



**Ringstead Neighbourhood Plan
Views Assessment
2024**

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Introduction

The West Norfolk Landscape Character Assessment¹ identifies that the Neighbourhood Development Plan area falls within the 'Rolling Open Farmland' character area. The assessment describes the visual character of Ringstead:

"The northern half of the area is within Norfolk Coast National Landscape . There are few strips or areas of woodland to break up the long expansive views across the patchwork of irregular (predominantly arable) fields. Straight, well-maintained hedgerows delineate the field boundaries. Outside Ringstead scattered isolated dwellings and farmsteads dominate settlement character. These are accessed by the straight narrow country lanes that criss-cross the fields. A few footpaths and tracks including the Peddar's Way and Norfolk Coastal Path also dissect the fields in straight lines and often following field boundaries. There is a strong sense of isolation and tranquillity throughout the character area."

The assessment also states the inherent landscape sensitivities are:

- Landscape setting of Ringstead.
- Distinctive combinations of traditional building materials within small village settlements.
- Strong sense of tranquillity and isolation throughout the area.

The assessment gives planning advice to ensure any new appropriate development must respond to the historic settlement pattern and is well integrated into the surrounding landscape, sensitive to the prominent skyline within the character area and conserves the landscape quality of the existing landscape setting and its remoteness and tranquillity.

A large part of the Neighbourhood Development Plan area, including the main settlement, falls within the Norfolk Coast National Landscape formerly known as an National Landscape (National Landscape), see **Figure 1**. The National Landscape 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.

