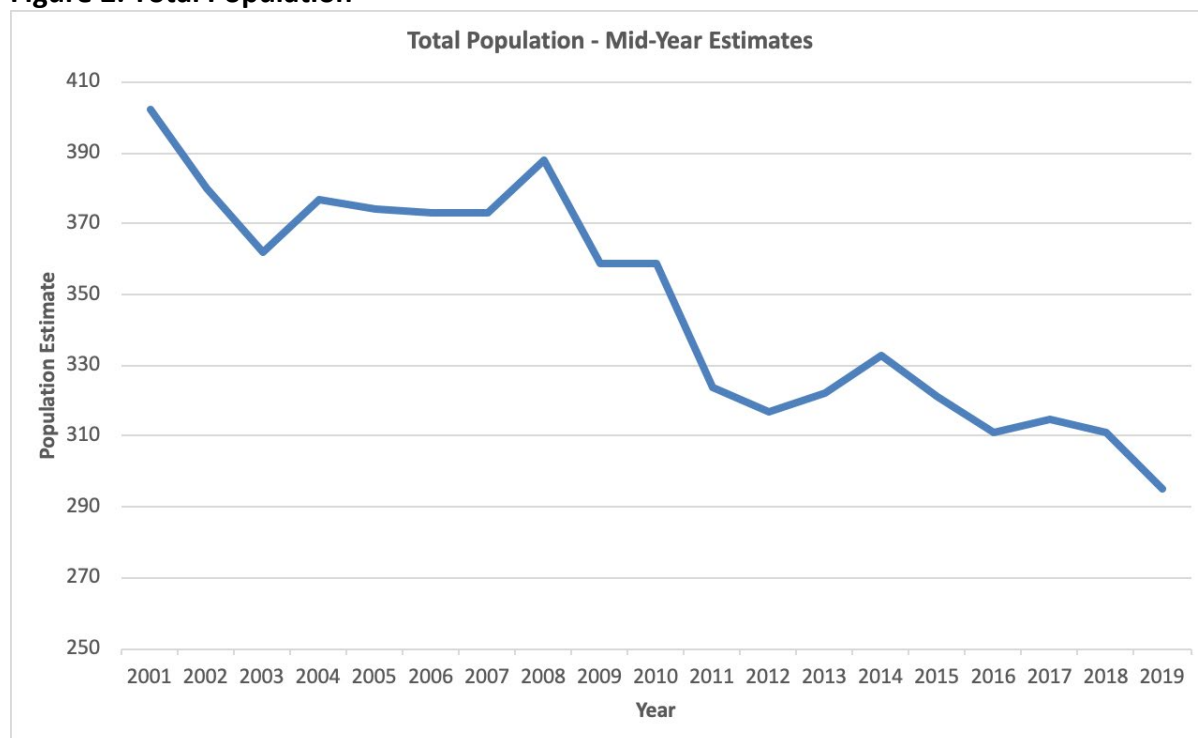
Figure 1: Designated Area



Population Characteristics

According to the Census 2021, Ringstead has a current population of 290 compared to 154,300 in the district and 56,490,000 in England. **Figure 2** shows how the population has been in decline between the years 2001 and 2019 according to mid-year estimates and the ONS thought the population had risen to 320 in 2020. However, the Census 2021 had confirmed that the population was around 290 so whilst slightly off of the mid-year estimate this total shows that the population has still been on the decrease over recent years.

Figure 2: Total Population



Source: ONS, Mid-Year Population Estimates at Parish Level

The age structure and gender profile in 2011 compared to mid-2020 population estimates is provided in **Figures 3 and 4**. The population showed to aged significantly over this time with the proportion of people aged 65 and above increasing from 23% to 35%. There is a slightly higher proportion of older females than males, with 36% of females being aged 65 and above in 2020 compared to 35% of males. The data indicates there has been a slight growth in females between the ages of 45-64yrs.

There has been a decline amongst the younger age groups between the ages 25-44 there has a drop of 50% amongst males and females between 2011 and 2020. There has also been a decrease in age groups 0-15 and 16-24 with the smallest age group being 5 women between 16-24yrs.

Figure 3: Age Structure 2011 and 2020 (ONS, 2021)

Age	Men 2011		Men 2020		Women 2011		Women 2020	
0-15	31	18.79%	22	14.97%	26	16.35%	21	13.55%
16-24	16	9.70%	15	10.20%	8	5.03%	5	3.23%
25-44	28	16.97%	14	9.52%	31	19.50%	14	9.03%
45-64	52	31.52%	44	29.93%	56	35.22%	59	38.06%
65-79	31	18.79%	39	26.53%	27	16.98%	41	26.45%
80+	7	4.24%	13	8.84%	11	6.92%	15	9.68%
Total	165		147		159		155	

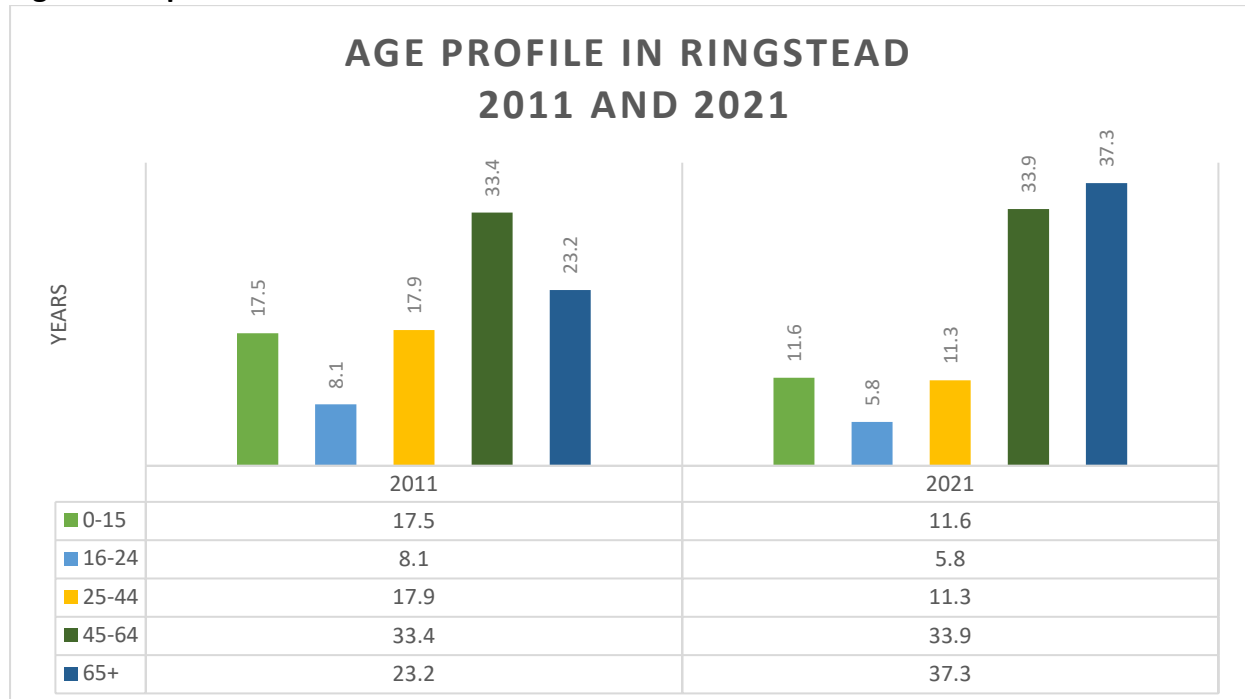
Figure 4: Gender Profile



Source: ONS, 2021 mid-year population estimates

Looking at **Figure 5** the latest data from the Census 2021 shows that the age profile over the last 10 years has increased the most amongst the older generation (65 years +). All age groups apart from 45-64 years have decreased. Part of this is because younger people may have moved elsewhere, there are less couples in the parish having younger children or age groups from the previous Census have changed age category.

Figure 5: Population Structure



Source: Census 2011; Census 2021¹

Issues:

- The parish has a declining population which may be linked to limited housing development and a trend for smaller household units, or it may indicate a growing number of second homeowners.
- There is an ageing population which may indicate a need for more smaller unit housing within the parish, to cater for people wanting to downsize.
- There may also be a need for specialist housing for older people.

¹ [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/) and [Build a custom area profile - Census 2021, ONS](https://www.ons.gov.uk/census/2021/build-a-custom-area-profile)

Accommodation Profile

A review of data from the 2011 Census indicates that over half of the housing stock in the parish at this time was detached houses or bungalows, see **Figure 6**. In 2011 the number of households in the parish totalled 197 which 135 had at least one usual resident². The housing profile is different to that of the district which has a greater proportion of terrace, flats, and temporary structures. The higher proportion of detached homes is similar to nearby communities, including Sedgford and Thornham. Housing development between 2001 and 2011 was almost exclusively for detached dwellings which grew by 15.

Figure 6: Housing Profile Dwelling Type	Ringstead		KLWN		Sedgford	Thornham
Detached	102	52%	30,760	42%	47%	53%
Semi-Detached	69	35%	21,237	29%	40%	31%
Terrace	10	10%	10,960	15%	10%	15%
Flat or Apartment	6	3%	6,720	9%	1%	1%
Caravan / Temporary Structure	0	0%	4,339	6%	0%	0%
Total households	197		74,016			

Looking at the Census 2021 data the number of households in the parish suggests there are now 140 households (to the nearest 10) which suggests there has been a significant loss over the last decade. The current Census 2021 states that 100% of the parish is made up of whole house or bungalows but does not give a specific %.

Data from the Census on dwelling size, in relation to number of bedrooms, is based on those homes with at least one usual resident (so excluding holiday lets and second homes). In 2011, as with most other communities, homes with 3 bedrooms were most common (48%). The proportion of 5-bedroom or larger homes is over-represented (7%) compared to the borough (4%) or nationally (5%) and 2-bedroom homes are under-represented, see **Figure 7**.

