Ringstead Neighbourhood Plan

Consultation Statement March 2024

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Introduction

Overview of Ringstead Neighbourhood Development Plan

1. Ringstead Neighbourhood Development Plan (NDP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Development Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment.

2. It establishes a vision and objectives for the future of the parish and sets out how this will be realised through non-strategic planning policies.

About this consultation statement

3. This consultation statement has been prepared by Collective Community Planning on behalf of Ringstead Parish Council to fulfil the legal obligation of the Neighbourhood Development Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:
    a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
    b) Explains how they were consulted;
    c) Summarises the main issues and concerns raised by the persons consulted; and
    d) Describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.

4. It has also been prepared to demonstrate that the process has complied with Section 14 of the Neighbourhood Development Planning (General) Regulations 2012. This sets out that before submitting a plan proposal to the local planning authority, a qualifying body must:
    a) Publicise, in a manner that is likely to bring it to the attention of people who live, work, or carry on business in the Neighbourhood Development Plan area:
        i. Details of the proposals for a neighbourhood development plan;
        ii. Details of where and when the proposals for a neighbourhood development plan may be inspected;
        iii. Details of how to make representations; and
        iv. The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority.

5. Furthermore, the National Planning Practice Guidance requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Development Plan, and ensure that the wider community:
    - Is kept fully informed of what is being proposed;
    - Is able to make their views known throughout the process;
    - Has opportunities to be actively involved in shaping the emerging Neighbourhood Development Plan; and
    - Is made aware of how their views have informed the draft Neighbourhood Development Plan.

6. This statement provides an overview and description of the consultation that was undertaken by the NDP steering group on behalf of Ringstead Parish Council, in particular the Regulation 14 Consultation on the pre-submission draft. The steering group have endeavoured to ensure that the NDP reflects the views and wishes of the local community and the key stakeholders.

Summary of consultation and engagement activity

7. This section sets out in chronological order the consultation and engagement events that led to the production of the draft Ringstead that was consulted upon as part of the Regulation 14 Consultation.

8. A significant amount of work went locally into engaging with the community early in development of the NDP, so that it could be informed by the views of local people. Consultation events took place at key points in the development process. A range of events and methods were used and at every stage the results were analysed and shared with local people.

Summary of Early Engagement

Date	Activity	Summary
November 2020	Monthly Parish Council Meeting Agenda Item	The neighbourhood plan has been a standard agenda item in Parish Council meetings since November 2020 when discussions first began.
February 2021	Area designation	Area designation approved by Borough Council of King's Lynn & West Norfolk.
March- April 2021	A Working Group of local people was organised involving Councillors.	Process of appointing consultants Collective Community Planning. The steering group will report to the Parish Council's monthly meetings, and there will be opportunities for everyone interested in Ringstead to be involved and have their say. Started to work on a draft survey to gather the initial views of the community.
Summer 2021 onwards	Quarterly updates in the village newsletter on the neighbourhood plan.	There is mention of the Neighbourhood Plan is almost every newsletter from Summer 2021 (see attached link https://www.ringsteadpc-norfolk.info/newsletter)

Date	Activity	Summary
18 September 2021- 5 November 2021	First community survey consultation ran for 7 weeks.	A consultation event was held with the community in September - November 2021. This included a survey with 31 questions specifically related to the Neighbourhood Development Plan. Ringstead residents, visitors, local landowners, and people who work there were consulted on key issues for the neighbourhood plan including housing, the environment, design, heritage, transport, business, and general comments. A hard copy of the survey was distributed to all households in the neighbourhood area. People were able to pick up additional copies of the survey from the village shop or they could complete it online. Overall, 88 responses were received.

Date	Activity	Summary
20 October 2021	In person meeting with Le Strange Estate (Landowners within the parish) .	Early engagement on the development of the plan. Discussing points/viewpoints on ideas to be considered in the plan including the fact that further community survey work is needed, considering the use of farm buildings as office or industrial use, issues on car parking, ageing population, second home ownership, improving pedestrian access etc. Discussion on potential areas for building such as Peddars Way North or Holme Road.
5 May 2022	AECOM Design Codes walkabout around the parish to understand the character of the area.	This interactive session involved NDP steering group members including some from the parish council to develop a design guide for the parish.
24 October – 21 November 2022	A leaflet was distributed to residents and was advertised on the parish council website to encourage people to give their views (Appendix D). Short community survey took place to get further views from the community on ideas of how to shape the neighbourhood plan (Appendix F). The survey ran for 5 weeks from Monday 24th October until Monday 21st November 5pm.	During the previous consultation in 2021 the community were supportive of the NP allocating a site specifically for affordable housing. Three potential sites were put forward by a willing owner and these were assessed by CCP. AECOM had also produced a Housing Needs Assessment and Design Codes and Guidance Document (2022) which we wanted to share key findings about to the community. The leaflet shared this information and the short survey seeked opinions off the community of other topics areas the NP wanted to cover including Local Green Spaces, Important Key Views, and Non-Designated Heritage Assets.

Date	Activity	Summary
12 November 2022	Consultation Event was held between 10am-12pm at the Village Hall.	Maps and documentation were provided in the consultation event to share work that had been completed at this stage. This included maps of suggested green spaces, views and heritage assets put forward at the previous consultation. Interactive workstations were provided using sticky notes, stickers, and pens to encourage the community of all ages to share their ideas on work produced so far to help draft the plan further (Appendix E).
24 March- 21 April 2023 September 2023- January 2024	SEA Screening Opinion Consultation was led by the Borough Council of Kings Lynn & West Norfolk this ran from March- April 2023. Full SEA/HRA was undertaken by AECOM between September 2023- January 2024. Their findings led the NP to make some minor amendments to Policy 3 which was done before Regulation 14.	Statutory Environmental Bodies consulted on the draft plan as part of a Strategic Environmental Assessment Screening exercise. Due to the NP was allocating a small site it was decided that a full SEA/HRA was required after May 2023. AECOM was then contacted when grant funding was made available again by Locality in September 2023. The final HRA and SEA reports were completed in January 2024 ready for the Regulation 14 consultation.

Early engagement - summary of the main issues raised

9. The main issues and concerns raised during early consultation activities included:

- The level of second homeownership and the impact this has on the community.

- The need to retain existing local services and facilities and provide support for encouraging more local business enterprise.
- Retaining the current character of Ringstead, of which heritage is a key part.
- Protecting the natural environment, such as identification of local green spaces and wildlife corridors.
- The design of any new housing, and ensuring new housing is in keeping with the existing village.
- Preserving the peaceful nature of Ringstead, with its dark skies.
- Improving access into the countryside, including possible more footpaths.
- The inadequate level of affordable housing in the village, and there is support for increasing this to help attract younger families into the village.
- Support (70% of respondents) for the plan promoting some residential development.
- A strong feeling that any new homes should be for local people rather than second homeowners.

Early engagement - how this was considered in development of the pre-submission plan.

10. Feedback from residents on housing helped shaped the conversations had with AECOM when they were developing the Housing Needs Assessment (HNA) in 2022. Furthermore, when AECOM had produced this assessment, we wanted to undertake a proactive approach of allocating a small site for 6 affordable rented dwellings which the HNA suggested the area required to meet the local need.

11. From this point we made sure further engagement was had with the community to pick the best site. The parish council then agreed to take forward Site Option 1: Peddars Way North after this being picked as the highest ranked option in the Consultation Survey in November 2022 (Appendix F). Conversations were also had early on with the Borough Council of Kings Lynn and West Norfolk including housing officers to seek their views on allocating Site Option 1 in the plan and if they believe any registered housing providers would be interested. Contact details were given, and local providers were invited to respond to the Regulation 14 consultation.

12. Concern about the number and impact of second homes and holiday homes led to the collation of further evidence, including council tax, VOA data. This has supported inclusion of a policy with a principal residence housing clause within the NDP.

13. Feedback in relation to design, the environment and local character was fed into the work on developing Design Codes. This was led by AECOM, but members of the steering group met with AECOM in 2022 to undertake an initial walk around and identify key priorities such as parking.

14. Following feedback from residents on the importance of the local environment and preserving, the steering group decided to designate local green spaces and identify local important views investigating the ideas and comments shared throughout early engagement.

Regulation 14 Consultation

Overview

15. The consultation ran for six weeks from 22 January to 1 March 2024.

16. The activities undertaken to bring the consultation to the attention of local people and stakeholders is set out below. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14.

Date	Activity	Summary
22 January 2024	• Emails and letters sent to stakeholders advising them of the Regulation 14 consultation and how to make representations	An email or letter was sent directly to each of the stakeholders, including statutory consultees, supplied by BCKLWN, in addition to local stakeholders. The email/letter informed the stakeholders of the commencement of the consultation period. The email notified consultees of the NDP's availability on the website, alongside supporting materials, and highlighted different methods to submit comments. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14. This was sent on 22 January. A copy of this is provided in Appendix A.
Week commencing 22 January 2024	• Leaflets delivered to every property and business in Parish (Appendix B). This was done twice due to formatting errors in the first leaflet. • Printed copies of the survey were placed in the General Store. • All draft NDP documents and a link to the smart survey and QR code were published on the PC website. • Hard copy of draft NDP and poster placed in the General Store and Village Hall.	Various methods were used to bring the Regulation 14 Consultation to the attention of local people including landowners/property owners. All methods stated the consultation dates, where NDP documents could be accessed and how to respond. People were able to make representations by: • Completing an online survey. • Filling in a hard copy of the survey and sending this to the parish clerk.

Date	Activity	Summary
		• Providing feedback via letter or electronically to the parish clerk. The NDP documents made available as part of this process included[1]: • Regulation 14 draft NDP • Design Codes • Housing Needs Assessment • Evidence Base • Key Views Assessment • Local Green Space Assessment • Non-Designated Heritage Assets Assessment • Policies Maps • SEA and HRA Screening Assessments • Sites Assessment
10 February 2024	Drop-in event at Ringstead Village Hall - 10am-12 noon	This session had around 20-30 attendees turn up to share their views on the NDP.
W/C 12 February 2024	• A hard copy questionnaire was delivered to every property and business in Parish. • A hard copy question and answer leaflet was delivered to every property and business in Parish. • The question-and-answer document was placed on the website.	Further engagement with the community to encourage more views on the neighbourhood plan before the consultation closed.

[1] Ringstead Parish Council | Neighbourhood Plan (ringsteadpc-norfolk.info)

Date	Activity	Summary
12 February 2024	After the consultation event took place, it was considered useful by the parish clerk to provide a Frequently Asked Questions leaflet about the Regulation 14 plan for residents to view (Appendix C). This was published on the parish council website and distributed to residents households.	The FAQ leaflet was felt to be a useful tool for community members who had some concerns about the plan particularly to do with the affordable housing site.
6 March 2024	The chairman of the Ringstead NDP Steering Group and Parish Clerk met with CCP to review the representations received and agree amendments to be made to the plan in advance of the parish council meeting in early April 2024.	The meeting allowed everyone to discuss the views which had been raised by the community and statutory stakeholders. CCP led the meeting going through the summary table and the group agreed amendments to the NDP to then share with the full parish council.
April 2024	Parish council went through the suggested summary amendments table agreed by the NDP steering group.	In the meeting it was resolved to take forward the suggested amendments to the plan in light of the views by the community and different stakeholders.

Responses to the Regulation 14 Consultation

17. At the end of the consultation period there were 31 completed surveys, either filled in electronically, by hand or online. 13 stakeholders wrote to the steering group with their comments on the draft plan, either in letter or email form.

18. The next section summarises the main issues and concerns raised and describes how these were considered in finalising the Neighbourhood Development Plan.