¹ KLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

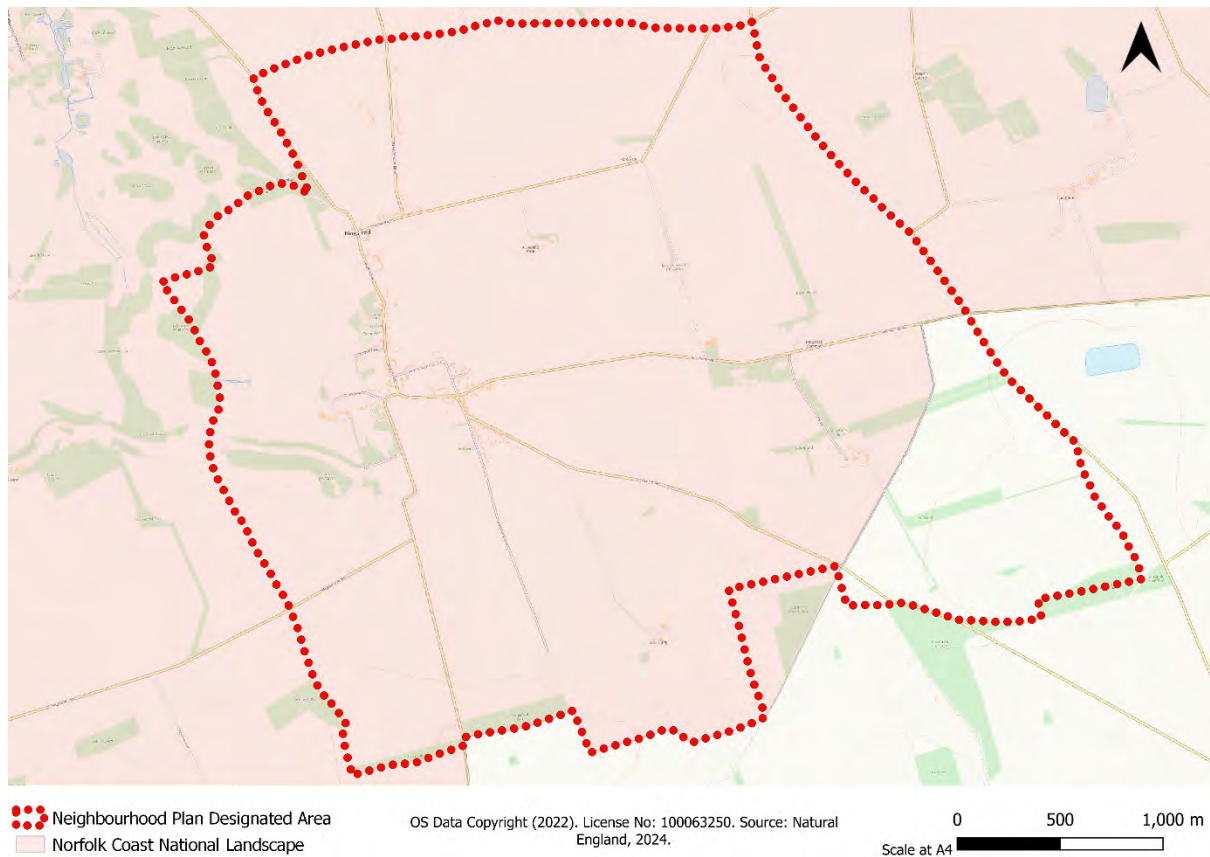


Figure 1- Norfolk Coast National Landscape Designation

As set out in the Norfolk Coast National Landscape Integrated Landscape Guidance- Rolling Open Farmland (2021)², Ringstead inherent landscape sensitivity is:

- Long views across open farmland – this is a relatively undeveloped rural landscape with little scope for mitigating impacts of built development or tall structures
- Views from the Norfolk Coast Path are particularly important
- The network of hedgerows which defines the structure of the landscape – demarcating field and road boundaries – is important both visually and as an ecological network
- Remnant areas of chalk grassland are of high ecological value

Much of the character and quality of the Norfolk Coast National 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 Norfolk Coast National Landscape

² [Integrated-landscape-character-Part-5-Rolling-Open-Farmland.pdf \(norfolkcoastaonb.org.uk\)](#)

Management Plan 2019-2024³ sets out five themes in the plans followed by objectives and policies. The five themes are:

- Landscape, biodiversity, and geodiversity
- Built and historic environment
- Farming, forestry, and fishing
- Sustainable communities
- Access and recreation

Under the section “Landscape, biodiversity, and geodiversity” in the Management Plan (2019-2024) the importance of the diverse Norfolk Coast landscape is introduced. One important objective is set which can be considered when assessing the important local views: *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 National Landscape .”*

All views presented in this assessment and within the Neighbourhood Plan (2022-2036) are within the Norfolk Coast National Landscape designation as shown in **Figure 2**.