Figure 7: Dwelling Size (2011)

Number of bedrooms	Ringstead	KLWN	National
1 Bed	3%	7%	12%
2 Bed	25%	29%	28%
3 Bed	48%	43%	41%
4 Bed	16%	15%	14%
5+ Bed	7%	4%	5%

According to the Census 2021 the dwelling sizes in Ringstead have slightly changed as shown in **Figure 8**. Three bed dwellings are still the most common option, however, in 2021 the second most common bed size is 4 or more compared to 2 beds in 2011. This shows that over the last decade large properties have become more common. 1 bed and 2 bed dwellings have

² [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/)

decreased with 2 beds decreasing by 8%. The occupancy rating for bedrooms in the census works out whether homes are overcrowded, ideally occupied or under-occupied, based on bedrooms. The figures suggest that the over occupancy of bedrooms sit at around 92.8% meaning 1+ bedrooms in a household are under used. Suggesting people are not choosing to say downsize in their homes out of personal preference or maybe there is not suitable smaller accommodation for them to move to.

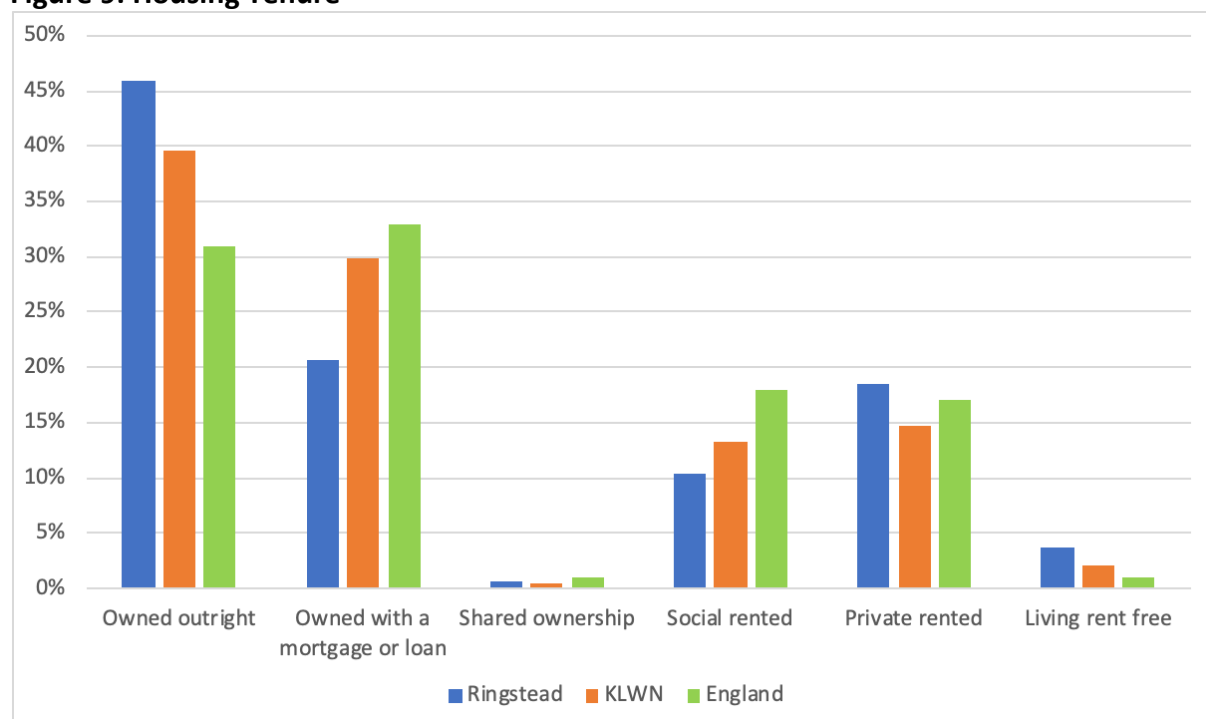
Figure 8: Dwelling Size (2021)

Number of bedrooms	Ringstead	KLWN	National
1 Bed	2.1%	7.7%	11.6%
2 Bed	17.6%	28.2%	27.3%
3 Bed	47.9%	42.8%	40%
4+ Bed	32.4%	21.4%	21.1%

In 2011, home ownership stood at around 67% of households, which was slightly lower than the borough wide and national averages which were both 69%. Of those people who do own their own homes, the proportion that do own outright rather than with a mortgage is higher than borough or national levels. Overall, 29% of homes were rented, which was on a par with the borough, but less than national levels (35%). If you refer to **Figure 9**, it is possible to see that this is due to a lower level of social rented accommodation, as levels of private rented accommodation are actually higher in Ringstead.

In 2021, home ownership increased slightly to 71.4% with 51.4% owning their home outright and 20% with a mortgage. Around 18.6% privately rented or lives rent free and 10% of the parish social rent. The rented profile has not changed much in the last decade.

Figure 9: Housing Tenure



In 2011, just over a fifth (21%) of all households are single occupancy, which is below the borough (27%) and national (30%) levels. In 2021 the household occupation is made up of 36.4% being one person households and 63.6% being single family households which can be couples, families with children (dependent or non-dependent) for example. These figures show that over the last decade there has been a rise in single occupant households by 15%.

A third of households (62) were not occupied at the time of the 2011 Census. This could indicate they were second homes; holiday lets or long-term empty homes. The level is significantly higher than that experienced across the borough, where it is 15% on average, and it is a 10% increase on 2001 levels. **Figure 10** compares the rate with that of nearby communities in 2011 and it is clear that some of these also had very high rates of second/holiday homes. It is worth noting that the size of Ringstead, with less than 200 homes, may feel the impact of second home ownership more than some larger communities with more residents. Of the residents who indicated that they usually reside within the parish, 8% also said they had a second address either in the UK or abroad.

Figure 10: Household Spaces with no usual residents (2011)

Parish	Number of Homes	% no usual residents
Sedgeford	365	24
Docking	644	24
Ringstead	197	32
Heacham	4,420	48
Thornham	528	51
Holme next the sea	477	74

Source: Census 2011

The number of second homes were explored in the parish for the development of the neighbourhood plan. The Borough Council of King’s Lynn and West Norfolk supplied council tax report in 2021 and 2023 to see if there has been an increase/decrease in second homes, holiday lets or empty homes within the parish. **Figure 11** shows the number of second homes in Ringstead over the years from 2008 to 2023. This shows that the number has stayed fairly stable. Second homes are those for personal use or only available for let for fewer than 140 days a year. Within the 2022 council tax report alone this was showing that 43 dwellings within the parish were classified as second homes (24% of total domestic dwellings). In the 2024 council tax report the number of second homes rose to 45 dwellings (**See Figure 12**).

As well as this from April 2020 the Borough Council calculated the properties in the national non-domestic rates list (business) with a description of holiday homes (self-catering). These are properties available to commercially let for 140 days or more a year and actually let for more than 70 days. When searching the GOV Valuation Office Agency (VOA) business rates website under Ringstead’s relevant postcodes³ the search showed that there are 26 self-catering properties in Ringstead out of 1669 self-catering properties in the district (January 2024) see **Figure 13**.

³ Postcodes Searched PE36 5LA, 5LB, 5LE, 5JU, 5JX, 5JS

This then accounts to a total of 71 residential properties out of 211 properties in the parish being considered as second homes or holiday homes which makes up 33.6% of the parish⁴. Having such a large proportion of housing stock in the parish being for second homes or holiday rental can also have an adverse effect on affordability for local people.

Figure 11: Number of second homes in Ringstead (2008 to 2023)

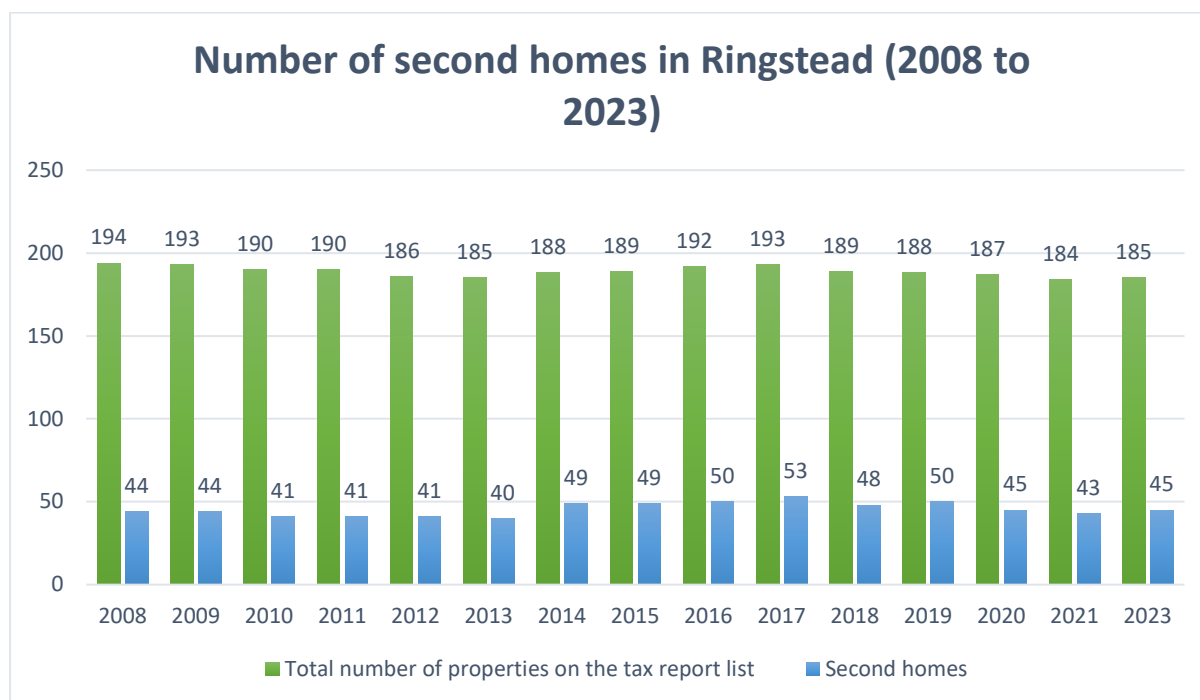


Figure 12: Ringstead’s Residential Properties. Source: Borough Council Tax Report (October 2023) and the latest GOV Business Valuation List Figures (January 2024)

Line			Notes
1	Total Domestic Dwellings	185	All self-contained dwellings in the parish
N/A	Total Self-Catering Accommodation properties in the business rates list	26	Commercially let properties available for more than 140 days and actually let for more than 70 days
	Total residential properties	211	
2b	Less Unoccupied exempt dwellings	(0)	Empty properties where there is no council tax charge
11	Less Second Homes	(45)	Unoccupied / Furnished dwellings
15	Less Empty Dwellings	(3)	Unoccupied / Unfurnished dwellings