Borough Council of King's Lynn and West Norfolk

		Stakeholder comments to the Regulation 14 consultation	NDP Response
Page No	Item	Comment	
2	Para 5	Noted that the text correctly refers to "National Landscape". It may be useful, for information, to include a note (bracketed text or footnote) explaining that the Government renamed Areas of Outstanding Natural Beauty as "National Landscapes", from November 2023. This change in terminology does not appear to have been widely publicised.	Added in text/footnote.
3	Para 9	Suggested text change, in the interests of clarity/ readability: "The borough council has the adopted Local Plan consists of the 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies document over, covering the plan period to 2026."	The suggested change doesn't sound readable. Will amend Para 9.
3-4	Figure 1	Editorial change/ reordering, in the interests of clarity/ readability – suggest Figure 1: Designated Neighbourhood Area be moved up to follow para 13.	Noted. Moved the figure.
4-5	Figure 2	Editorial change/ reordering, in the interests of clarity/ readability – Figure 2: Process of Developing Ringstead Neighbourhood Plan be moved to follow para 14.	Noted. Moved the figure.
5-6	Para 19	Suggest addition of a closing SEA/ HRA sub-section/ paragraph(s) explaining that following the preliminary (autumn: September – November 2021) consultation, the feedback	Noted. Added this section.

		Stakeholder comments to the Regulation 14 consultation	NDP Response
		was used to inform the draft Neighbourhood Plan published for Regulation 14. It may also be helpful to explain that a preliminary draft Plan was submitted to the Environment Agency, Historic England, and Natural England in March 2023 for the draft SEA/ HRA consultation, following which Natural England indicated that the draft Plan would be likely to require a full SEA/ HRA, due to implications of GI-RAMS (which came into force on 1 April 2022).	
7	Para 23	References to AONB should be replaced by "National Landscape" throughout the document. It may be helpful to include a Glossary, including an explanation that AONBs were re-branded National Landscapes from November 2023.	Noted. Made the amendments. Added a glossary.
10	Para 38	Note the text correctly refers to updated (December 2023) NPPF. By way of a reminder, it would be useful to check NPPF cross references throughout the document to ensure these are correct/ up-to-date.	Noted.
10-14	Para 40-48	Good synopsis of 2022 Housing Needs Assessment (HNA) findings.	Welcome the comment.
14	Policy 1	Clear policy link to HNA, so useful reference. I would advise reference to "custom and self-build" in the policy wording, to ensure compliance with the legal definition (although it is accepted that, in practice, virtually all units coming forward in Ringstead would be self-build rather than custom).	Noted. Decided to remove the sentence around custom and self-build and conversions.

		Stakeholder comments to the Regulation 14 consultation	NDP Response
		Wording of this policy is concise and clear, however the attention is drawn to a 90% of new residential development to be three bedroom or fewer. Is the 90% justified, this figure appears to be rather large when comparing to the recently adopted NP for Watlington where figure was 80%. Strategic Housing teams comments are: "New residential development should offer a housing mix whereby at least 90% of homes are three-bed or fewer" This should apply to open market housing only, this is important for any s106 affordable housing coming forward which is secured to meet a borough wide need.	We feel the 90% is justified in line with the Housing Needs Assessment. The Housing Needs Assessment actually set out a target mix of 95% being 3 bedrooms or below but made the % 90 to not be as restrictive. A high % was also recently adopted in the Burnham Market NDP. Amended to be open market housing only.
19	Policy 2	Supporting text to Policy 2 explains Ringstead's local circumstances and how tenure mix should be applied to delivering affordable housing. It is important to note the views of the Borough Council's strategic housing team, to inform how the policy should work, in practice. Please find their comments below: "The tenure mix should be as per the local plan tenure mix – 70% affordable rent, 25% first homes, 5 % shared ownership. The guidance allows NP groups to require a minimum discount of 50% and also gives them the ability to set local connection criteria so the wording included is fine however it should be noted the local	We do not feel that setting local connection criteria is going against the basic conditions of developing a NP. We want to prefer local people who need housing in the area. However, if no one expresses an interest in the first 3 months of First Homes being advertised, If any are constructed in the parish, then the eligibility criteria can be dismissed and opened to a wider audience.

		Stakeholder comments to the Regulation 14 consultation	NDP Response
		connection criteria applies for 3 months after which it reverts to the national criteria. The guidance also states local connection criteria should be disapplied for all active members of the Armed Forces https://www.gov.uk/guidance/first-homes#first- homes-in-plan-making-and-decision-making therefore this needs to be included within the policy too. " In putting forward local connections criteria, it is necessary to be aware that Strategic Housing have raised concerns, and any proposals should meet the "basic conditions". This includes the need to have regard to national policies; not undermining strategic (i.e. Local Plan) policies for the area.	The tenure mix is still 70:30 split like the Local Plan. Amend the percentages so they're not so specific. The information set out in the supporting text relates to the Housing Needs Assessment and National Policy Guidance for Housing.
27	Policy 3	Para.: c) Demonstration of safe highways access that meets the satisfaction of NCC as the local highway authority, can a NP enforce this? Highways is a statutory consultee and is not a typical wording of the policy. Would we write this in the policy? Para.: d) The Parking standards Policy in under Policy 14 of your Draft Neighbourhood Plan submission. Para.: f) New or existing boundary treatment should consist of hedgerows; whilst we appreciate the initiative to achieve more sustainable environments this policy appears too restrictive and it's not clear on where hedgerows would be imposed. This policy	Para C- Amend the bullet point to reflect request by NCC for road widening. Para D – car parking should be provided on site, removed the 'if feasible'. Para D- Note minor error amended. Para F- Rephrase this paragraph so that we expect soft boundaries. The placement of boundary

		Stakeholder comments to the Regulation 14 consultation	NDP Response
		should consider their maintenance and management, how this policy would come in place for housing and historic boundaries. Para.: h) This policy mentions "Heritage Asset Statement", is this different to the Heritage Impact Assessment also known as Heritage Statement? For avoidance of the doubt and confusion it would be suggested to keep wording of required reports/assessments concise with the National Validation checklists. Para.: i) It would be advised to consult with HES – about their likely requirements, i.e., desk based or trial trenching/ Para.: k) This policy portrays as an aspiration or a goal rather than a requirement. We suggest using wording like Sedgeford Neighbourhood Plan Policy H2: "Ringstead Road to the North allocation, "where policy clearly guides the developers about the requirements of a NP.	treatments would depend on the design of the site moving forward. Para H- Note the comments. Will amend the wording to Heritage Statement. Para I- Added a footnote to request that the developer engages NCC HES in their application. Para K- Noted. Updated the condition to reflect improvement to footway as a requirement – "Improvements to the footway along Peddars Way North should be delivered as part of the development to ensure a continuous link is provided along Holme Road to Peddars Way North."
32	Policy 4	"Proposals for all new housing, including new single dwellings, conversions and replacement dwellings will only be supported where it is for principal residency." *We question whether it is reasonable to restrict planning permissions for replacement dwellings in this context as in past Principal Residency restrictions were imposed on new development*	Removed the requirement for replacement dwellings. Incorporated some of the suggested policy amendments and added

		Stakeholder comments to the Regulation 14 consultation	NDP Response
		*only. Additionally, it feels that term "*new housing*" is too broad for this context, we suggest narrowing it down for clarity and specify that it is only for "new open market housing" as an example.* "Sufficient guarantee must be provided", *please consider wording of this policy in line with: "*Proposals for new market dwellings will be supported when it can be demonstrated that a planning condition and/or supporting Section 106 Legal agreement will be imposed to guarantee that such dwellings will be the occupants sole or main residents, where the residents spend not less than xx months away from main/principal residency.*" For clarity to the end user the policy should also specify on condition or on S106 Agreement.* *Please re-consider wording for:* "Pre-condition examples (what does this mean?) can include being registered and attending local services such as health care." *If this policy intents to enforce applicants to provide proof for their eligibility for principal residency we suggest to simply say: "*Proof for Principal Residence should be accompanied together with planning application which includes but is not limited to: copy of drivers licence, utility bills, education, healthcare, electoral register, council tax etc.	further detail with respect to requirements.
40	Policy 5	Para. G) "*Front gardens should be well planted*" – this policy is too vague; we suggest	Para G- Noted. Updated to say planted in such a way to

		Stakeholder comments to the Regulation 14 consultation	NDP Response
		defining NP`s aspirations and the end goal of this policy, "well planted" can mean different things to a diverse target audience. Para.: i) Is this point required subject to existing Biodiversity Net Gain Policy and Policy 8? Para.: j) *"Wherever possible proposals linking cycleways to existing PRoW will be supported"* this policy sounds like aspiration rather than policy; we therefore suggest using wording such as: "*Proposals should improve the cycleways to existing PROW at... "* Para.: l) For policy purposes specific guidance could be added. We also recommend specifying what is meant by "*high quality design*". Consider changing wording of "*climatic targets"* to "*climate change targets/goals*". This policy asks for clarification to what is required of builders, for what scale of development - does it apply to all development? What does this policy achieve? Para.: n) DM officers felt that this is rather restrictive policy, questions were raised about application of this policy when better proposals come though that in keep with the existing street scene but are bigger and contributes to the character of the village? This policy should caveat as in some circumstances it will better preserve the street scene.	create an attractive environment. Added reference to no parking on front gardens in the text. Para i- retain this within the policy as this is a local priority. Para J- The wording used as examples did not match the existing wording in the policy. So, amendments were done with suggestions in mind. Para L- updated to add a reference to the Ringstead Design Guidance and Codes document which links to energy efficient technologies. It is an aspiring criteria wanting all future development to achieve/strive for the most energy efficient designs/technologies whether this being on a small or large scale. Para N- The intention is not for this policy to be restrictive, but to give clear

		Stakeholder comments to the Regulation 14 consultation	NDP Response
			guidance on what 'good' looks like for design in Ringstead, there is always the opportunity for applicants to make a case for something different when putting together their proposal.
43	Policy 6	Para. 3: The DM officers felt that this policy would be more concise if it was worded as follows: "*Proposals for residential annexes and outbuildings should be designed that they can be used as part of the main dwelling, without creating an independent dwelling unit in the future. "* Para. 5: *"New Development, inc. cart lodges must remain in the same ownership and as part of the same planning unit as the host dwelling and must share its existing access, parking and garden"* is this referred to annexes or holiday lets, it would be beneficial to specify? Also, in terms of sharing the same access, does this policy imply that a dwelling cannot move their access as part to of the scheme? Do you think you may need a separate policy covering annexes as holiday lets, air- bnb`s and other businesses within the residential curtilage? *"A condition will be set that requires a register to be kept and made available detailing the lettings/occupation*" - Is this	Noted. Changed Para 3. Para 5- includes all examples. Removed the word 'existing' when it comes to access. Wherever the access is on the site should be shared with the host dwelling whether that is an existing access or a new access. Retained single policy, but reviewed this, amending the title and added headings where this makes sense. Removed sentenced in Para 5 regarding the requirement for a register to be kept as a condition. Para 6- Removed.

		Stakeholder comments to the Regulation 14 consultation	NDP Response
		register being enforced by LPA or Ringstead PC? This policy may need revision as it sounds like it contradicts itself in Para 3 and Para 5, where in Para 3 it suggests annexes cannot be independent in future, and in Para 5 it advises it will require Planning Permission to separate it from donor dwelling. Para. 6: This policy is rather vague appear to be a community aim and may be difficult to enforce as part of planning process.	
49	Policy 7	Para. 3) As this policy aims to achieve BNG on site, but if not possible then somewhere else in Parish boundary, - for clarity, has this statement been supported by an ecologist? Please be advised that off-site BNG can only be delivered on the applicants and /or developers owned land, and if there is none available then the contribution will have to go towards habitats general pot and will be re-allocated automatically to the necessary sites. If you haven't yet entered the register the link to the BNG register is below: Search the biodiversity gain sites register - GOV.UK (www.ghttps://www.gov.uk/guidance/search-the-biodiversity-gain-sites-register ov.uk)	The policy was supported by the ecologist who undertook the HRA and SEA for the plan, also positive comments received from Norfolk Wildlife Trust. Note the comments about offsite BNG. Added this in a footnote on the criteria. The common and chalk pit/downs could be a focus for BNG credits locally, added this as a community action to investigate. Also added this to a NP monitoring section.
52	Policy 8	*Figure 29- Local Green Space* is rather confusing and has layers over layers, it would	Figure 29 has a key on the map in the right-hand corner which explains which

		Stakeholder comments to the Regulation 14 consultation	NDP Response
		be advised to add different shapes and colour code it for clarity and consistency. Para. 1: We suggest using more concise and conclusive language for the policy, for example: *"Development should be protected in above mentioned Local Green Space Areas unless harm is justified and mitigated."*	the different coloured layers refer too. The map demonstrates how LGS's link up to existing footways, permissive routes, country wildlife sites etc. Decision not to use suggested wording, this wording has been approved elsewhere in plans which have been through examination.
58	Policy 9	*Figure 32: Norfolk Coast National Landscape Designation and Key Views in Ringstead* is rather confusing and would benefit from having picture collage adjacent to the map for clarity. A very good example of this can be found on Castle Acre Neighbourhood Plan pages. Last Para. under "Dark Skies" policy could benefit from additional wording to cover the light pollution impact on the landscape as well as wildlife. DM officers suggest weighting out impacts for big areas of glazing that could harm landscape should also be mitigated as part of this policy.	Note the comments on Figure 32. However, wish to keep the map. Further maps can be seen in the views assessment too. Added additional text with respect to large areas of glazing.
62	Policy 10	DM officers felt that the wording within the last two paragraphs was a repetition of the first three. Therefore, this repetition should be removed.	Removed the last paragraph.

