

# Ringstead Neighbourhood Plan

## FREQUENTLY ASKED QUESTIONS

### Regulation 14 Consultation on the draft Neighbourhood Plan

22 January to 3 March 2024

#### **Why is there a further consultation event?**

This is the third consultation that has been undertaken by the Council in preparing its Neighbourhood Plan. It forms part of pre-submission Regulation 14 statutory consultation that the Council is required to undertake before the Plan is submitted to the local authority for independent examination.

As well as local people the Council is consulting with over fifty statutory bodies and individuals, including the Environment Agency, Natural England, National Grid, and the RSPB.

You can access the full version of the plan and its supporting documents here <https://www.ringsteadpc-norfolk.info/neighbourhood-plan> or at the Village Hall or Village Stores.

#### **Why have a Ringstead Neighbourhood Plan?**

The Neighbourhood Plan sets out planning policies that will be used, alongside the Borough Council's Local Plan to decide whether planning applications are approved or not. It is a community document, the development of which has been overseen by local people who know and love the area.

#### **Why have affordable social housing?**

An independent study in 2022 found a growing imbalance in the population and housing stock evidenced by:

- 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 one bedroom or more underused);
- An imbalance in the housing supply reinforced by growth in the higher Council Tax Bands.

Previous consultations have shown that there's strong support locally for more affordable housing in the village and for the neighbourhood plan promoting this.

#### **Who is the affordable housing for?**

Affordable housing is needed because there is a shortage of affordable housing to rent locally for people working to support the tourist industry and essential services.

It will be allocated with preference given:

- i) to people whose families live here, or work here or locally;
- ii) to people who live and work locally;
- iii) to people living in the Borough Council area.

#### **Why is Peddars Way North the preferred site for affordable housing?**

A number of locations for potential affordable housing were independently assessed in 2022 on a 'green', 'amber' and 'red' approach. The assessment considered constraints such as highway accessibility, flood risk, contamination, potential access to mains drainage and also the impacts on biodiversity, landscape and transport and roads.

Of the sites considered the land at Peddars Way North was the only one to be green in terms of constraints and impacts.

The current neighbourhood plan therefore allocates a small site for affordable housing, for up to six dwellings for rent.



### Who will the affordable housing belong to?

The plot identified forms part of the Le Strange Estate and the landowners are supportive of making land available for affordable housing.

The land is provided at a valuation (i.e. not for any significant profit).

Depending on the approach, the affordable housing will be funded and provided by a Housing Association.

### What will be the layout of the affordable homes?

At this stage there are no detailed designs for the housing, but the Neighbourhood Plan, if approved, has Design Guidance and Codes to ensure that any new development respects the current character and appearance of the village.

### Why is there a proposed policy on second homes ?

The plan will include a policy that all **new** housing within the village should be for people who intend live full time in the village. Existing housing is not affected by this policy and the Parish Council recognises that second homes and

holiday lets are important to the local economy.

However, evidence shows that the parish has a declining resident population, rising house prices and an increasing proportion of homes that are used as second homes or holiday lets.

Residents have also told us during previous consultation exercises that the level of second homes/holiday lets in the village is impacting on the lack of homes for local people and also affecting the community spirit.

Policy 4 sets out that **all new housing** not existing housing should be occupied only as a principal residence, with homeowners able to provide proof of this if required.

This requirement will be in perpetuity, so for first and future occupation of the home.

### Have your say:

There is currently a short survey available via the QR code below or hard copy regarding the Regulation 14 consultation. This is live and will be open for your comments until 3 March 2024 if you wish to have your say on the key policies.

- **Detailed documents can be viewed on our website:**  
<https://www.ringsteadpc-norfolk.info>
- **Contact us via email:**  
[greatringsteadpc@outlook.com](mailto:greatringsteadpc@outlook.com)
- **Scan the QR code to have your say**



- **Survey link:**  
<https://www.smartsurvey.co.uk/s/RingsteadReg14/>