⁴ Percentage is done by dividing 71 properties by 211 residential properties as shown in the council tax report plus the business rates list and x 100. $71/211 \times 100 = 33.6\%$

Line			Notes
N/A	Less Self-Catering Accommodation properties in the business rates list	(26)	As above
	Total main residence dwellings	137	Properties used a someone's main home (according to council tax records)
	% of dwellings used as main residence	64.9%	

Figure 13: Business Rates List on the GOV Valuation Website (January 2024)

Business Rates List	Postcodes Searched PE36 5LA, 5LB, 5LE, 5JU, 5JX, 5JS
1 Geddings Barn, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
100, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
35, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
40, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
42 A, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
94, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
Adj 94, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
Annexe At Hare Barn 112, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
Forge Cottage 17, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
Langford Cottages 42, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
Langford Cottages 44, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
Manningham House 21, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises

Business Rates List	Postcodes Searched PE36 5LA, 5LB, 5LE, 5JU, 5JX, 5JS
Tamarisk Cottage 37, High Street, Ringstead, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
The Cottage 14, High Street, Hunstanton, Norfolk, PE36 5JU	Self catering holiday unit and premises
12, Burnham Road, Ringstead, Hunstanton, Norfolk, PE36 5LB	Self catering holiday unit and premises
14, Burnham Road, Ringstead, Hunstanton, Norfolk, PE36 5LB	Self catering holiday unit and premises
Annexe At Burnham Road Farmhouse 16, Burnham Road, Ringstead, Hunstanton, Norfolk, PE36 5LB	Self catering holiday unit and premises
35, Docking Road, Ringstead, Hunstanton, Norfolk, PE36 5LA	Self catering holiday unit and premises
Annexe At Lammas House 46, Docking Road, Ringstead, Hunstanton, Norfolk, PE36 5LA	Self catering holiday unit and premises
33 B, Foundry Lane, Ringstead, Hunstanton, Norfolk, PE36 5LE	Self catering holiday unit and premises
Cinder Cottage 33, Foundry Lane, Ringstead, Hunstanton, Norfolk, PE36 5LE	Self catering holiday unit and premises
Sloe Cottage 31, Foundry Lane, Ringstead, Hunstanton, Norfolk, PE36 5LE	Self catering holiday unit and premises
14, Chapel Lane, Ringstead, Hunstanton, Norfolk, PE36 5JX	Self catering holiday unit and premises
2, Chapel Lane, Ringstead, Hunstanton, Norfolk, PE36 5JX	Self catering holiday unit and premises
Garden Cottage At Westgate House, Chapel Lane, Ringstead, Hunstanton, Norfolk, PE36 5JX	Self catering holiday unit and premises
3 Top End, Holme Road, Ringstead, Hunstanton, Norfolk, PE36 5JS	Self catering holiday unit and premises

Issues

- **The housing profile is dominated by detached homes which make up just over half of houses in the parish. The proportion of smaller homes is underrepresented and there are more larger homes of 4+ bedrooms than elsewhere, which may mean there is a shortage of smaller properties for older people to downsize into or people just starting out on the housing ladder to buy.**
- **Affordability of housing will be an issue for those looking to buy their first/second house and may prevent young people/families from moving into the village.**

- **A third of homes were not occupied at the time of the 2011 Census, which likely indicated that they were second or holiday homes. This was high, particularly considering Ringstead is a small community. In 2021 the % of residential properties with no usual residents (including empty properties) was 35.1%.**

Housing Growth

Ringstead is designated as a Smaller Village or Hamlet in the Settlement Hierarchy (Policy CS02) of the 2011 King's Lynn & West Norfolk Core Strategy, and this appears likely to remain unchanged in the emerging local plan 2016-2036.

Policy CS06 sets out that in the Rural Villages, Smaller Villages and Hamlets, modest levels of development will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment, services, and markets, and without detriment to the character of the surrounding area or landscape. Sites may be allocated for affordable housing or exception housing in accordance with criteria to support the housing strategy.

Policy DM3 of the local plan – Development in Smaller Villages and Hamlets – gives guidance on this designation. This says:

“The sensitive infilling of small gaps within an otherwise continuously built up frontage will be permitted in Smaller Villages and Hamlets where:

- *The development is appropriate to the scale and character of the group of buildings and*
- *its surroundings; and*
- *It will not fill a gap which provides a positive contribution to the street scene.*

In exceptional circumstances the development of small groups of dwellings in Smaller Villages and Hamlets may be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community.”

Such places do not have development boundaries (although there appears to be one for Ringstead in the emerging local plan 2016-2036) and there are no allocations for residential development in the local plan in Ringstead as part of the local plan, and so there is no planned growth as such. This policy framework will mean that growth will therefore be constrained.

In the 2011 Census there were 197 dwellings. This, of course, is 10 years ago and there will have been some change since then. **Figure 14** shows that from May 2011 to May 2021 there have been a number of planning applications and permissions, but only six new dwellings (excluding new annexes).

Figure 14: Permissions for residential development (2011-2021)

Planning ref.	Location	Type	Number (net)	Completed	Comments
11/01632/F	Barns at Burnham Road Farm	Conversion/ Change of use	2	2015	
12/00511/CU	Store at Ringstead Bury House	Conversion/ Change of use	1	2014	

14/01235/F	58 Docking Road	Demolish existing, construct two replacements	1	2018	
15/00923	Field View House	Residential annexe			
15/00210/F	Burnham Road Farmhouse	Conversion/ Change of use			
16/00317/F	Orchard House	New build	1	2017	
16/00175/F	94 High Street	Sub-division	1	2016	
17/02223/F	Methodist Church	Conversion/ Change of use			
20/01786/F	Old Rectory	Residential annexe			
Total gain			6		

A planning search was also done in January 2024 of how many applications have been permitted in Ringstead between 2021 and 2024. This totalled 27 applications including ones for discharge of conditions and non-material amendments. However, 16 applications being made were for extensions and other alterations (front, rear, and side). There were 3 applications for new residential development including:

Figure 15: Permissions for new residential development between 2021- 2024

Planning ref.	Location	Type	Number (net)	Comments
22/01487/f	Apple Tree Cottage 62 Docking Road	New build	1	Permitted November 2022. 1 storey dwelling.
22/01185/F	Land South of 8 Chapel Lane	New build	1	Permitted November 2022. 2 storey dwelling.
21/00546/FM	Land South of Chapel Lane	New builds comprising 6 on a brownfield site	10	Permitted December 2021. Development started on 14/09/2022. Two of which will be affordable housing.
Total gain			12	

This would then total a net gain of 16 new dwellings since 2011 once all dwellings are built out. This would be about 0.8% per annum. A typical figure would be around 1-3% per annum for rural villages in Norfolk. The number of new dwellings is therefore very low in actual and proportional terms.

Of those completed up to 2021, three were converted to residential dwelling from existing buildings (such as an outbuilding or a barn), one was a sub-division of an existing dwelling, and two were wholly new builds. This does not include replacement dwellings as obviously the overall number of dwellings would be unchanged. Over the years there have also been

change of uses from an annexe to a holiday let (13/01238/CU) resulting in the loss of that residential use. Half of the five between 2011 and 2021, as highlighted above, were conversions or change of use. There will be a limited and declining source of new dwellings, since only so many buildings can be converted. Similarly, only so many are suitable for sub-division. The fact that there have been only 12 net gains as a result of building entirely new dwellings is perhaps a concern for people wishing to stay in the village.

Issues:

- **Two-thirds of new dwellings in the last 13 years have come from conversions or sub-divisions. This will be a limited source of new dwellings in the future.**
- **Possible that an insufficient number of new homes are being provided to maintain the vitality of the village and meet the needs of residents. Only 12 net gains have been granted, started or completed in the last 13 years making this around 0.8% per annum.**

Affordable Housing

Affordable housing comprises:

- Affordable housing to rent
- Shared ownership or shared equity
- Discounted market sales housing

Some of these options offer a more affordable route to home ownership, and the Government has introduced a number of options over the years to enable people to get their first home, whether to rent or buy. A new tenure option called First Homes is being introduced by the Government. In 2018 there were 15 affordable homes in Ringstead, 14 social rented and one shared ownership. It is unlikely this has changed much since then and there has certainly been no new affordable homes but there could have been 1 or 2 right to buy sales, resulting in a loss.

Fifteen affordable homes works out at around 10% of the total housing stock in the parish. This is quite low. Comparable figures are:

- King's Lynn and West Norfolk 13%
- Norfolk 17%
- England 19%

One application (21/00546/FM) for 10 dwellings included two affordable dwellings is currently under construction. The housing register data provided by the Borough Council of King's Lynn & West Norfolk indicates that as of March 2022, there were 2 households on the waiting list for social/affordable rented housing currently living in Ringstead.

Issues:

- **There is a poor supply of affordable homes. Bearing in mind the high housing costs, this means that it will be difficult for people, even those on reasonable incomes, to stay in the parish.**

Availability of Local Services and accessibility

In terms of services and facilities that are used by local residents, the village offers an excellent village store, the Gin Trap Inn (the 17th century village pub), the parish church of St Andrews which was originally built in the 13th/14th century, the very well-used village hall, the lovely chalk pit picnic area, and a playing field. There are also a number of clubs such as the bowls club and table tennis club and walking groups. In addition, there are a number of small businesses such as Wards Nurseries (plants).



Some of those businesses are related to tourism. Ringstead is in a lovely as well as convenient location for visitors. It is just three miles from the coast, such as Hunstanton or the quieter Holme-next-the-Sea, and there is Ringstead Downs, circular walks, Peddars Way, and the National Cycle Network. It is an excellent base for enjoying this corner of Norfolk. There are therefore a number of holiday lets as well as businesses that benefit from the tourism such as Ringstead Gallery. Planning has played a role in supporting tourism, for example through the granting of permission for the creation of five holiday units next to the Gin Trap (16/01374/F)

Local services and facilities are all within walking distance for the residents. However, the relatively limited number of services does mean that local people will be dependent for many needs on having to travel to higher order settlements such as Hunstanton. Unfortunately, there has been no bus service since 2018. Before this, the village was on the route 31 from Fakenham to Hunstanton. The nearest bus stop is Holme's Crossroads, Main Road stop served by Lynx service 48. This is about 1.4 miles north of the route via Peddars Way North. This clearly means longer journeys need to be undertaken using the car which is often common for rural areas. As advertised via the Ringstead Parish Council newsletter, The Go to Town-Community bus service No.21 runs from Kings Lynn to Hunstanton and return to Kings Lynn via Ringstead offers a friendly and alternative transport option for villagers. The bus stops opposite the Gin Trap in the heart of the village where it collects and drop off passengers⁵. The bus service stopping in this area may have been due to a lack of use by residents and visitors who choose to use their own transport leading it to have been unviable. This causes the area to not be considered very sustainable since people needing the bus to get to work, school or for leisure purposes would need to find private transport most of the time. This

[36828f_a72f3086d188450a957a5c83ea3d40cf.pdf \(ringsteadpc-norfolk.info\).](#)

could mean it also limits the options of young people or elderly who may not have access to ownership of a car and may have to rely on parents or taxi services to take them to their destinations. This is a common rural issue for transport accessibility.