		Stakeholder comments to the Regulation 14 consultation	NDP Response
65	Policy 11	Using use classes within the policy can get tricky from DM perspective therefore we would suggest removing reference to the Use Class "E" and clarify what is not permitted for conversions instead. Additionally, we suggest simplifying wording to Para 2, second sentence to read as: *"Extensions should be subordinate in scale to respect the character of the existing building."*	Note the comment. Removed Use Class E reference. Examples have already been given which are not considered favourable for conversions. Wording changed in Para 2.
70	Policy 12	For ease of reference to the policy points it would be advantageous to replace any bullet points with letters such as: a, b, c for ease of reference. Para 2 of this policy should specify and clarify on any designated or their setting and setting as a conservation area, as a whole. It could specify all designated and non- designated heritage assets. Reference to the Outline planning Permission could be removed from the policy as the DM officers can request additional information should it be required for accessing the application. Please see: The Town and Country Planning (Development Management Procedure) (England) Order 2015 : The Town and Country Planning (Development Management Procedure) (England) Order 2015 (legislation.gov.uk)	Noted. Changed bullet points to letters throughout. Reviewed Para 2. Removed reference to outline applications. Note the comment on Figure 42. However, this is the only way to have all assets shown within the parish. Not sure how we would colour code it as a block when there are 13 separate assets. No change. All assets are shown separately in maps within the NDHA assessment document.

		Stakeholder comments to the Regulation 14 consultation	NDP Response
		Map 42: Map of NDHAs is confusing and unclear, where there is multiple points of heritage assets it would be clearer to colour code it as a block or show as a single point.	
80		*Photo of Courtyard Farm Permissive Routes Leaflet* is very pixelated and hard to red it would be advised to replace this with higher quality picture or a map.	Updated the map in the plan using pdf version.
83	Policy 14	Para 2, sentence 2: On-street parking policy could specify as follows: "Character parking in CA1 character should avoid increasing on "on-road" parking spaces. Second para: "*Where there is a potential for on-street parking to occur because of the needs of visitors to the dwelling, the passing bay can also function as a temporary parking space"* could be summed up to say:" *Avoid car dominated street scenes*". The reference to garage sizes on this policy is 6m x 3m the standard size is 7m x 3m is there a reason why this have been reduced?	Reviewed para 2. Wording "avoid car dominated street scenes" added after the first sentence. Will review the AECOM Design Guide. However, if the standard size is 7 x 3 then this is recommended to be changed.
85	Appendix A Policies Map	This appendix references *Policies Map,* it is somewhat unclear as to why its attached as appendix for "Policies Map" when it appears to show "The Important Views of Ringstead", additionally, there is no references to appendix A anywhere is the report, maybe an explanation of these maps would be helpful for clarity.	Appendix A is a policies map. If you look at the key every policy which included additional spaces, assets, views, or an allocation are identified on the map. The view arrows are dominate

		Stakeholder comments to the Regulation 14 consultation	NDP Response
			so maybe the officer only looked at this first. Wording has been added to Appendix A to give clarity.
	General Notes	1. Maps could be clearer and some of those included in the draft NP are very pixelated and hard to read. 2. Some policies cover multiple issues, such that these can be overly complicated e.g. policy for extensions, outbuildings, and annexes would benefit from separation and clear instructions. 3. Like mentioned under Policy 12, for ease of reference for the end user, it is suggested to number or use letters to separate each point from one another and also for clarity.	Note the comments have reviewed these when finalising the plan.

Norfolk County Council

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
Transport	Peddars Way North along the proposed allocation frontage and south to Holme Road is of insufficient width. To be acceptable the policy must require Peddars Way North and the footway to be widened to match the road and footway dimensions of Peddars Way North to the north of the proposed site for allocation.	Included requirement around road widening.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	If this is included as a requirement in Policy 3 then the Highway Authority would not object to the proposed allocation.	
Public Health	Neighbourhood Plans play an important role in the considerations of the built environment and can positively influence health and wellbeing of residents. Good health includes physical, social, and mental wellbeing. Neighbourhood Plans should support healthy behaviours and aim to reduce health inequalities, therefore, they could consider: · Quality and affordable housing: associated with improved quality of life, mental health, and clinical health-related outcomes. · Improved transport and accessibility: increased social connections and encouragement to walk and cycle. · Social infrastructure provisions: enable residents to have good access to service and opportunities for social interaction and sense of community. Economic activity: a range of employment opportunities within the neighbourhood or accessible by sustainable travel. Natural environment: access to high quality green space can increase physical activity, provide opportunity for local food growing, address air quality issues and contribute to nature conservation and biodiversity.	Added further reference to health into the plan where relevant. Already mentioned some sections.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	Climate resilience: address warm summers and cold winters. Build resilience into the community, for example flood risk mitigation. Health inequalities: specific consideration of vulnerable groups, for example elderly people or deprived areas. Reference to health can be included throughout the Neighbourhood Plan or the health elements can be drawn together into one section within the plan to be easily accessible and show full consideration of health.	
Minerals and Waste	No objections to the neighbourhood plan. There are no existing or future allocated sites within the NP area. We advise the proposed Local Green Space designation (5) Ringstead Common (County Wildlife Site) is over 2 hectares in size and is partially underlain by a safeguarded sand and gravel resource. Since the allocation is for Local Green Space, it does not sterilise the mineral resource underlain, unless any non-mineral development were to take place.	Note the comments.
Lead Local Flood Authority	The LLFA welcomes that the Ringstead Neighbourhood Plan Regulation 14 Pre-Submission Draft January 2024 and its 14 no. proposed policies make references to flooding from various sources such as surface water, groundwater and fluvial flooding and to the implications of climate change upon flood risk, with the Section of the document entitled Flood and Water Management, RNP Policy 3: Land off Peddars Way North, RNP Policy 10: Surface Water Management and RNP Community	Note the welcoming comments. Some of the references and data shared have already been addressed in the evidence base paper such as reviewing the NCC Flood Investigation Reports.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	Action 1:Mainenance of Drainage Ditches being the most relevant to matters for consideration by the LLFA. The LLFA welcomes the inclusion of Policy 10: Surface Water Management in the Flood and Water Management Section of the document which relates to flood risk from various sources such as fluvial (rivers) and surface water and recognises the importance of considering flood risk early in the development process in order to help avoid it, manage it more efficiently or in a way that adds value to the natural environment and biodiversity. It is however noted that full consideration has not been given to all sources of flood risk including groundwater, with limited flood risk mapping included. The LLFA further welcome references made in RNP Policy 10 and its supporting text to the inclusion of a range of sustainable drainage features in new developments such as attenuation ponds, permeable surfaces, rainwater harvesting/storage and green roofs and walls, and the wider benefits which can arise from seeking to achieve the four pillars of SuDS, namely water quality, water quantity, amenity, and biodiversity. This is considered particularly important by the LLFA given that the document has referenced known areas within the Neighbourhood Plan area being susceptible to localised surface water flooding, particularly given that such issues may intensify in the future as a result of climate change. The LLFA welcomes reference made to the Neighbourhood Plan Document complimenting	We will add the NCC guidance links into the supporting text of the NP Reg.15 document.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	Strategic Policies included within the Kings Lynn and West Norfolk Local Plan, the emerging Local Plan and National Planning Policy Framework (NPPF). Notwithstanding the above comments, the LLFA would welcome the enhancement of the Regulation 14 document through reference being made to the guidance available to developers from relevant Agencies such as the Norfolk County Council LLFA and the Environment Agency and the need for this to be considered and adhered to in respect of flood risk management, drainage, and flooding matters. The LLFA further recommend reference be made to the 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document Version 6.1' within the Neighbourhood Plan (or the relevant updated version depending on the timeframe for the preparation and adoption of the final Neighbourhood Plan document) regarding surface water risk and drainage for any allocated sites or areas of proposed development, available from the "Information for developers" section of the Norfolk County Council website. · The LLFA are not aware of AW DG5 records within the Parish of Ringstead, however, this will need to be confirmed with/by Anglian Water.	

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	· According to LLFA datasets (extending from 2011 to present day) we have no records of internal flooding, along with no records of external/anecdotal flooding in the Parish of Ringstead. The LLFA highlight the importance of considering surface water, groundwater, and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. We note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA. · We advise that Norfolk County Council (NNC), as the LLFA for Norfolk, publish completed flood investigation reports here. · According to Environment Agency datasets, there are areas of localised surface water flooding (ponding) and surface water flowpaths present within the Parish of Ringstead. · The LLFA note that no flood risk mapping has been included in the document. The LLFA recommend that mapping be provided for all sources of flooding, with any mapping covering the entirety of the Neighbourhood Plan Area.	

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	Information on this and associated tools/reference documents can be found at: § GOV.UK - Long Term Flood Information – Online EA Surface Water Flood Map § Norfolk County Council (NCC) – Flood and Water Management Policies § Norfolk County Council (NCC) – Lead Local Flood Authority (LLFA) Statutory Consultee for Planning: Guidance Document	
	Allocation of Sites We would expect that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. It is not evident to the LLFA that this has been undertaken in respect of any site allocations (it is noted that RNP Policy 3: Land off Peddars Way North (RNP1) and identified in Figure 14 of the Regulation 14 document seeks to allocate a 0.6 ha parcel of land for 6 no. affordable dwellings to the east of Peddars Way North). If a risk of flooding is identified then a sequential test, and exception test where required, should be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also still be required to provide a flood risk assessment and / or	A site assessment was undertaken for the allocated site following a similar template provided by Locality. Flood risk was a factor considered. This assessment was made available and still is on the parish council website. The site assessment noted that there was no risk from fluvial or surface water flooding when looking at mapping data. Further robust assessments can be considered at the application stage too.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	drainage strategy through the development management planning process.	
	LLFA Review of Local Green Spaces (LGS) The document proposes 8 no. Local Green Spaces which are identified in RNP Policy 8: Local Green Spaces and Figure 29. It is understood that designation of LGSs provides a level of protection against development. The LLFA do not normally comment in LGSs unless they are/are proposed to be part of a SuDS or contribute to current surface water management/land drainage. If it is believed that a designated LGS forms part of a SuDS or contributes to current surface water management/land drainage, this should be appropriately evidenced within the submitted Neighbourhood Plan. The LLFA have no comments to make on the proposed LGSs in the plan.	Noted.
Natural Environment Team	Arboriculture: No comments at this time. Ecology: Vision and Objectives: The objectives are supported, including Natural environment and ecology: To conserve and enhance the natural environment, reversing decline, reducing pollution, and promoting biodiversity including habitats of ecological significance for protected and threatened species, includes promoting awareness of nearby sites with special environmental designations, the surrounding	Note the responses. Welcome the supportive comments and amendment has been made to Para 148.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	countryside and associated biodiversity networks characterised by trees and hedgerows, ponds, and ditches. Policy 7 Biodiversity -The policy is supported. Date for implementation of BNG needs updating to recognise that Major schemes are required to deliver this from February 2024. Paragraph 148 needs correcting as there appear to be some typos. It is also recommended that the Parish Council engages in the development of the emerging Norfolk Local Nature Recovery Strategy (LNRS) utilising the policies with this plan to influence and support the process. Landscape: Vision and Objectives: - The objectives are supported, particularly Landscape: To conserve and enhance the local Norfolk Coast National Landscape valued for its peace and tranquillity and its wide and naturally dark skies and to conserve important local views and enhance and protect green spaces of particular value to the local community, whilst seeking ways to enhance and exploit these natural assets. RNP Policy 5 is supported, and it is encouraging to see the consideration of existing settlement pattern and density, views and access to the local surrounding landscape, cohesive boundary treatments that don't	

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	obscure views and maintaining a sense of place and identity for the village through design. RNP Policy 8 Local Green Spaces is broadly supported and the evidence for each space being designated appears robust and well considered. RNP Policy 9 Landscape Quality is supported. It is encouraging to see that important public views have been identified (as on Figures 32 & 33) and that these take into account views whilst using public access, views of important landmarks and views from key areas. Public Rights of Way/Access: RNP Community Action 2 Public Rights of Way and Countryside Walks is supported. It is encouraging to see that the Parish Council will work with partners such as landowners and the County Council to ensure that Public Rights of Way and permissive routes within the parish are well maintained for the continued enjoyment of residents and visitors.	