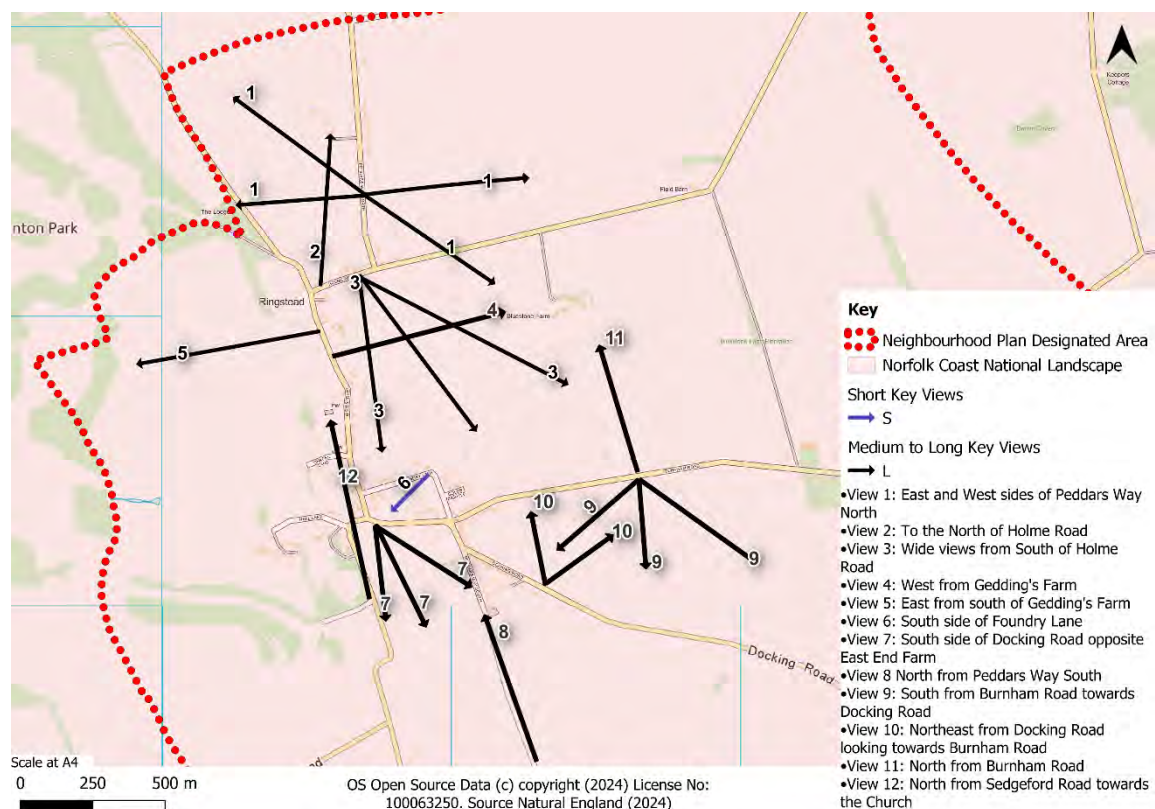


Figure 2- Norfolk Coast National Landscape Designation and Key Views in Ringstead

³ The Norfolk Coast National Landscape Management Plan (2019-2024). Source: [Norfolk Coast area of outstanding natural beauty](#)

It is proposed that these special views, 12 in total, are afforded protection within the Neighbourhood Plan. During 2021 the community identified the most important local views and the reasons why these are special. This document provides the evidence to support these views being included within the neighbourhood plan.

A set of criteria was used to identify such views:

- a) Accessible from a public space;
- b) A good reason for its inclusion within the Neighbourhood Plan which may relate to its recreational value, conservation interest, scenic quality, rarity or planning history; and
- c) Have a specific reason for being important to the community.

A map of the eight views is below, followed by details in relation to each of them. The views have been separated into short and medium/long views for readers to understand the extent of the view. Whilst the arrows of the views should not be taken as an indicative length it gives the understanding that from each standpoint the view can be seen from either a short to long distance.