There are footways for people to use to get to local services and so that they don't have to walk in the road. However, there are missing sections and usually the footway is narrow and only available on one side of the road. Nevertheless, in light of the 30mph speed limit, and the low traffic volumes, getting around within the village is straightforward for most; others, such as those with buggies or wheelchairs might experience some difficulties. However, wider, and more extensive footway provision might clash with the essentially rural character.

Figure 16: Public Footpaths in Ringstead

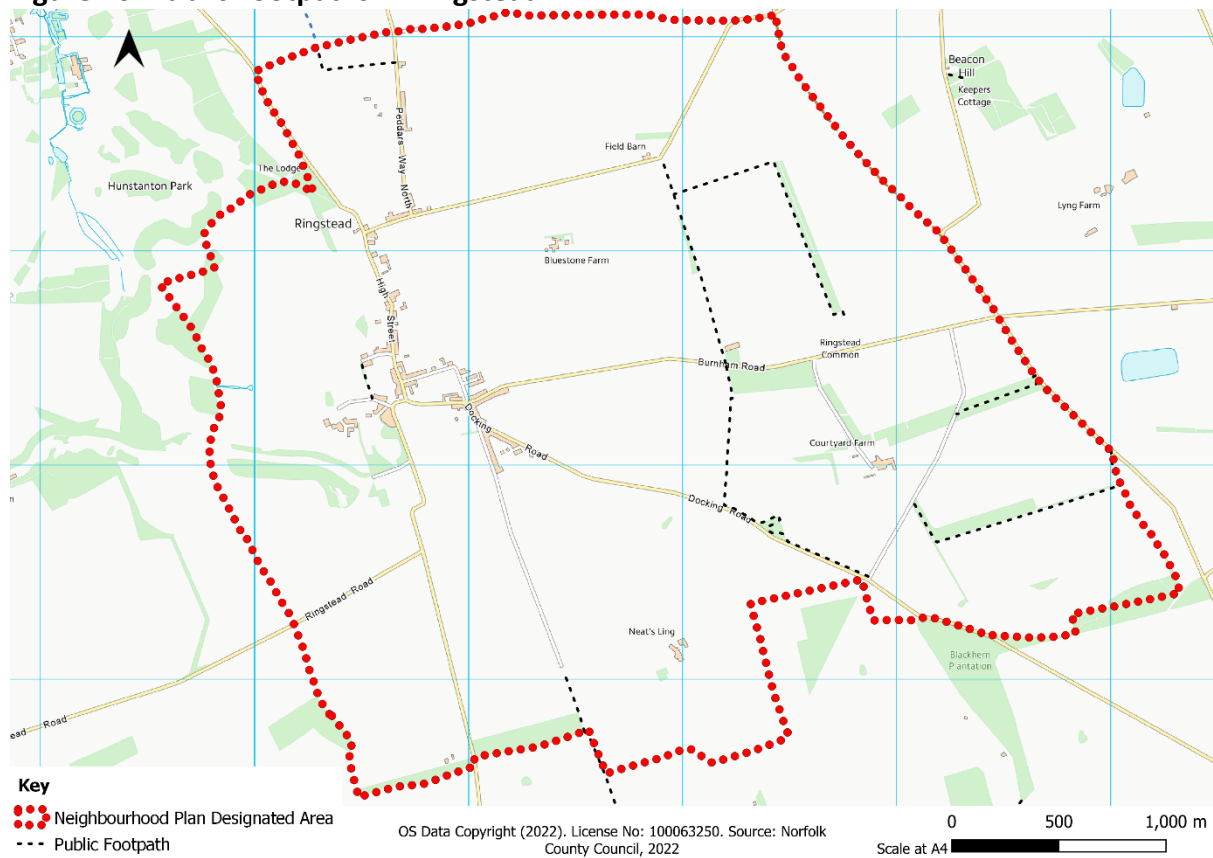


Figure 16 above shows the Public Footpath network, highlighting that access into green open spaces is possible. There are also circular walks around the organically farmed Courtyard Farm. **Appendix A** shows a circular walk, though this is quite long.

The Village is an excellent location for walkers and cyclists being on both the Peddars Way long-distance footpath as well as a National Cycle Route, used by residents and visitors alike. Peddars Way starts in Suffolk at Knettishall Heath Country Park and follows the route of a Roman road for 49 miles (79 Km) to Holme-next-the-Sea on the north Norfolk coast meeting the Norfolk Coast Path at Holme-next-the-Sea, via Ringstead, making use of Peddars Way North towards Holme, less than an hour walking for most, and Peddars Way South.

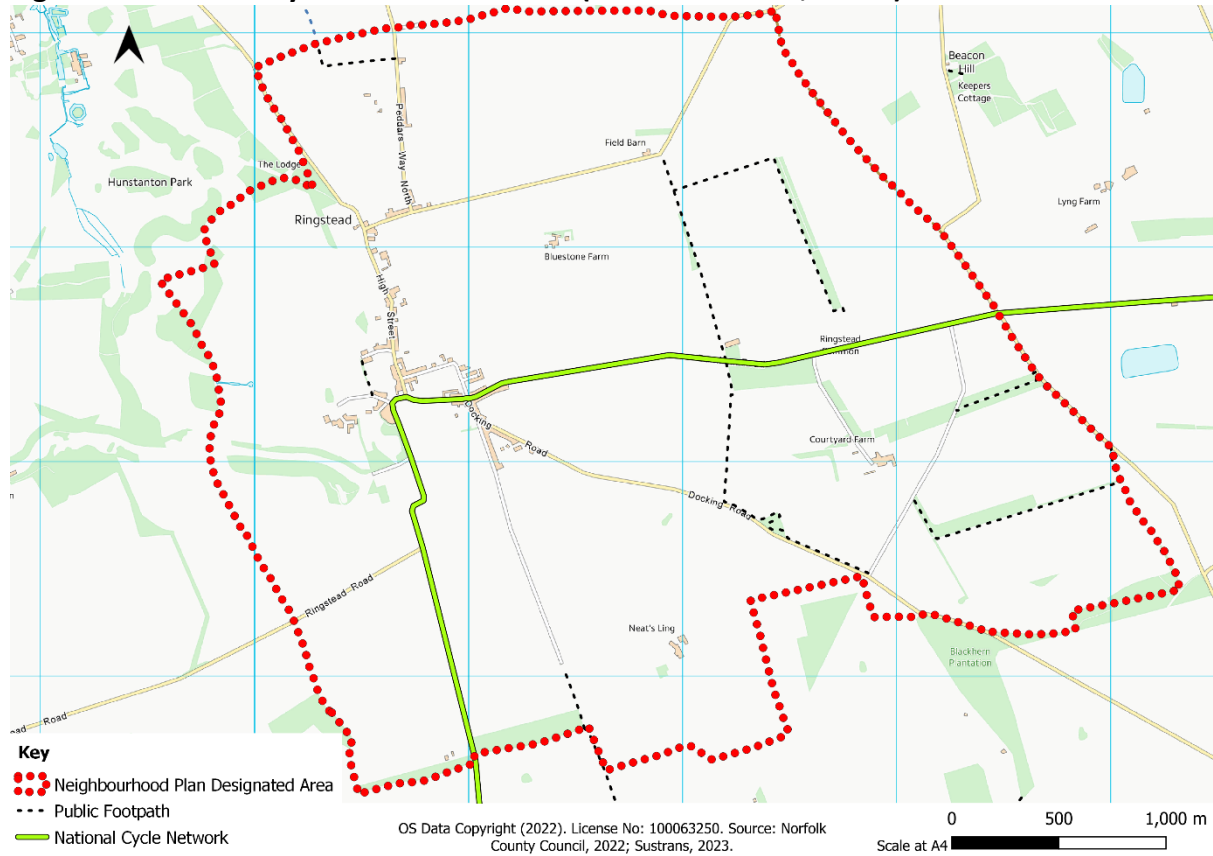
National Cycle Route 1 links Lowestoft to King's Lynn via Wells-next-the-Sea, via Ringstead, and provides access to Sedgeford as well as Snettisham and ultimately King's Lynn, which is perhaps a one and a half hours away by bike.

Realistically, both Peddars Way and NCN1 are recreational routes for occasional trips rather than functional day to day routes to access services.