Natural England

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted.

Anglian Water

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
RNP POLICY 3: LAND OFF PEDDARS WAY NORTH	Anglian Water notes the selection of the affordable housing site is based on a number of factors including proximity to a public sewer at Peddars Way North. We can confirm that there is a sewer and water supply pipe serving existing properties in this location. The sewer is within the catchment of Heacham Water Recycling Centre. We would encourage the developer to undertake early engagement with our Pre-development Team in terms of connections to our networks. We support the requirement for sustainable drainage measures that will also provide multi-functional benefits for biodiversity and local amenity.	Welcome the support and comments.
RNP POLICY 7: BIODIVERSITY	Anglian Water supports the policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements onsite or offsite within the parish. We would also support opportunities to maximise green infrastructure connectivity including through opportunities to minimise surface water run-off from existing urban areas through the creation of raingardens for example. As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Norfolk Local Nature Recovery	Welcome the support.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	Strategy, which will identify priority actions for nature and map specific areas for improving habitats for nature recovery.	
RNP POLICY 8: LOCAL GREEN SPACES	Anglian Water notes the proposed local green spaces, and we agree the policy provides scope for Anglian Water to undertake operational development to maintain and repair any underground network assets that may be within these areas, such as mains water pipes, which would be consistent with the policy tests.	Noted.
RNP POLICY 10: SURFACE WATER MANAGEMENT	Anglian Water is supportive of the policy approach and the requirement to incorporate SuDS, particularly where they can provide multi-functional benefits when designed to be integral to green/blue infrastructure provision. It is the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024. However, we welcome this policy to ensure SuDS are incorporated in new developments, until the Schedule is formally implemented, and the necessary measures are in place. SuDS also provide an opportunity for rainwater harvesting and reuse to improve the water efficiency of new developments. This can be delivered for individual	Welcome the support and note the comments.

	Stakeholder comments to the Regulation 14 consultation	NDP Response
	dwellings or on a community scale for larger developments.	
RNP POLICY 14: RESIDENTIAL PARKING STANDARDS	Anglian Water supports the policy requirement to ensure all new parking areas are designed to provide permeable paving to minimise surface water run-off from the introduction of hard-standing areas. However, the term "impervious" (not allowing fluid to pass through) is incorrect, and we suggest that it is replaced with permeable.	Welcome the support. Note the error and changed the word impervious to permeable.

Broadland Housing Association

	Stakeholder comments to the Regulation 14 consultation	NDP Response
Item	Comment	
	In October 2022 Broadland Housing Association responded to an initial enquiry from the Borough Council of Kings Lynn and West Norfolk, to advise we were interested in delivering a small rural exception scheme in the village. I can confirm we remain interested and comment on the Neighbourhood Plan documents as follows: • Proposed site – Peddars Way North appears suitable due to good visibility onto the road and albeit narrow highway footpath. • Housing Needs Assessment – recommends 6 dwellings split between 4 affordable rent and 2 intermediate tenure. Our recommendation is for intermediate to be shared ownership purchase. The Neighbourhood Plan leaflet notes Ringstead is a very attractive village. Public funding is unlikely to be sufficient to deliver the high-quality design that the Village may aspire to. Broadland Housing Association has developed a not-for-profit mixed tenure model, where market sale is included in exception housing schemes to generate cross-subsidy and top-up available grant funding to deliver attractive schemes. Please refer to our Developing New Homes webpage Developing new homes - Broadland Housing Group (broadlandgroup.org)	Welcome the response and note the remained interest in RN1. Also note the comments about the intermediate tenure is recommended to be slightly different to the Housing Needs Assessment.

Norfolk Wildlife Trust

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
RNP Policy 5: Design	This policy and the associated Design Guidance & Codes Document (2022) in Appendix B will be important in helping to fulfil the aim in the emerging Local Plans Climate Change Policy (LP06) and also the national target to become net zero by 2050. We are supportive of this policy, with particular reference to: l) 'New developments should strive for high quality design that meets climatic targets for C02 emissions and can be constructed sustainably.....'. However, we recommend that best practice policy is sought from the following document, to include criteria which will lead to measurable targets: The Climate Crisis (tcpa.org.uk) We would also recommend the following wording: *'Wherever possible, new homes should include built-in low carbon heating sources, use low carbon building materials and come equipped with low carbon technology...'*	Note the support. In Criteria L - The wording has been amended with regard to the Ringstead Design Codes under Energy Efficiency.
Natural Environment	148, pg 48: Minor amendment required to the following wording: 'The Environment Act (2021) requires all development schemes to deliver a mandatory 10% biodiversity net gain (BNG) to be maintained for a period of *at Watlington Neighbourhood Plan 2019-2036, made December 2023 26* least 30 years.'	Error in the text amended this.

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
RNP Policy 7: Biodiversity	We support the Biodiversity policy in principle. However, we are concerned that the policy wording doesn't afford enough specific protection for County Wildlife Sites or Priority Habitats, only with reference to the delivery of BNG. (There is an opportunity with NPs to provide more specific, detailed wording than at the Local Plan level.) We note there is no reference to the two Roadside Nature Reserves within the NP area: RNR 35 on Docking Road and RNR 76 on Peddars Way South. We recommend that these RNRs are mapped and referenced in this section. For a more robust policy, we therefore recommend the following additional wording or similar: *'County Wildlife Sites and Priority Habitats should be protected, retained, and enhanced. (County Wildlife Sites adjacent to the NP boundary should also be protected from inappropriate development within the plan area.) Opportunities should be taken to enhance key habitat features of these sites. Corridors that support the movement of wildlife between areas of high biodiversity should be strengthened, to enhance the overall network of wildlife habitats.* *Any important wildlife and high biodiversity habitats, including Roadside Nature Reserves, should be protected and opportunities sought for enhancement.'*	Welcome the support in principle. Note the roadside nature reserve comment added this detail into the NP supporting text. Added some of the wording suggested around CWS and priority habitats and buffer zones into the policy. We welcome the idea of aiming higher than a 10% BNG and would welcome applicants who strive for this. However, we do not feel like we have a case strong enough to make developers go above 10% in the NP. The NP has not chosen to map green corridors at this stage in the process.

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	The Environment Act 2021 makes a 10% biodiversity net gain mandatory. The State of Nature report highlights the significant historical losses that have occurred across the UK and safeguarding what remains of our natural heritage is a vital cornerstone in nature's future recovery. However, given the pressures facing biodiversity, we recommend a greater ambition of 20% Biodiversity Net Gain should be encouraged to provide greater confidence in genuine gains for biodiversity and ensure the successful recovery of nature in Norfolk. Natural England's biodiversity net gain study (Vivid Economics, June 2018) considered the impacts on the economics and viability of development and concluded that a biodiversity net gain requirement was not expected to affect the financial viability of housing developments (up to 20% biodiversity net gain scenario); it also suggests there is a strong case for greater ambition. <u>State of Nature 2023 - report on the UK's current biodiversity</u> County Wildlife Sites are areas of land rich in wildlife and outside of the nationally protected areas. To strengthen protection for County Wildlife Sites and other important habitats, within and adjacent to the NP area, we recommend policy wording to incorporate 'buffer zones'. These are designed to protect sensitive landscape	

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	patches and areas of high biodiversity from the impacts of development. We therefore recommend adding the following policy wording: *' Buffer zones should be considered and encouraged around sensitive sites, where appropriate, and where this will provide ecological benefits.'* We advocate the addition of green roofs/walls to buildings as they provide many benefits: increasing biodiversity, reducing run-off, improving air quality and improving thermal performance by providing shading and insulation which contributes to greater energy efficiency. (NPPF Para 164) We therefore recommend additional wording, for example: *'The addition of green roofs and/or green walls to new buildings should be used, where possible and as appropriate (particularly community buildings).'* Figure 26 is a very useful map, showing the wildlife designations and habitat within and adjacent to the NP area. It would be beneficial to also include a map showing a visual representation of identified/potential green corridors, for example, areas where hedgerows can be gapped up, trees planted etc. This would ideally show all other existing green infrastructure; County Wildlife Sites (within and	

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	adjacent to the NP area), Priority Habitats, Local Green Spaces etc. This will make it clearer where opportunities exist for BNG delivery and where it can be most readily targeted	
RNP Policy 8: Local Green Space	We support the 8 designated Local Green Spaces. Green spaces provide important habitats for wildlife and can act as wildlife corridors. Designation of Ringstead Common as a Local Green Space should afford this County Wildlife Site some additional protection and therefore, we support the inclusion of this site.	Welcome the support for LGS and specifically the CWS.
RNP Policy 9: Landscape Quality	Due to the known adverse impacts on nocturnal wildlife from light pollution, we welcome the focus on Dark Skies, but recommend the following additional wording to ensure more robust protection for wildlife: *'Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats: (https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/). Where lighting cannot be avoided altogether in proposals then it must be designed to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds, and other species.'*	Note the support. Reviewed the policy and made a change to the wording.
RNP Policy 10: Surface Water Management	It is noted that surface water flooding is an issue in part of the built-up area of the parish. Sustainable Urban Drainage Systems (SuDS) are extremely important in reducing flood risk, reducing pollution locally, increasing biodiversity and when used effectively can provide habitat connectivity.	Welcome the support.

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	We therefore fully support this policy which focuses on maximising the use of natural SuDS.	

National Highways

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	No comment.	Noted.

HSE Land Use Planning Support Team

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	HSE is not a statutory consultee for local and neighbourhood plans. If there is a nuclear installation within or nearby your local plan area, we recommend you contact the Office of Nuclear Regulation.	Noted.

Marine Management Organisation (MMO)

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	Thank you for including the Marine Management Organisation (MMO) in your recent consultation submission. I don't believe any further comment is required from the MMO regarding the neighbourhood plan given the area does not overlap with the East Marine Plan area but I would advise that you take note of any relevant policies within the East Marine Plan Documents in regard to any future plans, that may impact the marine environment.	Noted.

Leader of the Borough Council of King's Lynn and West Norfolk

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	I note the emerging principal residence requirement and, as a previous lead on Heacham's NP, fully support that.	Welcome the support.