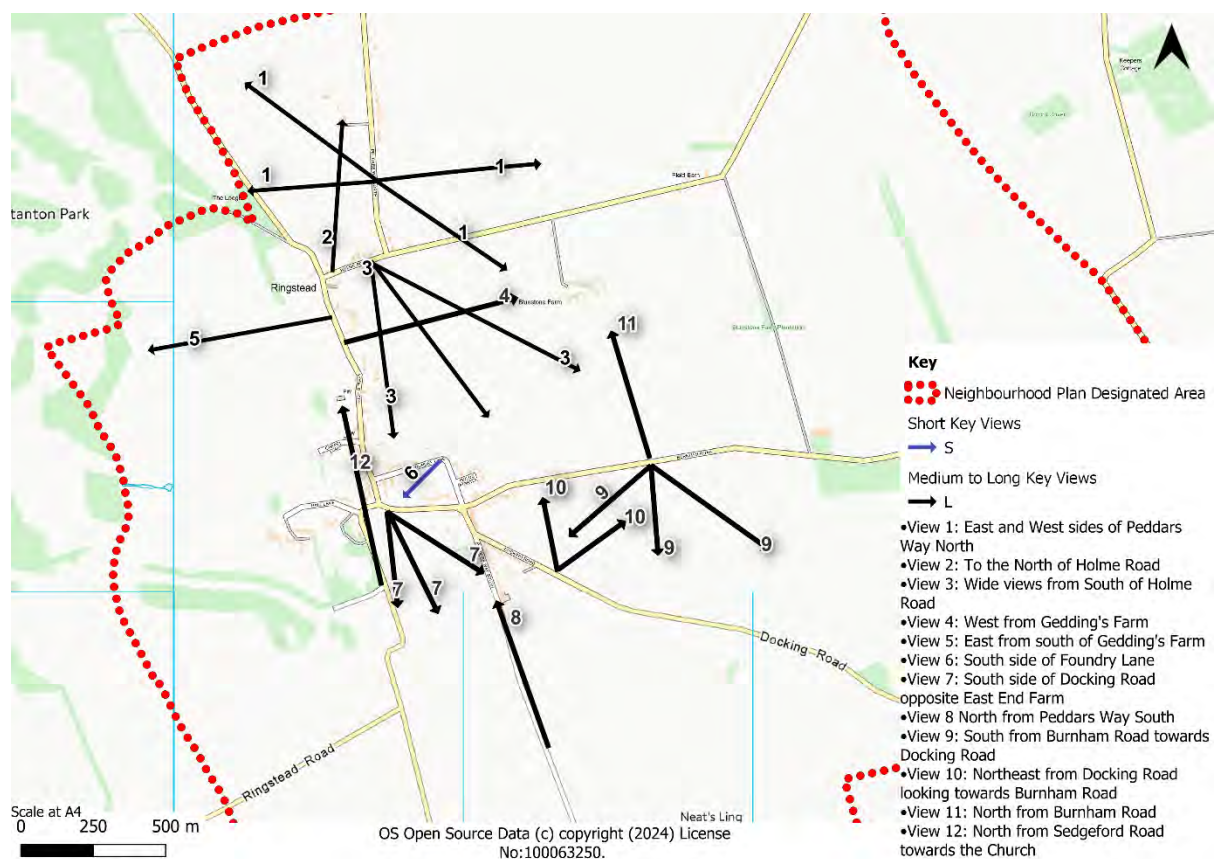


Figure 3- Important Key Views in Ringstead (Short to Medium/Long Views)

In the next section is the views assessments and detail given for each View identified on Figure 3.

Views assessment

View 1:-East and West sides of Peddars Way North





Specific location of the viewpoint	Wide views from the east side of Peddars Way North on the footpath looking in nearly a 360-degree angle.
Description and purpose	The view to the west is across open arable land towards the densely wooded Hunstanton Park, to the east again is across open arable land looking into the National Landscape Rolling landscape. Looking Northwest from this location you can see the spectacular view of the sea in the distance.
Direction of the view	Nearly 360-degree angle- Looking Northwest, West and East
It the view publicly accessible?	Yes, from the footpath on the east side of the road.
Quality of the view – condition	View is looking over open arable land and in the distance the sea.
Planning history	None
Scenic quality of the view	The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ⁴ . As the NPPF

⁴ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastpartnership.org.uk\)](http://www.norfolkcoastpartnership.org.uk)

	(2021) Para 176 ⁵ confirms National Landscape S have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within any conservation area.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape. It also is one of the only views from the village where you can see the sea in the distance.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation. It illustrates that Ringstead is a series of settlements this being the most northerly. It also provides a good view of Ringstead Mill. A listed building dating from 1841, and unusually, formerly having six sails.
Perception of the view?	The perception of the view is of a rural and open arable land.
Are there any associations with the view e.g. historic?	None apart from the Mill having been an important rural business, and part of the village's economy until probably World War.
Map reference point	View 1 on Figure 3

⁵ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

View 2: To the north of Holme Road



Specific location of the viewpoint	Looking north of Holme Road from the edge of the arable land which is between both sides of the current residential development.
Description and purpose	The view to the north across open arable land to the coast between Top End Cottages at the junction with Hunstanton

	Road and High Street and the row of former council houses.
Direction of the view	North
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land towards the Tower Mill which is a listed building.
Planning history	None
Scenic quality of the view	The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ⁶ . As the NPPF (2021) Para 176 ⁷ confirms National Landscape S have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within any conservation area. However, is looking towards the Tower Mill which is a Grade II listed building.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.

⁶ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk)

⁷ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation. I
Perception of the view?	The perception of the view is of a rural and open arable land.
Are there any associations with the view e.g. historic?	Again, the view of the Mill formerly an important part of the village's rural economy.
Map reference point	View 2 on Figure 3

View 3: Wide views from South of Holme Road





Specific location of the viewpoint	Widespread views from the South of Holme Road next to the bus shelter.
Description and purpose	The view shows the spectacular landscape and rolling landscape for miles in the distance. It is made up of rough pasture and arable land and emphasizes the open aspect of the landscape.
Direction of the view	South
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	It illustrates the fact that Ringstead is a series of settlements. The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ⁸ . As the NPPF

⁸ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](http://www.norfolkcoastaonb.org.uk)

designations e.g., National Landscape ?	(2021) Para 176 ⁹ confirms National Landscape S have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The viewpoint falls partly within the Ringstead conservation area.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation.
Perception of the view?	The perception of the view is of a rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 3 on Figure 3

⁹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

View 4: West from Gedding's Farm





Specific location of the viewpoint	Views from West of Gedding's Farm along the High Street
Description and purpose	The view shows the spectacular landscape in the distance. It is made up of rough pasture and arable land and emphasizes the open aspect of the landscape.
Direction of the view	East
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land. Also crossing into similar views from View 3.
Planning history	None
Scenic quality of the view	It illustrates the fact that Ringstead is a series of settlements. The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ¹⁰ . As the NPPF (2021) Para 176 ¹¹ confirms National Landscape S have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It

¹⁰ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/)