Figure 17: Peddars Way



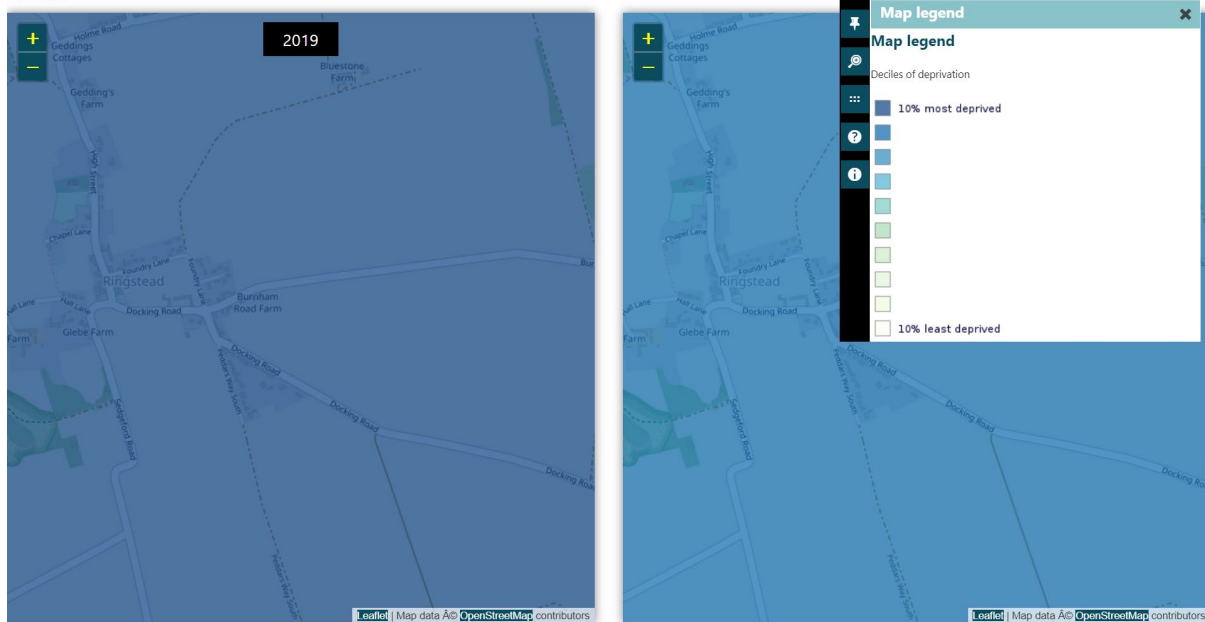
Figure 18: National Cycle Network Route 1 (Source Sustrans, 2023⁶)



The national Indices of Multiple Deprivation can be broken down into its component indicators. An important one for Ringstead is access to housing and non-car access services (such as school and the post office). It can be seen in **Figure 19** that Ringstead is in the bottom 10% in England for this indicator and that this has got worse since 2015, perhaps because of the loss of the bus service) – 2019 is on the left and 2015 (the lighter shade) is on the right.

⁶ [National Cycle Network \(Public\) | National Cycle Network \(Public\) | Open Data \(arcgis.com\)](#)

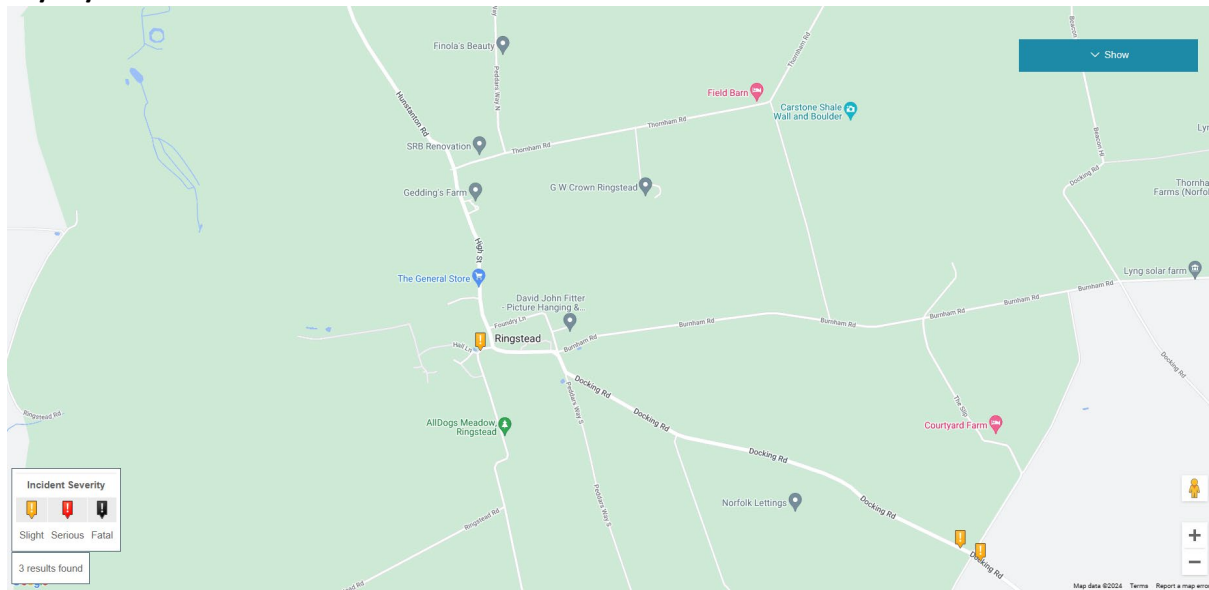
Figure 19: Deprivation as measured by access to housing and services 2015



As many residents will need to use the car to access higher order services, the roads are an important lifeline. There are no strategic roads, the nearest being the A149, which will come into play when driving to Hunstanton (10 minutes away) and King's Lynn (just over half an hour). The other roads are fairly quiet and generally narrow; even the Hunstanton Road is less than 5m wide, although the width does vary. This could lead to passing issues with heavier vehicles.

Despite the narrowness of the roads, they appear generally safe, at least in terms of recorded road traffic accidents. **Figure 20** shows just three accidents in the last seven years (2016-2024) which were classified as slight severity, these happened in 2016, 2019 and 2021 two being on Docking Road just south of Courtyard Farm and one on the sharp corner at Hall Ln.

Figure 20: Road traffic accidents in the last 7 years (2016 to 2024)- Last checked on 18/01/2024⁷



Issues

- Ringstead has a limited range of day to day local services and facilities for residents, but these are accessible by walking. Some people might benefit from improved footways within the village, although this might harm the rural character.
- The limited range of local services means access to services elsewhere will be necessary. This will need to be undertaken mostly by car, which is not seen as very sustainable. This could limit the quantum of any additional housing.
- The number of clubs and local activities suggests a thriving community spirit.
- Modest additional housing could support the ongoing viability of some local services, such as the general store and pub, as could further tourism. Ringstead is a good location for visitors, and potentially sustainable tourism given the long distance walking and cycling routes.
- Access into the countryside and open spaces for recreational reasons is good, though could be better, this bringing benefits for physical and mental well-being.

⁷Ringstead Parish Crash Map Data. Source: [CrashMap](#)

Natural Environment

The Neighbourhood Plan area does not encompass any statutory wildlife designations, however adjacent the area to the west lies Hunstanton Park Esker Site of Special Scientific Interest (SSSI) and Ringstead Downs SSSI, see **Figure 21**.

Ringstead Downs SSSI is a dry valley that has been cut through chalk strata by glacial meltwaters⁸. The area designated is approximately 7ha and was designated in 1986 for biological interests. The site has never been ploughed and as a result the valley-sides support an excellent example of species-rich chalk grassland called Common Rockrose which blooms from June to September. Such areas of unimproved chalk grassland are now extremely rare in East Anglian, and the site is the largest example of chalk downland remaining in Norfolk. The abundant herb species are attractive to a wide range of 20 species of butterfly. There are also several nationally declining birds which visit this site including the yellow hammer, whitethroat, and linnet – they occur in good numbers⁹.

Hunstanton Park Esker SSSI¹⁰ is important for an esker of Devensian age which extends around 1.5km from north of Ringstead Downs to Hunstanton Hall. The esker is particularly well developed in its central and southern sections, and occasional sections assist in demonstrating the integral structure, composition, and genesis of this type of glaciofluvial landform. Hunstanton Park provides a good example of a landform which is relatively uncommon in central and southern England and is the only one of Devensian age in the area. The site area designated is 17.110ha and was designated in 1990 for geological interest.

Around 1.5km-5km from the plan area lies **The Wash Ramsar/Special Protection Area and North Norfolk Coast Special Area of Conservation**. This is one of the most important areas of estuarine mudflats, sandbanks and saltmarsh in Britain. Counts of wintering waterbirds reach 320,673 individuals and include nationally and internationally important numbers of numerous species. The site is also of outstanding international importance for passage birds, notable waders and supports various breeding birds, an important shell fishery and the largest breeding colony of seal *Phoca vitulina* in Europe. It is possible that given the proximity to the plan area, important bird species could travel through or be present in Ringstead.

There is one non-statutory wildlife designation within the Neighbourhood Plan area, Ringstead Common County Wildlife Site (CWS). The site is 7.2ha and comprises of largely unimproved grassland surrounded by scrub which is a remnant of the once much larger Ringstead Common. As stated in the site description from a survey revised in June 1998 supplied by the Norfolk Biodiversity Information Service in February 2022:

*“The grassland is most widespread in the northern half of the site. Here quite rank although species-rich grassland contains occasional smaller cat’s-tail (*Phleum bertolonii*) and dropwort (*Filipendula vulgaris*) suggesting slightly basic conditions, although stricter calcicoles are absent. Grasses include yellow oat-grass (*Trisetum flavescens*), false oat-grass (*Arrhenatherum elatius*), Yorkshire fog (*Holcus lanatus*) and common bent (*Agrostis capillaris*)*

⁸ Ringstead Downs SSSI, Source: Natural England Accessed 13/01/23 - [1003747 \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)

⁹ [Ringstead Downs - Norfolk Wildlife Trust](https://www.ringstead-downs-wildlife-trust.org.uk/)

¹⁰ Hunstanton Park Esker SSSI, Source: Natural England Accessed 13/01/23 - [1006039 \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)

while herbs include agrimony (*Agrimonia eupatoria*), yarrow (*Achillea millefolium*), germander speedwell (*Veronica chamaedrys*).