Sedgeford Parish Council

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
General	Although there are significant differences between the two villages, we share many of Ringstead's issues for example concerning affordable / social housing, second homes / holiday homes, maintaining the viability of our remaining community assets, supporting local businesses, and wishing to move towards a more sustainable natural environment.	Noted.
Policy 1	Housing Mix. We would endorse this policy and the proposed evidence to support it.	Welcome the comments for this policy.
Policy 2	Affordable Housing. Sedgeford shares Ringstead's concerns regarding the shortage of affordable homes for local people and strongly supports the measures proposed here, especially the emphasis on affordable rented housing. The evidence given in this section, eg in paras 64 and 65, is very interesting.	Welcome the comments for this policy.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
Policy 3	Land off Peddars Way North. Those of us in Sedgeford who are familiar with this site think that it has been well justified and the reasons for its selection seem clear.	Welcome the comments for this policy.
Policy 4	Principal Residence Housing. Sedgeford PC strongly supports this policy and will be interested to know, when you review your Plan, to what extent it has achieved its objectives.	Noted. This could be a discussion had between both parishes in due course if the plan gets through a successful referendum.
Policy 5	Design This section is very detailed, with 3 distinct 'character areas' to take into account - but it should provide useful guidance to planners when making decisions about applications.	We note that it is very detailed. However, we wish to have all this information in the policy since it is reflected from the AECOM Design Codes and Guidance Document. We would hope this will be useful for planning officers in due course.
Policy 6	Extensions, Outbuildings and Annexes. This is well presented, including photographs and diagrams. The requirements for such development are clear and relate well to the overall objectives of the Plan.	Welcome the comments on this policy.
Policy 7	Biodiversity. This looks fine.	Noted.
Policy 8	Local Green Space. The areas identified serve different purposes and are in varying locations, allowing good access. Sedgeford PC considers	Welcome the comments.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	Ringstead Downs to be especially worth preserving, given its distinctive character, its size and its inclusion on many walking routes.	
Policy 9	Landscape Quality. This looks fine, a good selection of local views representing the special qualities of this landscape.	Noted. Welcome the comments.
Policy 10	Surface Water Management. In view of recent heavy rainfall, these proposals seem appropriate.	Noted. Welcome the comments.
Policy 11	Conversion of Rural Farm Buildings. A useful policy to support suitable commercial and community initiatives.	Welcome the comments.
Policy 12	Ringstead Conservation Area. As you point out, this is a good opportunity to provide more detail regarding the interpretation and application of the Character Statement.	Welcome the comment.
Policy 13	Non-designated Heritage Assets. This list seems fine.	Noted.
General	In addition to the above comments, we wondered to what extent you had discussed lighting and whether there was support in the village for 'Dark Skies', either as a separate policy or incorporated within one (or more) of your draft policies?	Welcome the comments given on RNP. Dark Skies has already been addressed in the NP under Policy 9 in Landscape Quality. This is under the key views description.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	Overall, it has been interesting to reflect on the similarities and differences between two adjacent village communities, reinforcing the value of each village developing its own unique Neighbourhood Plan.	

Brancaster Parish Council

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	Cllrs noted your work on the Plan last night. They have no specific comments to make but asked that I should send you best wishes as you proceed.	Welcome the comments.

Thornham Parish Council

General	Stakeholder comments to the Regulation 14 consultation	NDP Response
	The Ringstead Neighbourhood Plan pre-submission Regulation 14 was discussed at the Thornham Parish Council. They have no comments to make.	Noted.

Holme-next-the-Sea Parish Council

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
General	The Draft NDP was considered at the PC meeting on 13 February. One policy in particular (RNP3) raises some possible issues – hence the	Noted.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	comments below. Other comments are intended to be helpful and base on our experience of working with our own NDP.	
RNP POLICY 1: HOUSING MIX	With few exceptions this policy indicates that at least 90% of homes will be three-bedrooms or fewer. It isn't clear how this can this be controlled. It may be helpful to define a bedroom for the purposes of development management or to use another measure of size (proposals may otherwise come forward with three bedrooms, a study, a games room, and hobbies room etc which could subsequently be converted to 4+ bedrooms).	Expectation is that this would be delivered in the usual way, with DC officers using their judgement when reviewing planning applications – there are of course housing mix policies already within the Local Plan so they will already be making this judgement.
RNP POLICY 2: AFFORDABLE HOUSING	Para 72 is a little confusing and may benefit from review / clarification - it states there is no Development Boundary in the (Adopted) Local Plan, but Fig 13 shows a Development Boundary (presumably in the Emerging Local Plan). In addition there is a reference to Policy LP31 (Emerging Plan) indicating that "small scale residential development of 1-5 dwellings could be acceptable where well-related to existing settlements, *but the policy sets out that this does not apply in the*	Note the comments. Reviewed Para 72 (which is now 74) and given clarification. Regarding the points on the emerging Local Plans LP31 and reference to the AONB the BCKLWN have no raised any concerns at this stage. So will keep this in for now.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	National Landscape. This seems to rule out Ringstead village from this policy. The point is not very clear but also it is worth noting that discussions at the ongoing Local Plan Hearing suggested that the reference to the AONB is likely to be deleted from this policy (so could this lead to a challenge at Reg16 stage – there is a requirement for consistency with higher level policy). Worth checking with the Planning Policy Team.	
RNP POLICY 3: LAND OFF PEDDARS WAY NORTH	This Allocation Site (165m north of the Development Boundary) enjoys significant visibility in the AONB in an area popular with walkers (close to the historic Peddars Way / National Trail). It is unfortunate that the site will extend the existing line of development formed by the isolated group of former local authority houses east of Peddars Way. It will almost certainly result in pressure to fill the gap to the south resulting in sprawl in the countryside (and possibly further pressure to fill the gap between Holme and Ringstead). This alone suggests that this is an odd choice, but the site is also distant from village services (village hall,	Note the concerns. However, this site was chosen following a review of multiple site options put forward by the landowners for affordable housing specifically. We understand the importance of the long-distance views around the National Landscape, and this is why we have included a policy on Important Local Views to capture this in numerous areas around the parish. The site is adjacent existing residential development along Peddars Way North and takes this line closer towards the village rather than out into the countryside.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	shop, church, pub and garden nursery) which form the hub of the local community and it does not have good footpath or level access to the centre of the village so that pedestrians will need to share the journey to the shop with other road users (including fast moving cars). Given the absence of public transport and the focus on affordable housing this does not appear to be a sustainable location.	Creating urban sprawl into the countryside is not the intention. The Housing Needs Assessment identified a need for 6 affordable housing units in the plan period. The plan aims to support this and make more affordable housing available for local people, which was strongly supported through consultation. We know there are concerns around footpaths and movement and have ensured the policy wording would mean an applicant would contribute to improving this. Whilst the site is considered distant from the services in Ringstead it is still only a 15-minute walk (700m away) to the general store and High St which is deemed an amber rating (potentially suitable) when considering accessibility to services under the Locality Neighbourhood Planning Site Assessment Guidance. We also recognise being in a rural location most residents have to rely on a private car to get to most core services. This is similar to other rural parishes who have taken the decision to allocate in their neighbourhood plan.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
		Whilst it is unfortunate public transport is not frequent in the parish this is a common challenge in the area and private companies most likely cut the hours and services based on lack of users and viability. This is something we cannot control as you would understand.
RNP POLICY 4: PRINCIPAL RESIDENCE HOUSING	Inclusion of the S106 requirement is a good basis for this policy. There have been attempts to have this downgraded to a condition in HNTS development approvals (a condition could of course be varied). The policy doesn't state what the occupancy requirement is (eg is it where occupants spend most of their time?).	Note the comments. The documentation required demonstrates this is where the person spends most of their time. Added in clarity of the definition of principal residency in line with what's been adopted elsewhere. Eg. Adding in the proof from HMRC, DVLA etc.
RNP POLICY 6 – EXTENSIONS, ANNEXES ETC	The requirement for an extension to be subordinate in scale to the existing building and respectful in its design detailing to the parent building seems to be a good approach - but worth bearing in mind impact of PDRs (within vs without Protected Landscape areas).	Note the comments. Referred to permitted development rights in the text.
RNP POLICY 14: RESIDENTIAL PARKING STANDARDS	Helpful to include. Parking on the High Street / footpath in Ringstead can hinder safe passage of pedestrians and vehicles. Is it	Note the comments. Reviewed this and added in reference to commercial developments too.

Section	Stakeholder comments to the Regulation 14 consultation	NDP Response
	possible, to add something similar for commercial developments?	
General Comments	It would help with policy interpretation to have the Neighbourhood Development Area and the Development Boundary shown together on the same map base and it would be helpful generally to add more local context to the maps to help interpretation. · The strength of the policy wordings is variable in the plan – it is not clear if this is deliberate (eg "will be permitted" vs "needs to" or "should"). · Use of the word "appropriate" can be open to interpretation. · The emerging Local Plan Policies may be subject to change / not adopted	Note the comments. A map has been produced of the NDPA and Development Boundary now shown in Figure 1. We understand that it is not always possible to have such restricting wording such as "must" in policies and use variable wording to allow for leeway if needed depending on the policy clauses. We can review the wording for consistency. We note that the word appropriate can be open for interpretation. We understand that the emerging Local Plan policies may still be subject to change and will amend wording where necessary when the BCKWLN informs us of significant changes.

Feedback from Residents

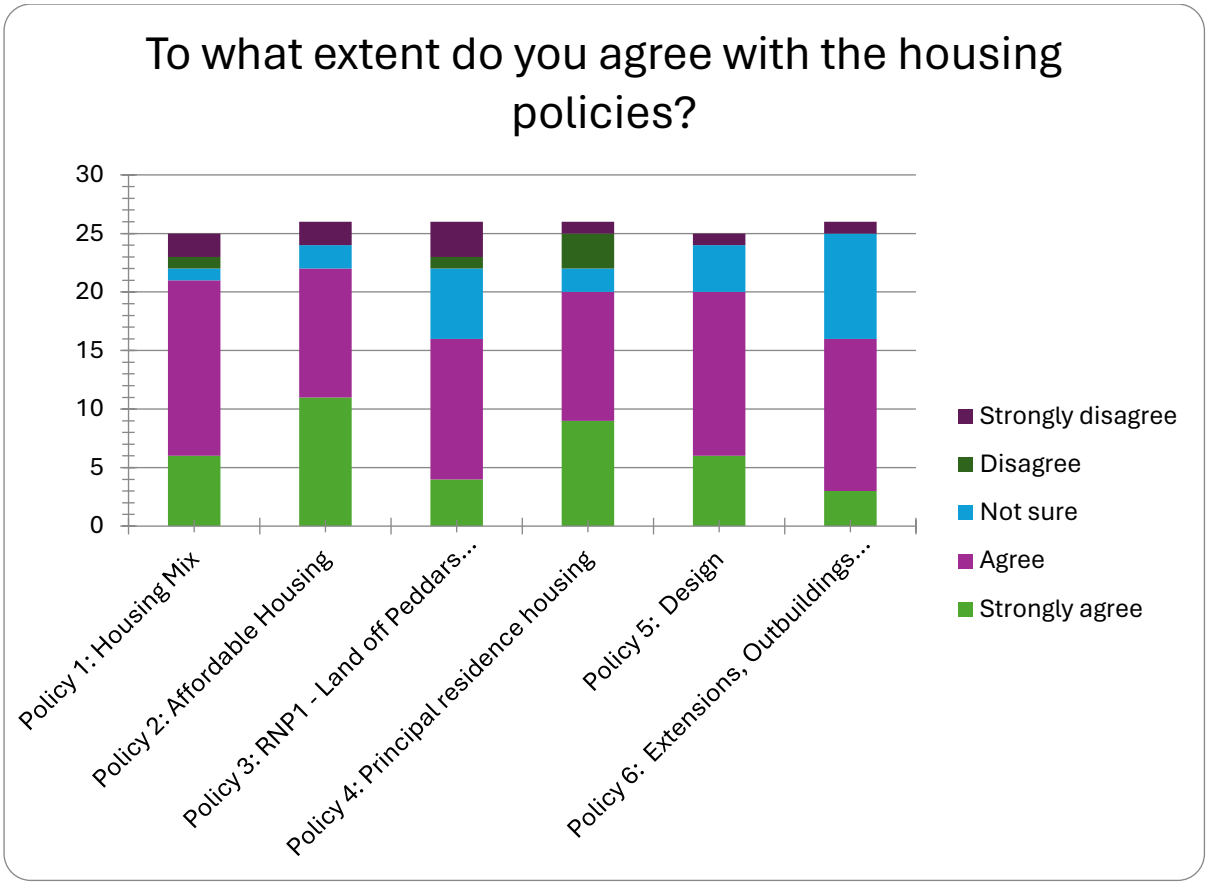
Overall, 31 residents responded either in writing or via the online survey. Below is a summary of the comments received and response as to how the feedback was considered when finalising the plan for submission to the Borough Council.

Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
Housing	The majority of people agreed or strongly agreed with all the housing policies (Policies 1 to 6) including RNP1 Site Allocation- Land off Peddars Way North. A summary of comments is given below: • What does Policy 1 mean? • RNP1 seems suitable. However, it seems to be on the edge of the village development. There doesn't look to be any consideration given along Holme Road where no views would be compromised, issues with flooding or biodiversity. • RNP1 could affect the tranquillity and openness of Peddars Way North. • Concern that the site off Peddars Way North has been chosen due to some/previous local authority housing being located here. • RNP1: who is funding this development? How has the site been identified? • RNP1: concerns raised about drainage and flooding. • RNP1: if road widening is required will streetlights have to be delivered? • Concern about speeding along Peddars Way North and lack of bus route. The walk into the village has no safe pavement and entails one	Welcome the general agreement of Policies 1 to 6. Policy 1 sets out the expected housing mix from future new developments. It sets out that 90% of homes should be 3 bedroom or fewer. A transparent process was followed to determine which site should be allocated in the Neighbourhood Plan. This included reviewing sites put forward for affordable housing by local landowners, site assessment, consultation with residents and Strategic Environmental Assessment. A community consultation event took place in October-November 2022 and a survey was sent out to residents to ask their views on the sites put forward for inclusion in the plan. In the survey, around 77% of respondents said they supported an allocation for affordable housing in the parish and the majority who responded favoured Land off Peddars Way North over the other two options. For this reason, a decision was made to allocate this site in the NP.

Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
	to walk in the road often and then to cross the road (with no pavement) on a blind bend at Top End. • Welcome the provision of 6 affordable dwellings to rent on RNP1 site. However, do not see the need to set out criteria already covered in the Local Plan. • Policy 3- Allocation is in open countryside, falls within the AONB. • Policy 3– Need to clarify the mention of footpaths needing to be improved, does not mention inadequate pavement, adequate visitor car parking must be provided not should. • Affordable housing is not realistic to achieve as a reasonably paid person is struggling to buy a property. • Greatest need is for smaller rental properties. Unsure on the success and design of First Homes. • In terms of new housing, keeping things as they are in perpetuity works in theory, but it doesn't seem fair given current residents (or their heirs) could make a lot of money out of their homes by selling to a broader market. • Small homes with space to expand will probably end up larger - and so there will remain a smaller number	We understand how difficult it is for local people, as well as nationally, to find suitable and affordable housing. Providing Affordable Housing products is one way of meeting this outside of the private market. So, homes will be at least 20% below market rents or sale prices. There are different national products/routes endorsed and we understand that different products will only benefit certain people depending on their incomes[2]. The 6 affordable rented units allocated will be operated by a registered provider and will be able to address the needs of people on lower incomes. The criteria set out in Policy 3 is not exactly the same as wording in the Local Plan. We felt it was necessary to make clear the criteria needed locally. Local housing need is estimated in the Ringstead Housing Needs Assessment, this identifies the greatest need for 3 bedroom homes, or smaller. Regarding principal residency a condition will be imposed by the Borough Council through a S106

[2] Fact Sheet 9: What is affordable housing? - GOV.UK (www.gov.uk)

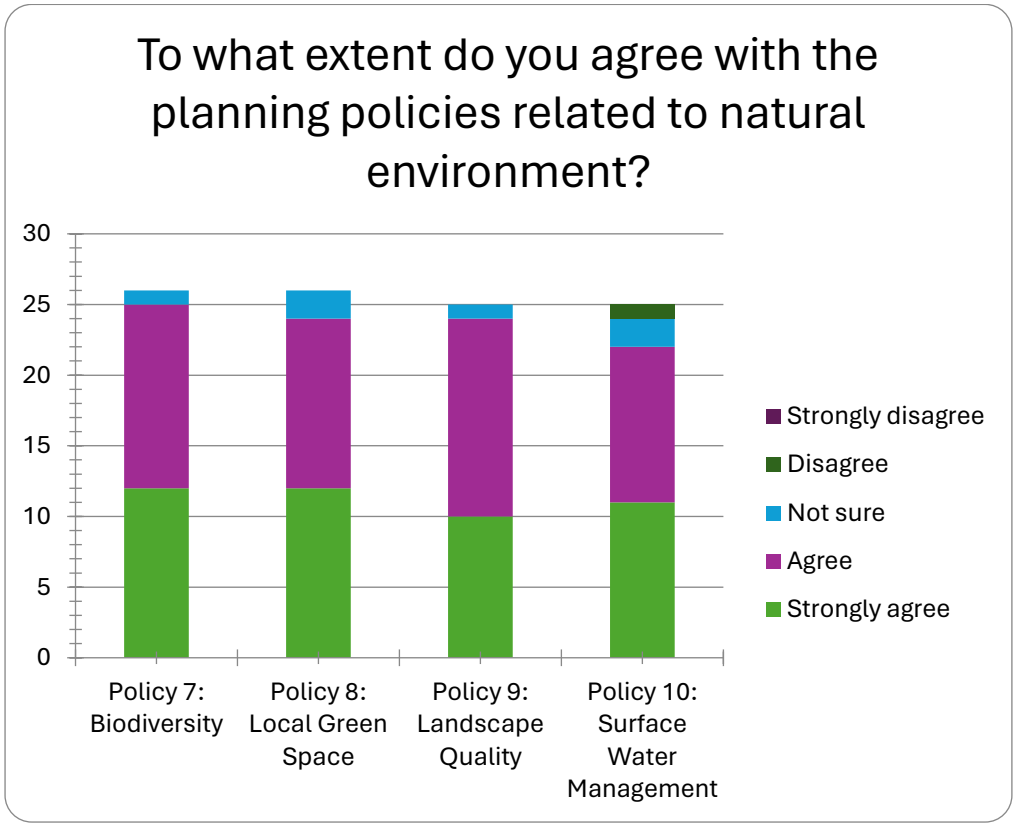
Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
	of smaller homes. Do we know what local demand is? • Who is going to police the policy on principle residence? • Policy 4 – concerned over the inclusion of replacement dwellings falling into this. • Policy 4 and 6 will be difficult to implement and think there are too many loopholes. • Policy 5- This is ambiguous- what is the design? • Overall, the housing mix is about right in Ringstead and if anything is built it should be more bungalows.	agreement that the development will need to be occupied by a full-time resident. Proof of documentation is listed in the policy as to what the occupier would need to show as proof in due course if asked. This will be enforced by the Borough Council or the Parish Council. Policy 5 is a detailed policy highlighting the design criteria the NP would like future applicants to consider for their developments. The design and layout of applications will still be drawn up by the applicants, architects etc from their own ideas/plans but these should align with the criteria set by Policy 5.



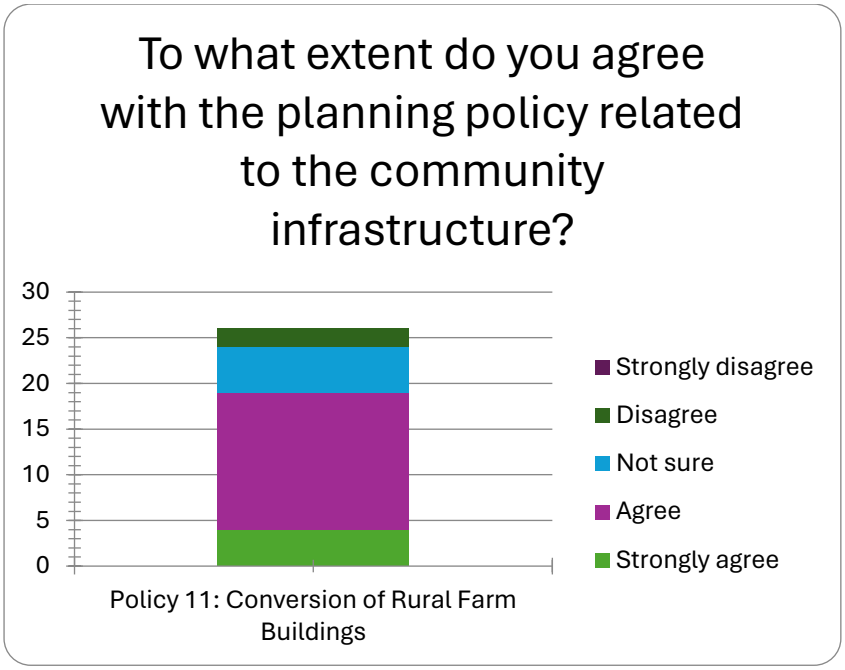
Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
Natural Environment	The majority of people agreed or strongly agreed with all the natural environment policies (Policies 7 to 10). Summary of comments given below: • The village may need to prepare schemes for new developers to buy into to ensure 10% gain is met. Have any been proposed? • The drains on the High Street should be cleaned of silt since they are blocked up again. • Concerns that the Local Planning Authority does not implement all	Welcome the general agreement of Policies 7 to 10. Unsure if any schemes have been proposed. Silt concern is noted and will be considered by the Parish Council in terms of local action. Policy 7- This policy has been reviewed and amended in line with other statutory consultee feeback.

Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
	the current statutory requirements that exist already in the conservation area such as the removal of trees. Hopefully the policies such as LGS will prevent further changes. • Policy 7- Do the first 4 lines make sense? • Policy 8- Parts of area 8 could be used to relieve roadside parking on High Street and Foundry Lane. • Policy 8- All the protected LGS are in the conservation area and presumably already protected. Outside of that there is no protection in the top end of the village. • Policy 9- Does the parish have a dark skies initiative? No mention of using blue light LED bulbs or intrusive security lights. • Policy 9- A requirement should be a requirement and feasibility is subjective. • Policy 10- The pond at the junction of Docking Rd and Peddars Way south takes a large proportion of the village surface water but is considerably smaller than shown on early maps of the village. • Better management of surface water drainage is needed. Need to act on the existing flooding issues. • Do not feel surface water has been looked into since the site in question along Peddars Way North	The LGS currently chosen for designation have been put forward by the community and investigated further. We feel they meet the criteria set by National Policy for being demonstrably special. Whilst no spaces are put forward in the top end of the village. There are numerous important local views in this location. For Policy 9- there is criteria regarding dark skies and light pollution. Reviewed the map in relation to Policy 10. However, this map is produced by the Environment Agency and we cannot amend the data drawn up by other stakeholders. Noted the concerns raised in relation to the conservation area and surface water drainage. Evidence has been drawn up for surface water and is addressed in the supporting text, evidence base and considered in the site assessment. Issues of surface water flooding was not identified in the Strategic Environmental Assessment or Habitats Regulation Assessment or raised by any of the statutory stakeholders at

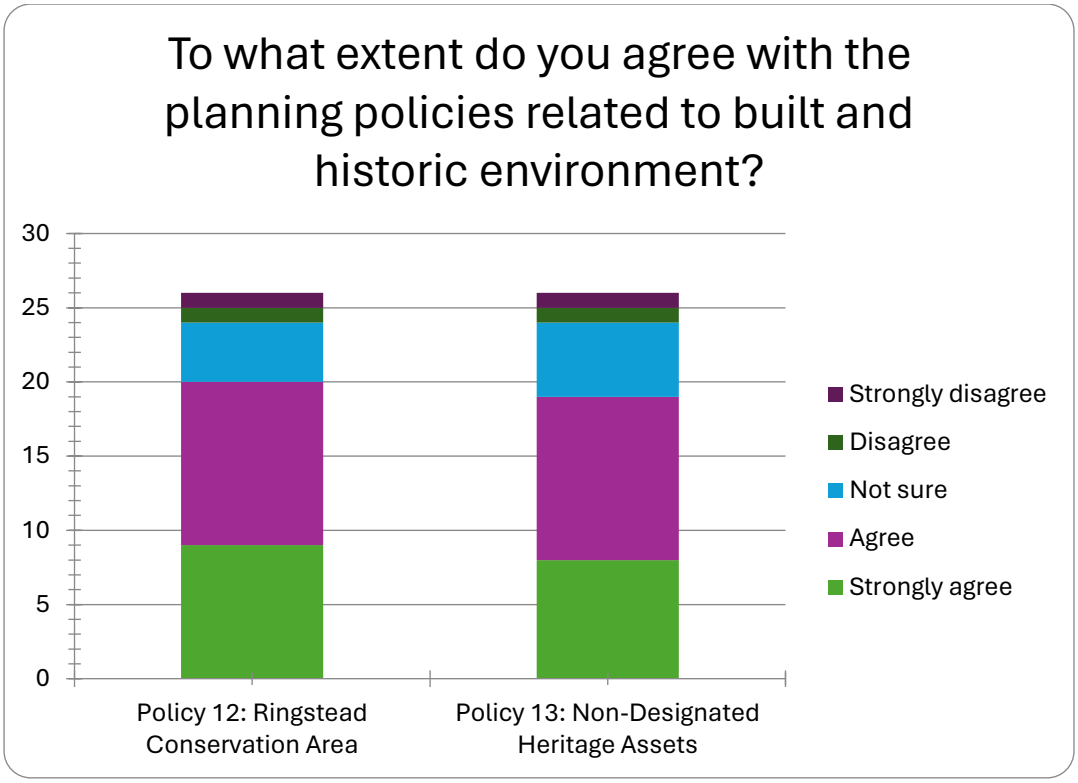
Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
	is underwater for a few months a year. Building over a drainage ditch, natural water table is high due to chalk strata plus the lay of the land.	Regulation 14. We received no response from the Environment Agency. However, we understand that these are concerns visible on site which have been subject to significant rainfall over the last few months.



Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
Community Infrastructure	The majority of people agreed or strongly agreed with Policy 11. Summary of comments given below: • No reference is made to the opportunities that could exist within the village for the existing underused farm buildings. If they were converted into business, commercial or workshop spaces this could create employment, economic, environmental, and maybe even create social benefits for Ringstead. • Agree as long as flint facades are maintained with stone and brick features. • If a farm building is already present with foundations, then it might be converted with careful consideration to its design.	Note the comments put forward and ones on design. Added in reference to the opportunities of existing underused farm buildings in the supporting text. The policy is already supportive of using underused fam buildings.

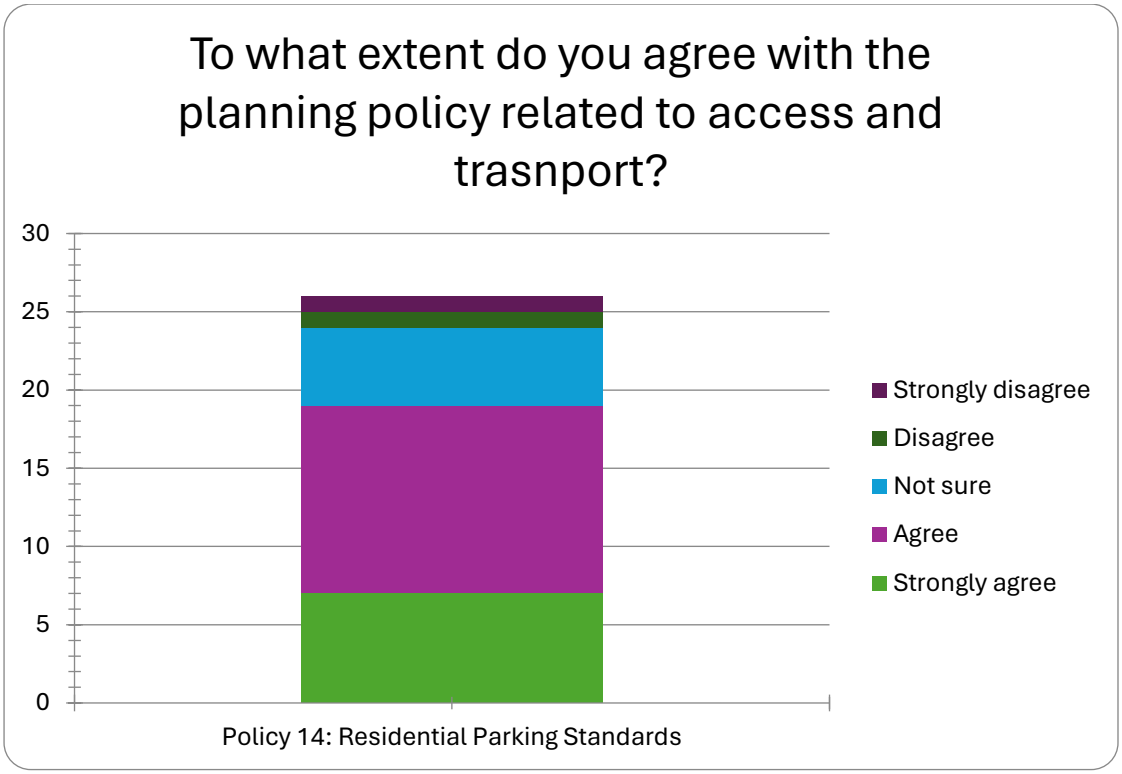


Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
Built and Historic Environment	The majority of people agreed or strongly agreed with Policy 12 and 13. Summary of comments below: • Agree with the policies • If the existing principles set out in the Conservation Area Document were enforced by the local planning officers and supported by the planning inspectorate, most of the ideas in the draft document do already exist. • Believe the conservation area will retain its integrity. • Development in Chapel Lane was sold off to developers to build second homes.	Note the agreement and comments below.



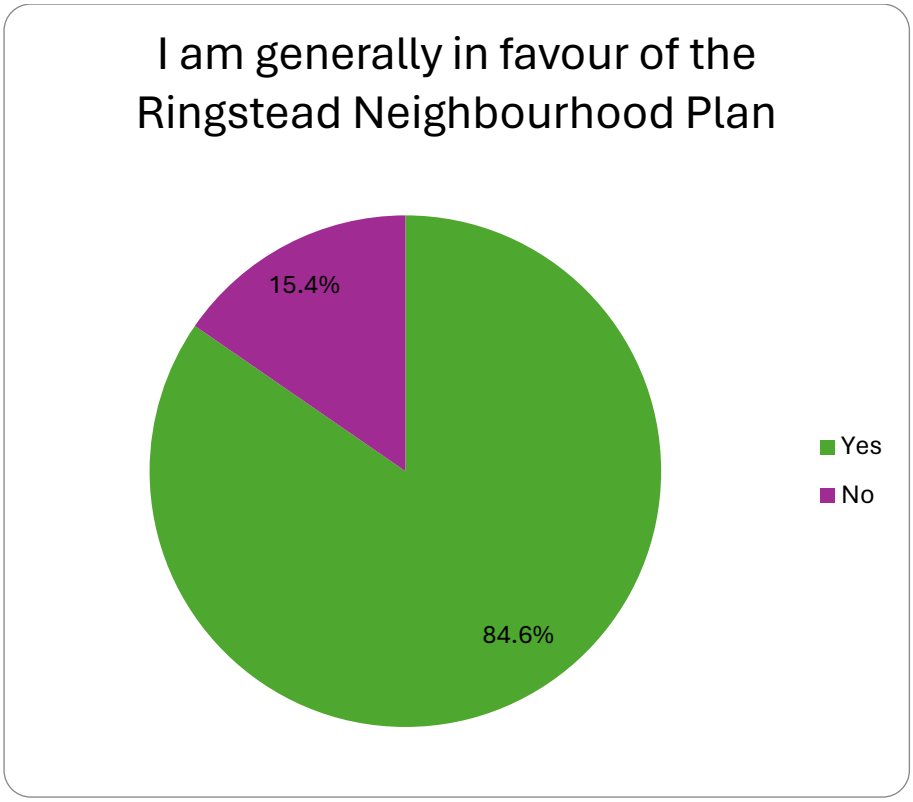
Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
Access and Transport	The majority of people agreed or strongly agreed with Policy 14. Summary of comments below: • Agree with the policy • Not all homes in the village have sufficient parking now - maybe a village car park should be considered somewhere? • The principle road in the village is the High Street and at times is extremely hazardous. • A simple way to improve safety for residents and visitors using the footpath and cyclist using Cycle Route 1 and vehicles, could be yellow lining parking restrictions on	Note the general agreement of Policy 14 and useful comments below. We are aware of the road issues present within the village. Also aware there is no bus stop at Peddars Way North now which we cannot solely influence. However, discussions could be had with relevant bodies.

Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
	the western side of the road, omitted in front of the village shop. This could deter parked vehicles avoiding hazardous conditions for all users. • Concerns with the road being used as a rat run, ignoring the speed limits and being dangerous for people like children walking to the school bus. • Any new development should consider these points. There needs to be enough parking for residents and visitors in new developments. Need to be mindful that adults may have a car each. • Concerns of seeing children walking in the dark from Holme bus stop towards Ringstead where there is no pavement, streetlights and people drive fast. This is because there is no bus stop on Peddars Way North.	



Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
General	84.6% are generally in favour of the NP. Summary of comments below: • It would have been good for those undertaking all the relevant studies and work to have also considered the site east of the dwellings/buildings along Holme Road to the east of Peddars Way North. It would have been good to see how social/affordable housing could have been better incorporated into the village, rather than at its outer edge. • The village is being decimated by the increase in second homes and holiday lets, this has been a	Welcome the general support. Land along Holme Road was considered in earlier stages of determining the allocation. Feedback from residents, site assessment work and the SEA identified this allocated site along Peddars Way North as preferable. Note the different concerns being raised within the community. The NP is trying to address these where they can in the policies.

Section of the online survey	Stakeholder comments to the Regulation 14 consultation	NDP Response
	contributory factor in the lack of community spirit. The high cost of property and the inappropriate new accommodation, designed and built specifically for the second home market does not help. • Concerns and question on the costing/time taken to draft the NP. • Concerns of anti-social behaviour from people moving into new development, loss of views and character. • Ringstead does not need more housing and the land should be used for agriculture. • Going forward we can still achieve a balanced village life. • Needs more attention. • Concerned with the way the process has been conducted and want much more consultation regarding the details of the development, design, and standards. • Interesting and informative plan, balanced, to conserve and preserve the history and nature of the village.	The NP has to follow a statutory process, which includes statutory consultation periods. As well as this the drafting of the plan relies on the movement of government grant funding, time and effort inputted by volunteers etc. We feel that there have been good opportunities for community engagement throughout the plan's development, including consultation events, surveys, leaflet drop offs to all residents and business owners. Detailed proposals for the site allocation will be subject to the usual planning application requirements. This will involve further engagement with the community and Parish Council. The NP will be reviewed in line with all responses given at Regulation 14.


I am generally in favour of the Ringstead Neighbourhood Plan
15.4%
84.6%
Yes
No

Appendix A: Stakeholder letter/email for the Regulation 14 Consultation

RINGSTEAD PARISH COUNCIL

Chairman: William Jacob
Clerk and RFO: Simon Lee
greatringsteadpc@outlook.com
Mobile: 07529 214172
https://www.ringsteadpc-norfolk.info/

22 January 2024

Dear Stakeholder

Ringstead Neighbourhood Plan Pre-Submission Regulation 14 Consultation

Ringstead Parish Council, as the qualifying body, are now consulting on their Pre-Submission Draft of the neighbourhood plan for Ringstead. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 6 weeks from 22 January to 1 March 2024.

The consultation offers a final opportunity for you to influence the Neighbourhood Plan before it is submitted to the Borough Council of Kings Lynn and West Norfolk.

All comments received by 1 March 2024 will be considered by the Neighbourhood Plan Steering Group and may be used to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The Pre-Submission Plan and supporting evidence can all be found online: Ringstead Parish Council | Neighbourhood Plan (ringsteadpc-norfolk.info)

Should you wish to provide comments you can send these to Simon Lee the parish clerk via email at greatringsteadpc@outlook.com or send them to The Clerk, Ringstead Parish Council, 33 Goose Green Road, Snettisham, King's Lynn PE31 7PW.

Yours faithfully

Simon Lee

Simon Lee
Clerk & RFO
Ringstead Parish Council

Appendix B: The Regulation 14 Leaflet [3]

Ringstead Neighbourhood Plan

Updated Leaflet

Regulation 14 Consultation on the draft Neighbourhood Plan

22 January to 3 March 2024

What is the consultation event?

This consultation will be an opportunity to have your say on the draft neighbourhood plan and its policies.

A short summary of key policies is contained in this leaflet, 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.

Consultation Event
10 February 10am-12 noon
Village Hall

Come along to a drop-in session and provide your feedback on the draft plan

What is the 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.

What is the Neighbourhood Plan vision?