¹¹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/)

type does this view fall within?	is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The viewpoint falls partly within the Ringstead conservation area.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation.
Perception of the view?	The perception of the view is of a rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 4 on Figure 3

View 5: East from south of Gedding's Farm



Specific location of the viewpoint	East from south of Gedding's Farm.
Description and purpose	Looking west of the High Street through the open bit of arable land just south of the Great Ringstead Village sign. The view is across open arable land towards the dense woods of Hunstanton Park.
Direction of the view	West
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	It illustrates the fact that Ringstead is a series of settlements. The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ¹² . As the NPPF (2021) Para 176 ¹³ confirms National Landscape S have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The viewpoint falls with the Ringstead conservation area and faces the direction of the Registered Parks and Gardens.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be

¹² [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastpartnership.org.uk/)

¹³ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

	exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation. I
Perception of the view?	The perception of the view is of a rural and open arable land.
Are there any associations with the view e.g. historic?	It illustrates the extension of Hunstanton Park into Ringstead in the 18 th and 19 th centuries
Map reference point	View 5 on Figure 3

View 6: South side of Foundry Lane





Specific location of the viewpoint	Foundry Lane
Description and purpose	This provides a view to the south across open pasture land and across the bottom of the valley towards the woods along the ridge dividing Ringstead from Sedgeford.
Direction of the view	Southwest
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open pastureland.
Planning history	None
Scenic quality of the view	The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ¹⁴ . As the NPPF (2021) Para 176 ¹⁵ confirms National Landscape s have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It

¹⁴ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/)

¹⁵ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/)

type does this view fall within?	is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view falls within Ringstead conservation area.
Recreational value	
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation. I
Perception of the view?	The perception of the view is of a rural and open pasture and arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 6 on Figure 3

View 7: South side of Docking Road opposite East End Farm



Specific location of the viewpoint	To the south of Docking Road just off the junction turning towards the High Street looking from the footpath through the gap of the widespread view.
Description and purpose	It provides a view across pastureland across the bottom of the valley towards the woods along the ridge dividing Ringstead from Sedgford. It also looks over the widespread views of the National Landscape landscape.
Direction of the view	South, Southeast and Southwest
It the view publicly accessible?	Yes, you can see this view from standing on the grassy area just next to the footpath which follows the Peddars Way route. This is east of the High Street junction along Docking Road.
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	It illustrates further that Ringstead is a series of settlements. This separates the High Street from the Lower End, a settlement around the junctions of Docking Road, Burnham Road, Foundry Lane and Peddars Way South being the most southerly settlement. The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ¹⁶ . As the NPPF (2021) Para 176 ¹⁷ confirms National Landscape S have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive

¹⁶ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastpartnership.org.uk/)

¹⁷ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

	views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within Ringstead conservation area.
Recreational value	None
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation.
Perception of the view?	The perception of the view is of rural and open pasture and arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 7 on Figure 3