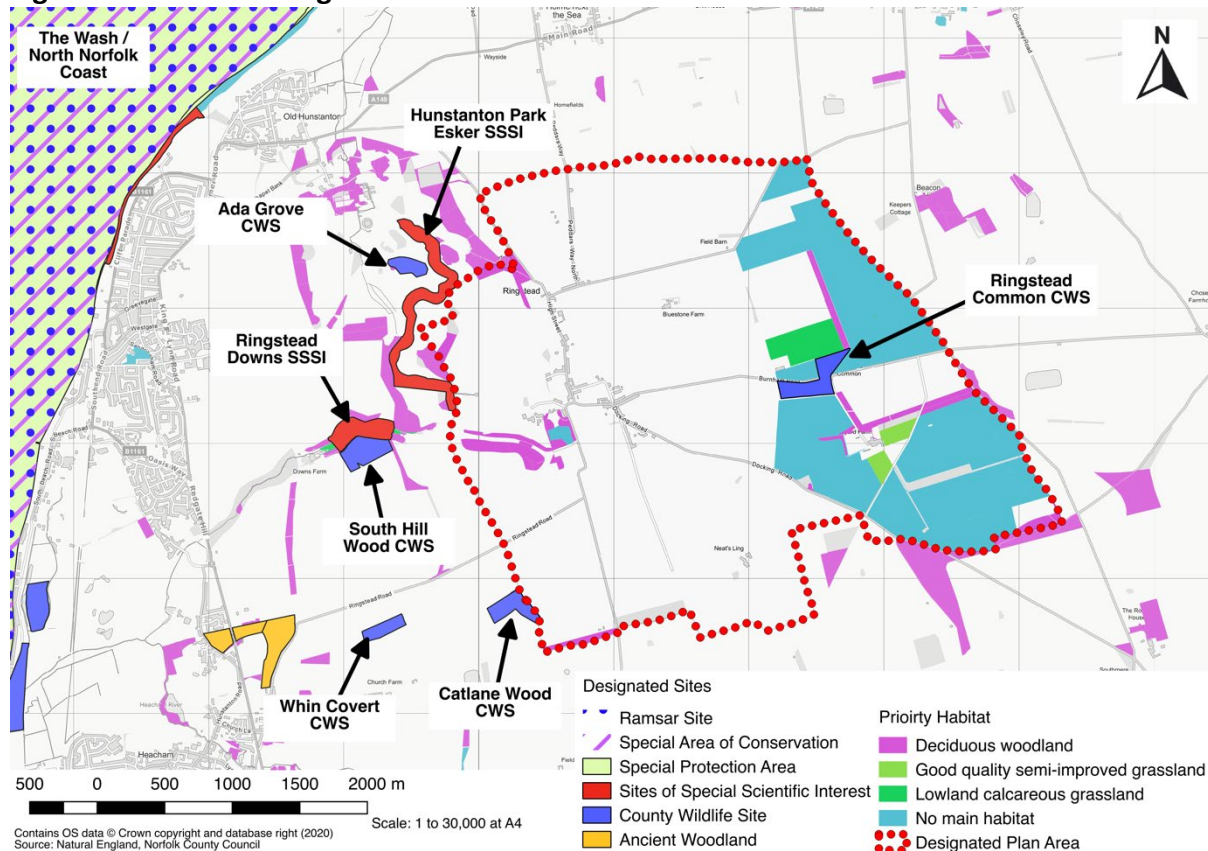
To the south the land becomes markedly acidic and typically species-poor. The sward is dominated by common bent, also including sweet vernal grass (*Anthoxanthum odoratum*), yarrow, sheep's sorrel (*Rumex acetosella*), ribwort plantain (*Plantago lanceolata*) and harebell (*Campanula rotundifolia*). Gorse (*Ulex europaeus*) thickets are scattered over the area with occasional elder (*Sambucus nigra*), silver birch (*Betula pendula*) and locally abundant hawthorn (*Crataegus monogyna*). South of the road the site consists of a coarse mix of continuous and scattered scrub with rank neutral grassland, tall herb and dense stands of ruderal species. Some patches of grassland are also improved and dominated by perennial rye-grass (*Lolium perenne*); other areas support a coarse tangle of bramble (*Rubus fruticosus* agg.), bracken (*Pteridium aquilinum*) and great willowherb (*Epilobium hirsutum*).

The more consolidated scrub comprises an even-aged stand of coppiced hawthorn over a rather sparse field layer dominated by nettle (*Urtica dioica*) but with occasional wood avens (*Geum urbanum*) and ground ivy (*Hedera helix*). Gaps in the shrub layer are invariably occupied by impenetrable thickets of bramble, great willowherb and bracken. Scattered scrub is also present including oak (*Quercus robur*), rowan (*Sorbus aucuparia*), and sycamore (*Acer pseudoplatanus*). In places past tillage is suggested by the frequency of common arable weeds such as corn spurrey (*Spergula arvensis*), scentless mayweed (*Tripleurospermum inodorum*) and *Chenopodium* species. The generally disturbed nature of many areas is associated with locally dense stands of mugwort (*Artemisia vulgaris*), creeping thistle (*Cirsium arvense*) and broad leaved dock (*Rumex obtusifolius*).

There are a number of other CWS adjacent the plan area, these are marked on **Figure 21**.

Parts of the parish contain **Priority Habitat**, those which have been identified as being the most threatened and requiring conservation under UK Biodiversity Action Plan (BAP). The predominant type of habitat is 'no main habitat, but additional habitats present. There are also small patches of deciduous woodland, good quality semi-improved grassland and lowland calcareous grassland, see **Figure 21**. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

Figure 21: Wildlife Designations and Habitat

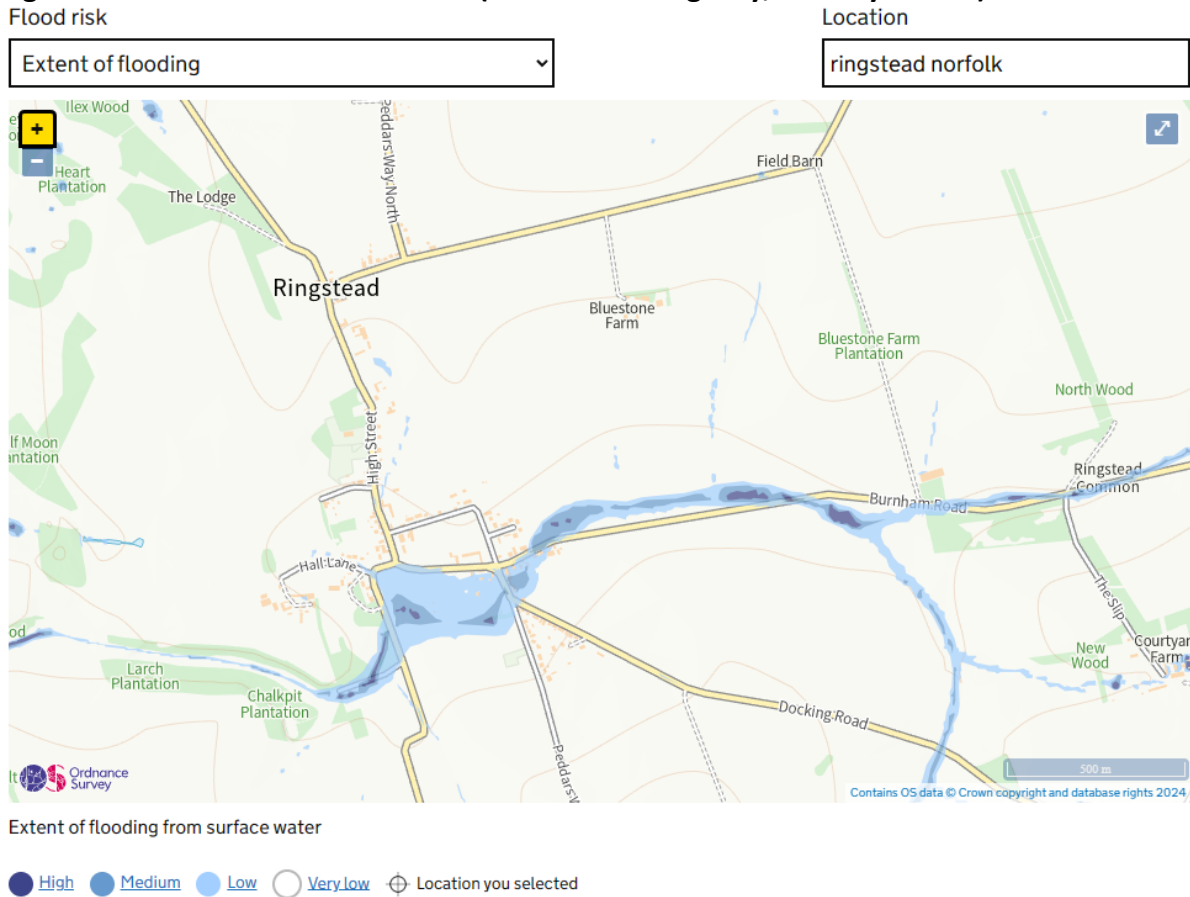


According to Environment Agency mapping fluvial flood risk is not a problem, with the parish falling within Flood Zone 1. This means there is a less than 0.1% chance of flooding from rivers or the sea in any given year. These flood zones have been defined following a national modelling project and are regularly updated using recorded flood extents and local modelling. The flood zones are based on the likelihood of an area flooding, with Flood Zone 1 areas least likely to flood and flood zone 3 areas more likely to. The modelling does not account for blocked drains or very heavy rainfall, so sites in a low-risk flood zone may still experience flooding.

National policy is to locate development in areas least likely to flood. Based on current mapping, flooding from rivers or sea alone is unlikely to be a constraint on the location of development in Ringstead.

Surface water flooding is an issue in part of the built-up area of the parish, including along Burnham Road and Docking Road, see **Figure 22** which is taken from current Environment Agency mapping of surface water flood risk. The risk of surface water flooding is mostly low, but there is medium risk to some properties.

Figure 22: Surface Water Flood Risk (Environment Agency, January 2024¹¹)



Issues:

- Although there are no statutory designated wildlife sites within the neighbourhood plan area, areas of international and national importance are located adjacent or nearby. These could be vulnerable to an increase in recreational pressure as a result of development, which would need to be considered and mitigated for as part of a Habitats Regulations Assessment.
- There is one County Wildlife Site within the plan area and several adjacent/nearby, which have been identified for their wildlife value. These will be considered in the planning process but will not receive the same level of protection as national or internationally designated sites. Ringstead Common could be considered when identifying local green spaces within the Neighbourhood Plan.
- A significant area of the parish is identified as priority habitat, there is potential for these to be affected by development and they do not have the same level of protection as designated sites.
- Surface water flooding is an issue in parts of the parish, and it will be important to ensure this is not worsened through new development.

¹¹ [Learn more about this area's flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://check-long-term-flood-risk.service.gov.uk)

Local Landscape

The majority of the plan area (approximately 91%) falls within the Norfolk Coast National Landscape, see **Figure 23 and 24**. The AONB was designated in 1968 and includes the greater part of the remaining unspoiled coastal areas between the Wash and Great Yarmouth. The Norfolk Coast landscape displays a striking diversity of scenery, embracing a rich mix of coastal features and contrasting inland agricultural landscapes, of which are influenced by the proximity of the sea. Much of the character and quality of the AONB landscape can be attributed to the contrasts which arise from its diversity.

The designation helps to protect the natural features, but also settlements and working environments that are distinctive characteristics of the countryside. The designation allows for sustainable development, in ways that further enhance the character of the area. The AONB Management Plan¹² sets out some key objectives for new development, these are listed in **Figure 24**.

Figure 23: Norfolk Coast National Landscape



Source: Norfolk Coast AONB Management Plan 2019-24

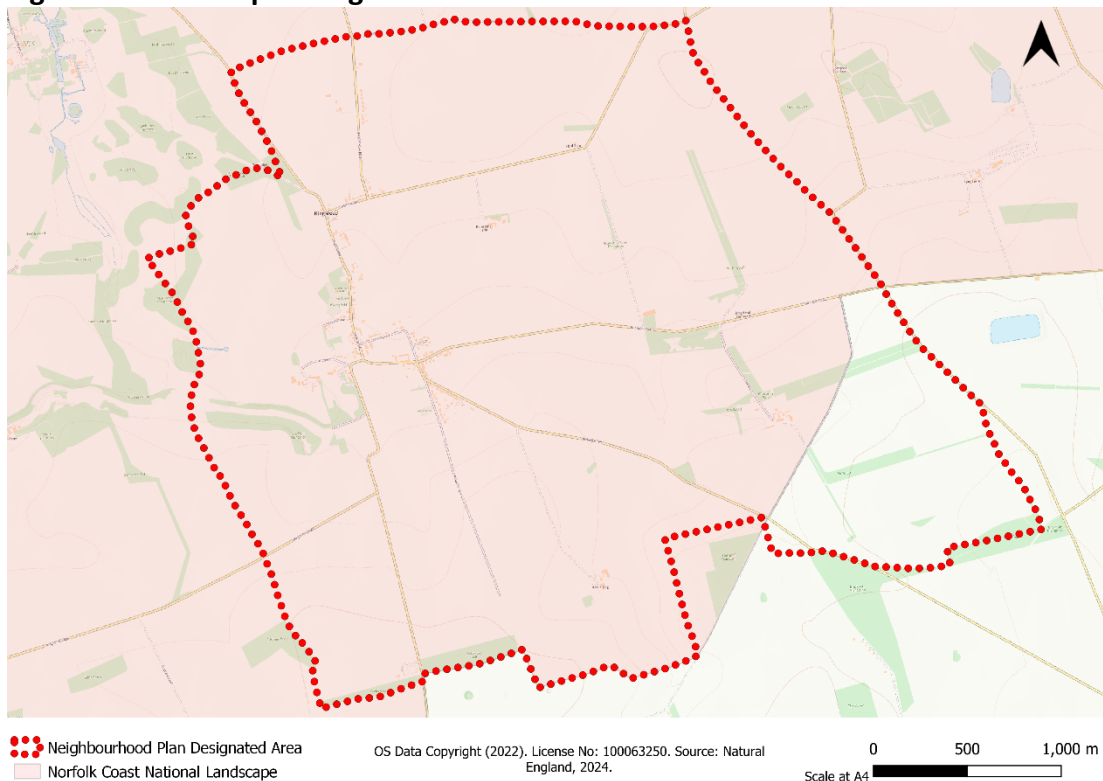
¹² The Norfolk Coast National Landscape Management Plan (2019-2024). Source: [Norfolk Coast area of outstanding natural beauty](#)

Figure 24: A few themes and objectives from the Norfolk Coast Protected Landscape Management Plan 2019-2024

Themes	Summarised Objectives
Landscape, Biodiversity and Geodiversity	<ul style="list-style-type: none"> • OL1- The integrity and diversity of the area’s landscapes and seascapes will have been maintained and preferably enhanced, assessed with reference to the Integrated Landscape Guidance for the AONB.
Built and Historic Environment	<ul style="list-style-type: none"> • OB1- The area’s designated heritage assets will be under positive management. • OB2- Measures to improve understanding and conservation of the area’s historic and archaeological heritage amongst partners and public will have been implemented. • OB3- The areas key historic environment sites most at risk from climate change-related and other impacts will be known and where appropriate mitigating measures investigated and in progress.
Sustainable Communities	<ul style="list-style-type: none"> • OC1- Improving an environment for local businesses and availability of local jobs.
Access and Recreation	<ul style="list-style-type: none"> • OR2- Cooperation will have further developed between the tourism sector, conservation organizations and local communities to develop understanding and more sustainable enjoyment of the area by visitors and residents and to manage pressures on key sites.

Source: Norfolk Coast AONB Management Plan 2019-24

Figure 25: Landscape Designations



The West Norfolk Landscape Character Assessment¹³ identifies that the plan area falls within the 'Rolling Open Farmland' character area. The area is characterised by open rolling arable farmland that slopes gently down to the north. There are a few strips or areas of woodland to break up the long expansive views across the patchwork of irregular fields. Straight well-maintained hedgerows delineate the field boundaries. Outside of Ringstead village scattered isolated dwellings and farmsteads dominate the settlement character. These are accessed by straight narrow country lanes that criss-cross the fields. There is a strong sense of isolation and tranquillity throughout the character area.

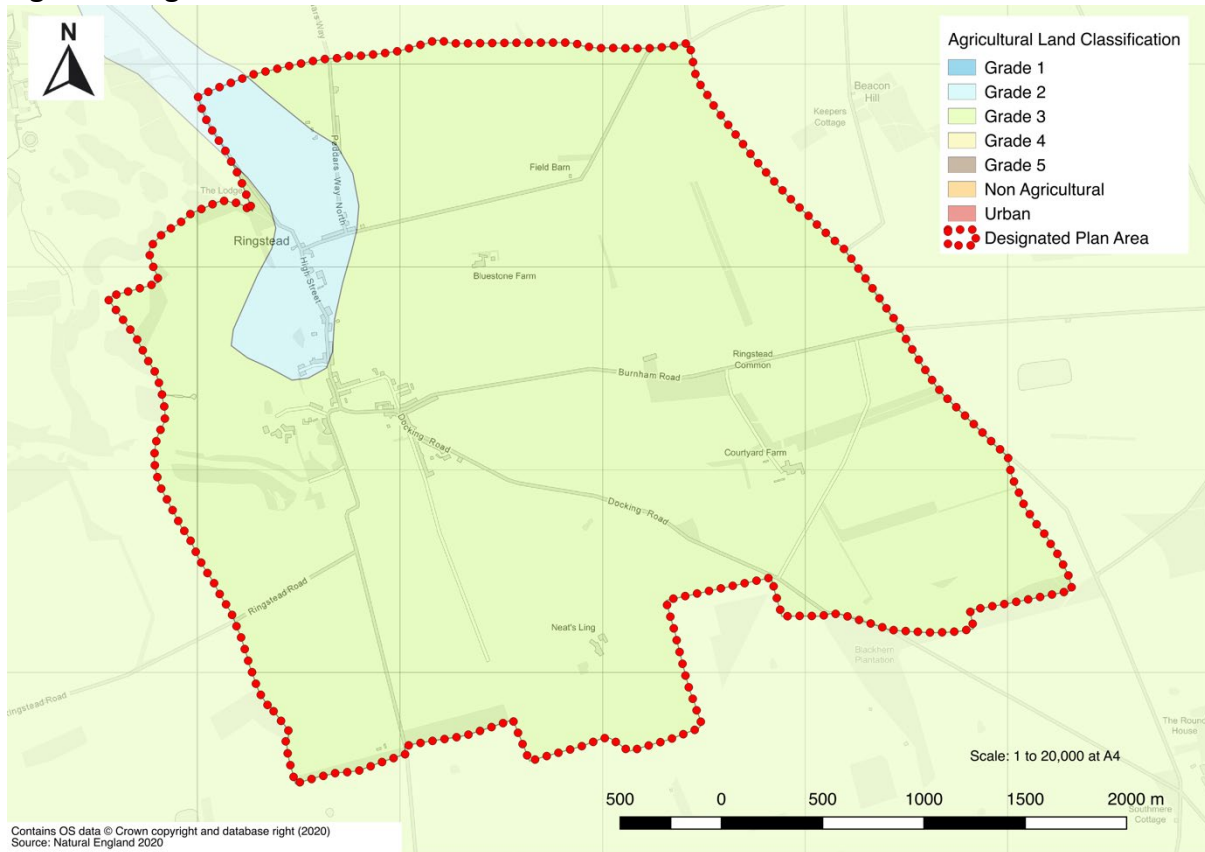
The planning guidelines include:

- Seeking to conserve and enhance the existing belts and copses of plantation woodland and other tall vegetation within the area;
- Seeking to conserve the generally undeveloped, rural character of the area and related strong sense of remoteness and tranquillity;
- Ensuring that any new development responds to historic settlement patterns and is well integrated into the surrounding landscape;
- Seeking to ensure the sensitive location of development involving tall structures;
- Seeking to conserve the landscape setting of existing villages;
- Seeking to promote the use of local materials appropriate to the local landscape and settlement character.

Much of the area surrounding the village is in current agricultural use. National policy is to retain high value land such as this for its economic and other benefits. The majority of Ringstead parish has been assessed as Grade 3 agricultural value, see **Figure 26**, which is good to moderate quality. Grade 3 is often subdivided into 3a and 3b, with Grade 3a protected. The data available for Ringstead does not distinguish 3a and 3b. There is a very small area in the north-west of the parish which is Grade 2. The quality of agricultural land may be a constraint on development.

¹³ kLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

Figure 26: Agricultural Land Classification



Issues

- The majority of the parish falls within the Norfolk Coast National Landscape, which has been designated for its outstanding landscape value. Development within the parish will be required to conserve and enhance the beauty of the area. Major development will be resisted.
- The area is largely undeveloped and tranquil in its nature. Any future development should respond to the existing settlement pattern and make use of local materials.
- Much of the area surrounding the village remains in agricultural use. Some of this may be classified as the best and most versatile agricultural land in England and its development may be resisted.