View 8: North from Peddars Way South



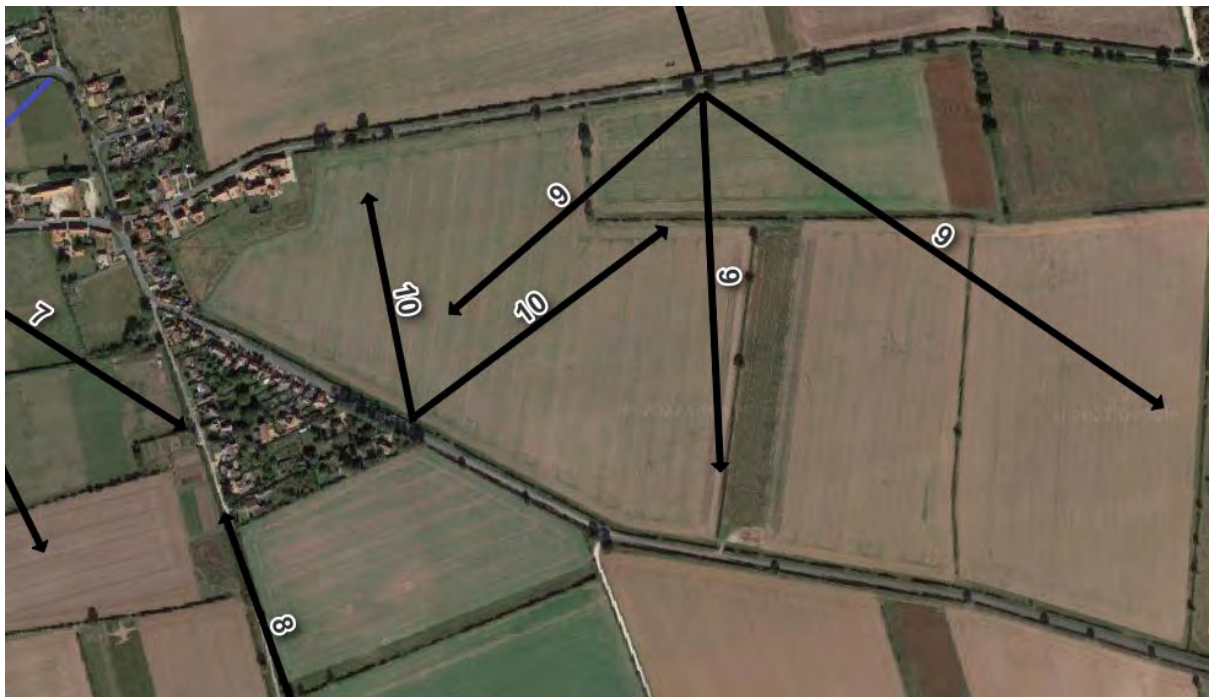
Specific location of the viewpoint	Looking North along Peddars Way South
Description and purpose	This provides a northern view of Ringstead. Offering a whole panorama across the valley with the church and Tower Mill on the skyline, and possibly the sea beyond.
Direction of the view	North
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking towards Ringstead. Considered to be a good quality view.
Planning history	None
Scenic quality of the view	This view is scenic by allowing people to be able to admire the beauty of Ringstead in its entirety. The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ¹⁸ . As the NPPF (2021) Para 176 ¹⁹ confirms National Landscape S have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view falls across much of Ringstead conservation area, but the standpoint does not fall within Ringstead conservation area.
Recreational value	The community and visitors can walk up Peddars Way South to admire the view of Ringstead. It is also a good

¹⁸ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastpartnership.org.uk/)

¹⁹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

	introduction to the village for long-distance walkers approaching from the south along Peddars Way.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this rolling landscape.
What is the view representative of?	This view is a key example of being at a higher point within the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation.
Perception of the view?	The perception of the view is of rural and open arable land followed by the rural identity of the village.
Are there any associations with the view e.g. historic?	It's along an unimproved historic Roman road.
Map reference point	View 8 on Figure 3

View 9: South from Burnham Road towards Docking Road



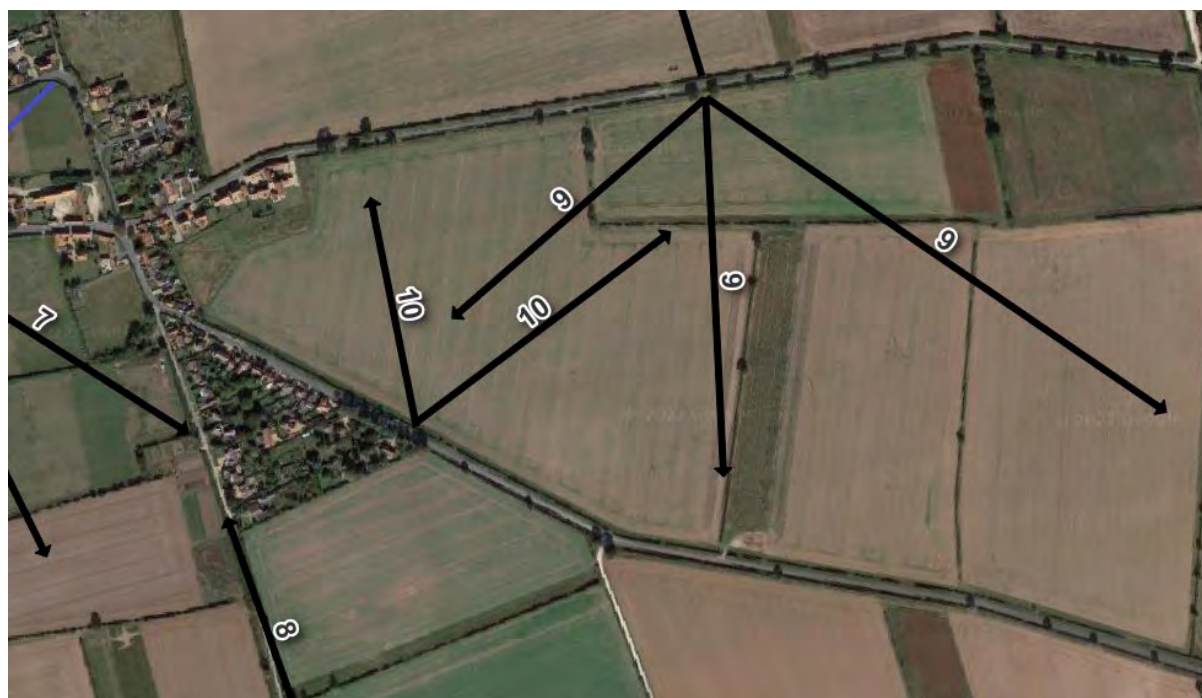
Specific location of the viewpoint	South from Burnham Road towards Docking Road.
Description and purpose	This provides a view to the east of open pasture and arable land.
Direction of the view	South
It the view publicly accessible?	Yes