Historic Environment

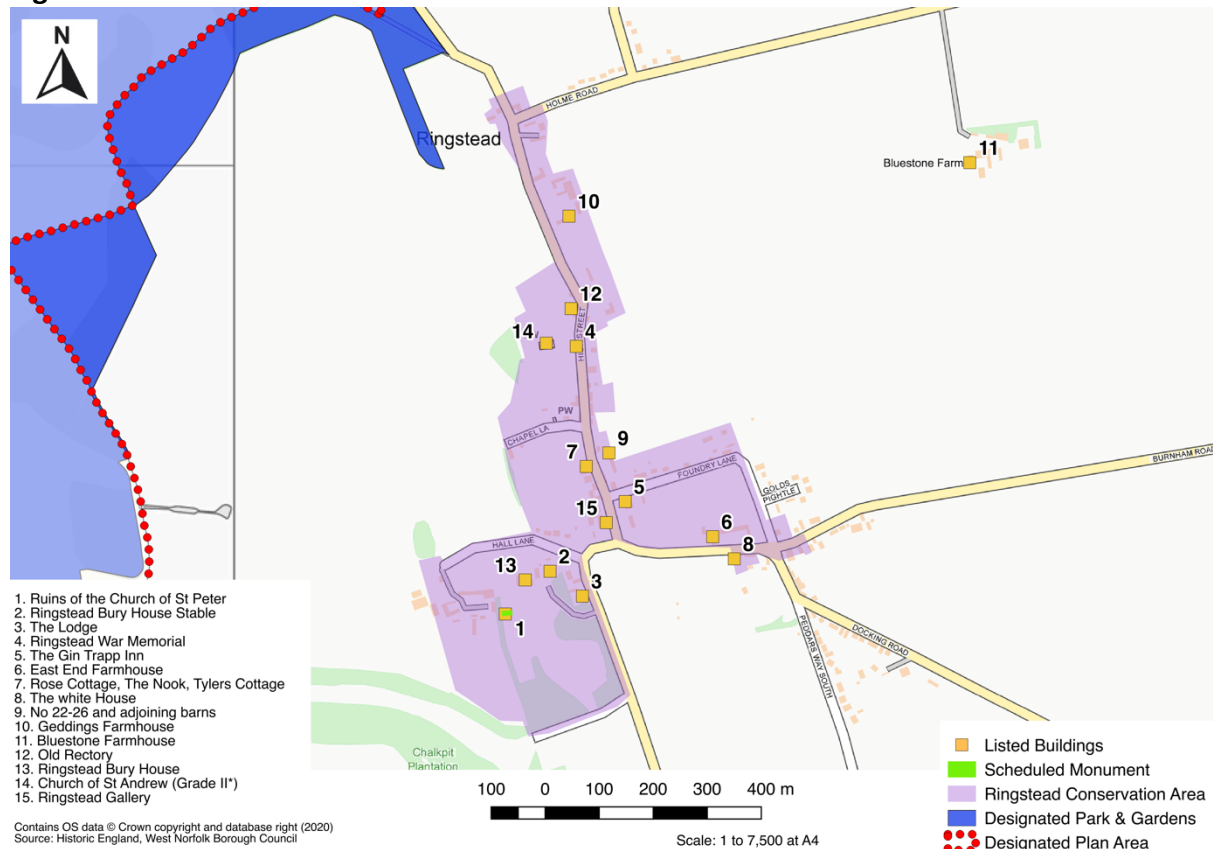
The parish has a long history, on Ringstead Downs evidence has been unearthed of burials dating back to the late Neolithic or early Bronze Age (c 2500 to 2000BC). The name Ringstead is believed to derive from the Old English meaning 'circular settlement' or 'place with stone circles'. The settlement was certainly well established by the time of the Norman Conquest, its population, land ownership and productive resources being detailed in the Domesday Book of 1086. A notable feature about the entries for Ringstead is the fact that a mill is mentioned¹⁴. There were originally two parishes – Ringstead Magna, with St Peter's church, and Ringstead Parva, with St Andrew's. They were joined in the reign of Edward I. After the Reformation in the 16th century, the Le Strange family of Hunstanton Hall, lords of the manor and principal landowners of Ringstead, became patrons of the living.

Ringstead prospered during the Middle Ages and taxation records for the fourteenth century show the village as being larger and richer than Fakenham. However, a map of C1600 shows that only a third of the houses were then on the main street, while much of the settlement is known as being in Ringstead Bury, south of the 'greene close'.

Most of the historical buildings in the village date from the 17th, 18th and early 19th centuries, reflecting a long period of prosperity based on sheep and corn farming and improved agricultural methods. A Conservation Area exists within the village centre, where all but one listed building is located, see **Figure 27**. The Church of St Andrew, located on the High Street is Grade II* listed. This dates from the 14th and 15th century, but in the late 19th century the tower was partly rebuilt, aisle added and the interior much restored.

¹⁴ Taken from the Ringstead Parish Summary on Norfolk Heritage Explorer
[https://www.heritage.norfolk.gov.uk/record-details?TNF1256-Parish-Summary-Ringstead-\(Parish-Summary\)](https://www.heritage.norfolk.gov.uk/record-details?TNF1256-Parish-Summary-Ringstead-(Parish-Summary))

Figure 27: Historical Assets



The Conservation Area Appraisal also notes the special quality of the area is greatly enhanced by the large number of important unlisted buildings. These are traditional buildings, which by their position, group value in relation to other buildings close by and their use of local materials, contribute much to the character of the village. 60 such buildings have been identified, representing 76% of the total number of unlisted buildings in the Conservation Area. The Conservation Area Appraisal identifies a number of conservation objectives common to all designated Conservation Areas across the borough, these are set out in **Figure 28**.

Figure 28: Conservation Objectives

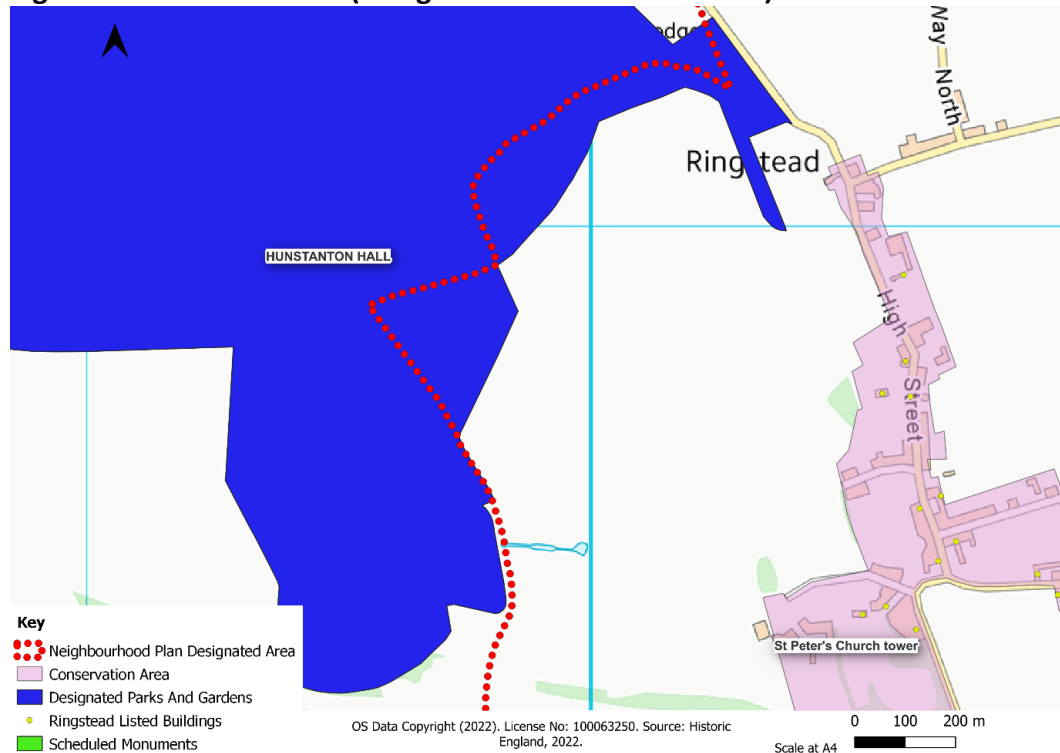
Ringstead Conservation Area Appraisal Objectives
<p>The overall conservation objective is to protect and reinforce the established special character of Conservation Areas and their setting.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> • Encouraging the retention and maintenance of buildings which contribute to the overall character of each conservation area; • Ensuring that new development is sympathetic to the special qualities and character of each conservation area; • Protecting the setting of the conservation area from development which adversely affects views into or out of the area;

Ringstead Conservation Area Appraisal Objectives

- The retention, maintenance and locally appropriate new planting of trees;
- Maintaining and enhancing local features and details which contribute towards an area's local distinctiveness;
- Working with the community to prepare schemes of enhancement;
- Encouraging the removal of detractors to the special character of each conservation area.

In terms of archaeological interest, there is one scheduled monument in the parish this is the ruins of St Peter's Church tower in the grounds of Ringstead Bury see **Figure 28**. Regarding Hunstanton Hall which is a designated Parks and Gardens part of this falls into the north-western area of the parish. Hunstanton Hall is a moated house surrounded by a 16th-century park, woodland, and gardens. The registered site covers some 182 hectares¹⁵. The site was first listed in 1987 and is a Grade II Park and Garden. It originated as a deer park in the 15th Century and was embellished in the 17th Century and extended in the 19th Century. Hunstanton Hall was the ancestral home of the Le Strange family, one of the most powerful Norfolk families in the C15 and C16. The brick gatehouse of the Hall was built in 1490 by Sir Roger Le Strange within a large deer park, and the main double-pile Hall (destroyed by fire in the C19) was begun in 1578 by Sir Nicholas Le Strange¹⁶. Hunstanton Hall cannot be accessed from Ringstead parish where the designation falls. The park has a significant impact on the landscape to the north-west of Ringstead village.

Figure 28: Historic Assets (Designated Parks and Gardens)



¹⁵ [Hunstanton Hall - Norfolk - Parks & Gardens \(parksandgardens.org\)](https://parksandgardens.org/)

¹⁶ [HUNSTANTON HALL, Old Hunstanton - 1001006 | Historic England](https://historicengland.org.uk/listing/the-list/list-entry/1001006)

Issues

- **There is a Conservation Area in Ringstead where all but one of the listed buildings are located. Effort should be made to retain both the character of these and their setting, ensuring it is not diluted through potential new development.**
- **The Conservation Area Appraisal refers to a number of unlisted buildings which add to the special quality of the area, these could specifically be referenced in the Neighbourhood Plan as non-designated heritage assets.**

APPENDIX A

Circular walk

Ringstead map 1 / 2 83%

RINGSTEAD

7 miles / 11.25 km

- Defibrillator (AED) map location.
- Business location.
- Route link.
- Route.
- Start point.
- Bus Stop
- Parking
- Heritage point of interest
- Church
- The Gin Trap Inn
- The General Store
- Peddars Way & Norfolk Coast Path

Business open times may vary. Please check with venue if you look to use their facilities & services.

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