Quality of the view – condition	View is looking over open arable land from different angles.
Planning history	None
Scenic quality of the view	These views given an impression of the linear development of the settlement. The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ²⁰ . As the NPPF (2021) Para 176 ²¹ confirms National Landscape s have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within Ringstead conservation area.
Recreational value	None
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation.
Perception of the view?	The perception of the view is of a rural and open pasture and arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 9 on Figure 3

²⁰ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastpartnership.org.uk/)

²¹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

View 10: Northeast from Docking Road looking towards Burnham Road



Specific location of the viewpoint	Docking Road looking Northeast towards Burnham Road
Description and purpose	A view across open arable land to the north and viewed from the south showing the wide-open views across this part of the village.
Direction of the view	Northeast
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	The view illustrates the open nature of the landscape. The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ²² . As the NPPF

²² [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](http://www.norfolkcoastaonb.org.uk)

designations e.g., National Landscape ?	(2021) Para 176 ²³ confirms National Landscape S have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within Ringstead conservation area.
Recreational value	None
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation.
Perception of the view?	The perception of the view is of rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.

²³ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing-service)

View 11: North from Burnham Road



Specific location of the viewpoint	Along Burnham Road
Description and purpose	A view across open arable land towards Blue Stone Farm looking to the north showing the wide-open views across this part of the village.
Direction of the view	North
Is the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	The view illustrates the open nature of the landscape and offers a view of one of the farmsteads formed following the 1781 Enclosure Act in the midst of its fields, unlike the earlier farmhouses and buildings in the village. The quality of the view is conserved under the Norfolk Coast National Landscape and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ²⁴ . As the NPPF (2021) Para 176 ²⁵ confirms National Landscape s have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within Ringstead conservation area.
Recreational value	None

²⁴ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastpartnership.org.uk\)](https://www.norfolkcoastpartnership.org.uk/)

²⁵ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the National Landscape designation.
Perception of the view?	The perception of the view is it a rural and open arable land.
Are there any associations with the view e.g. historic?	It provides a view of one of the farms built following of the Ringstead Enclosure Act in the centre of its fields, rather than in the village street, as earlier farms, many of which survive, had been.

View 12: North from Sedgeford Road towards the Church



Specific location of the viewpoint	Standing east from the entrance to Ringstead Downs looking towards the North towards the Church tower.
Description and purpose	A view across the rural village which provides a view of the church tower a landmark within the area.
Direction of the view	North
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over the rural land west of the historic built-up core of the village.
Planning history	None
Scenic quality of the view	
Does this view fall within any landscape designations e.g., National Landscape ?	The view falls within the Norfolk Coast National Landscape which conserves the protection of natural features and distinctive characteristics of the countryside ²⁶ . As the NPPF (2021) Para 176 ²⁷ confirms National Landscape s have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. This view falls within the local character area Rolling Open Farmland (ROF).
Conservation interest	The view falls partly within Ringstead conservation area.
Recreational value	None
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to seeing the landmark of the village which is the church.
What is the view representative of?	This view illustrates the historic ‘ribbon development’ of the village behind the built-up strip to the church set back from the High Street.
Perception of the view?	The perception of the view is special to Ringstead.
Are there any associations with the view e.g. historic?	Not known.

²⁶ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](#)

²⁷ [National Planning Policy Framework \(publishing.service.gov.uk\)](#)