The neighbourhood plan vision is based on a desire to achieve organic growth that will be sustainable and will protect and enhance Ringstead's special characteristics by achieving a balance between social, environmental and economic factors.

Social The community will be strengthened by achieving a good balance in the housing stock to include people of a diverse range of incomes, ages, and circumstances to complement one another and encouraging well-being from the benefits of the environment.

Environment The character of the natural and built environment will be conserved and improved appropriately to reflect the parish's location within an Area of Outstanding Natural Beauty and designation as a Conservation Area, and to enhance the local economy.

Economic The local economy will be sustained for the future by enhancing the natural and social capital of the parish and encouraging opportunities for local employment to ensure future prosperity.

[3] Ringstead Parish Council | Neighbourhood Plan (ringstedpc-norfolk.info) – Posted to all residents and advertised on the parish council website to share information on details gathered so far. This just provides a summary of the main policies.

Key Polices

Note that not all of the policies are included within this summary document

Site allocation

The neighbourhood plan allocates a small site for affordable housing off Peddars Way North, for up to 6 dwellings for rent. Policy 3 sets out specific criteria development must meet, including having safe highways access, sufficient on-site parking and inclusion of hedgerows as plot boundaries.

Protecting green spaces

Policy 8 protects eight local green spaces from future development, including the Churchyard, the Playing Field, greenspace on the corner of Chapel Lane and the High Street, Ringstead Downs, Ringstead Common, the pasture to the west of Back Lane between Chapel Lane and Hall Farm Lane, land on Sedgeford Road Farm and the pasture to the south of Foundry Lane.

Design of new development

Ringstead is a very attractive village and you've told us during previous consultations that you feel new housing should respect its current character and appearance. As part of developing the plan we were supported by AECOM to develop Design Guidance and Codes. This includes a character assessment of Ringstead, which splits the parish into three areas, considering the key design features of each. Policy 5 covers design, requiring that the design codes are used to develop future proposals.

Development in the conservation area

The parish has a rich heritage, with numerous listed buildings, and a Conservation Area which covers the historic core of the settlement. Protecting this heritage is important to many residents. Policy 12 in the plan will help to ensure that development proposals coming forward within the Conservation Area are sensitively designed and take opportunities to enhance the character of the area. They should make use of locally distinct building materials, styles and techniques, and blend well with features such as historic walls, ponds, trees, hedges and retain open spaces.

Principle Residence Housing

The plan includes a policy that all new housing within the village should be for people who will live in the village. The need for this is backed up by evidence which 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 a problem, which is impacting on community spirit and a lack of homes for local people.

Policy 4 sets out that all new 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.

This leaflet provides key highlights and a summary of some of the policies of the plan. The full policy wording, evidence and information on how policies should be interpreted is available in the Neighbourhood Plan.

This is available online https://www.ringsteadpc-norfolk.info or in hard copy at the Village Hall or Village Stores.

Have your say:

There is currently a short survey available via the QR code below 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.

Survey link:

https://www.smartsurvey.co.uk/s/RingsteadReg14/ (smartsurvey.co.uk)

Consultation event:

Drop-in session on 10 February 10am-12 noon at the Village Hall

Get involved:

- **Stay in touch with for up-to-date information on our website:**
  https://www.ringsteadpc-norfolk.info
- **Contact us via email:**
  greatringsteadpc@outlook.com
- **Scan the QR code to have your say**
- **Survey link:**
  https://www.smartsurvey.co.uk/s/RingsteadReg14/
  (smartsurvey.co.uk)

Appendix C: Neighbourhood Development Plan Regulation 14 Frequently Asked Questions (FAQ)[4]

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.

[4] https://www.ringsteadpc-norfolk.info/_files/ugd/36828f_f6fd6a6972e64b219bea3a9fd5a691d3.pdf

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
- **Scan the QR code to have your say**
- **Survey link:** https://www.smartsurvey.co.uk/s/RingsteadReg14/

Appendix D: Ringstead Neighbourhood Plan November 2022 Leaflet

Ringstead Neighbourhood Plan
Update & Consultation Event 12th November

What is a Neighbourhood Plan?

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

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

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

Consultation Event
12 November 10-12pm
Village Hall

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

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

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

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

Site Assessment Summary

Site 1: Land off Peddars Way North

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

Site 2: Land off Holme Road

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

Site 3: Land between Docking Road and Burnham Road

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

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

Design Guidance & Codes

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

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

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

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

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

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

Housing Needs Assessment

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

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

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

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

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

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

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

Have Your Say:

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

Parish Council Website:

All the assessment documents and the survey can be found on the parish council website: https://www.ringsteadpc-norfolk.info/

Survey link:

https://www.smartsurvey.co.uk/s/RingsteadPC/

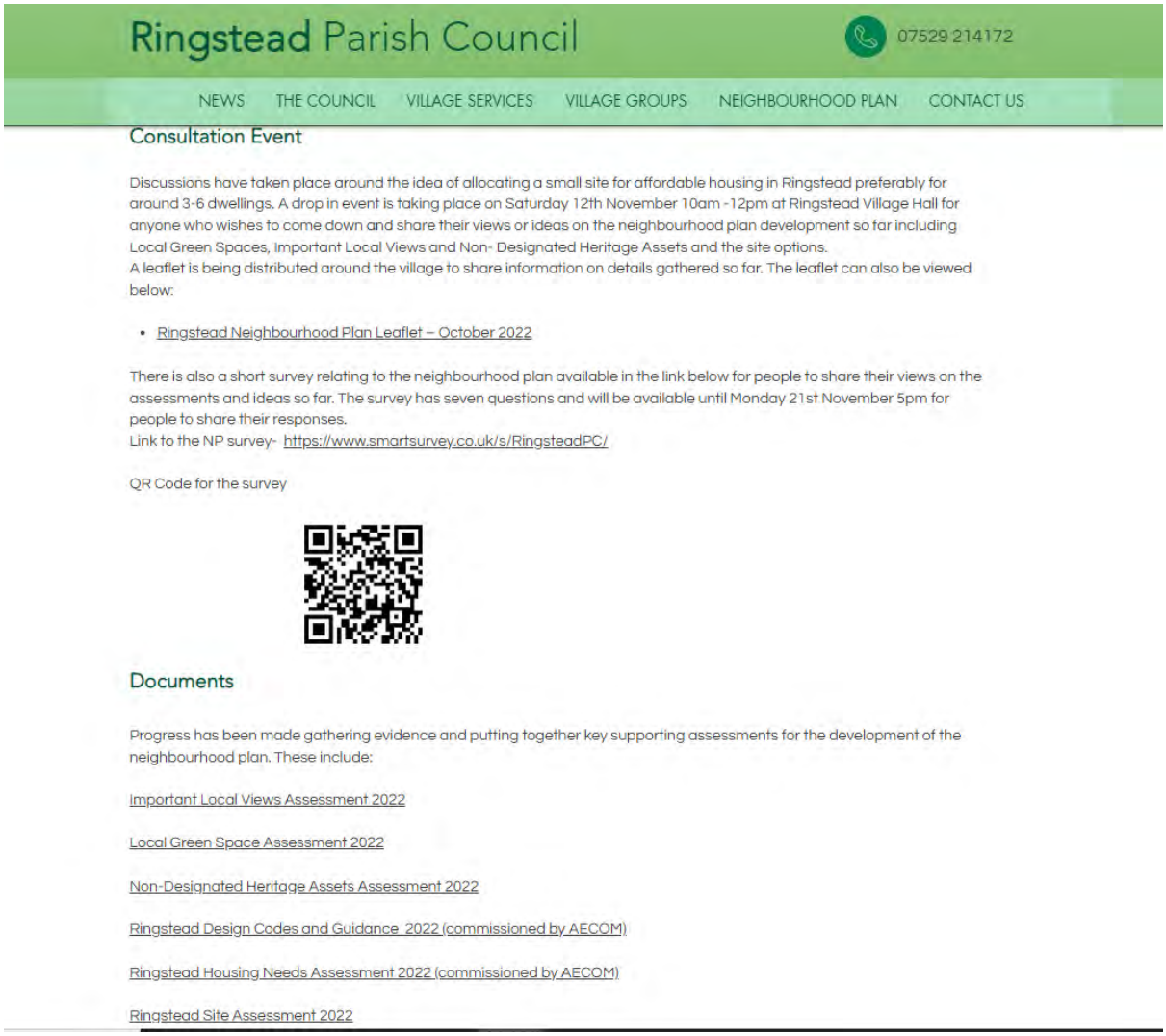
Appendix E: Consultation Event on 12 November 2022

Ahead of the Neighbourhood plan consultation event which covered discussing local green spaces, important key views, non-designated heritage assets and three site options being proposed for affordable housing on an allocated site within the plan; there was a number of ways the community was consulted to join in.

The parish council website advertised the event on their homepage (Figure 1) and on the neighbourhood plan page (Figure 2) which set out the details for the in-person event and also how to join in completing an online survey which was made up of 7 questions. The survey ran for 5 weeks from Monday 24th October until Monday 21st November 5pm. The consultation event was also advertised via a leaflet which the Neighbourhood Plan Chairman hand delivered through everyone's doors in the village (Appendix D).

Figure 1: Parish Council Website Homepage

Figure 2: Parish Council Website Neighbourhood Plan Page



Ringstead Parish Council

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Consultation Event

Discussions have taken place around the idea of allocating a small site for affordable housing in Ringstead preferably for around 3-6 dwellings. A drop in event is taking place on Saturday 12th November 10am -12pm at Ringstead Village Hall for anyone who wishes to come down and share their views or ideas on the neighbourhood plan development so far including Local Green Spaces, Important Local Views and Non- Designated Heritage Assets and the site options.
A leaflet is being distributed around the village to share information on details gathered so far. The leaflet can also be viewed below:

- Ringstead Neighbourhood Plan Leaflet – October 2022

There is also a short survey relating to the neighbourhood plan available in the link below for people to share their views on the assessments and ideas so far. The survey has seven questions and will be available until Monday 21st November 5pm for people to share their responses.
Link to the NP survey- https://www.smartsurvey.co.uk/s/RingsteadPC/

QR Code for the survey

Documents

Progress has been made gathering evidence and putting together key supporting assessments for the development of the neighbourhood plan. These include:

Important Local Views Assessment 2022

Local Green Space Assessment 2022

Non-Designated Heritage Assets Assessment 2022

Ringstead Design Codes and Guidance 2022 (commissioned by AECOM)

Ringstead Housing Needs Assessment 2022 (commissioned by AECOM)

Ringstead Site Assessment 2022

On the day of the consultation a tally was kept doing a head count to keep an eye on every half an hour how many people were coming to the event. There was a steady flow of people with lots of engagement amongst residents and also asking questions to the neighbourhood plan steering group and consultants from Collective Community Planning Ltd at the different stations where posters were set up. In total approximately 32 people attended. At the end of the event 19 hard copies were handed in which were inputted online to collect all the information together.

- 10am- 14 people

- 10:30am- 18 people (4 new people)
- 11am- 4 new people
- 11.15am- 4 new people
- 11.30am- 3 new people
- 12pm- 3 new people
- 12.10pm- Event closed.

Figure 4: Pictures taken through the consultation event

Important Key Views Station:

There was quite a bit of engagement on this topic with many people saying in person they wanted to protect all the views in Ringstead. Some people preferred to use the sticky dot idea rather than use the comment cards. This still allowed us to tally up the dots of the people who wanted to engage with this part of the event. Some residents were carrying surveys so may have expressed their views in an alternative way after walking round the different tables. View 1,2,3 and 6 got the most votes.

Tallying up the dots on the posters:

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

Agree to protect in the plan	Disagree to protect in the plan
10 people	1 person

- View 2: To the North of Holme Road

Agree to protect in the plan	Disagree to protect in the plan
10 people	0

- View 3: Wide views from South of Holme Road

Agree to protect in the plan	Disagree to protect in the plan
10 people	0

- View 4: East of the High Street

Agree to protect in the plan	Disagree to protect in the plan
6 people	0

- View 5: West of the High Street

Agree to protect in the plan	Disagree to protect in the plan
7 people	1 person

- View 6: South side of Foundry Lane

Agree to protect in the plan	Disagree to protect in the plan
9 people	1 person

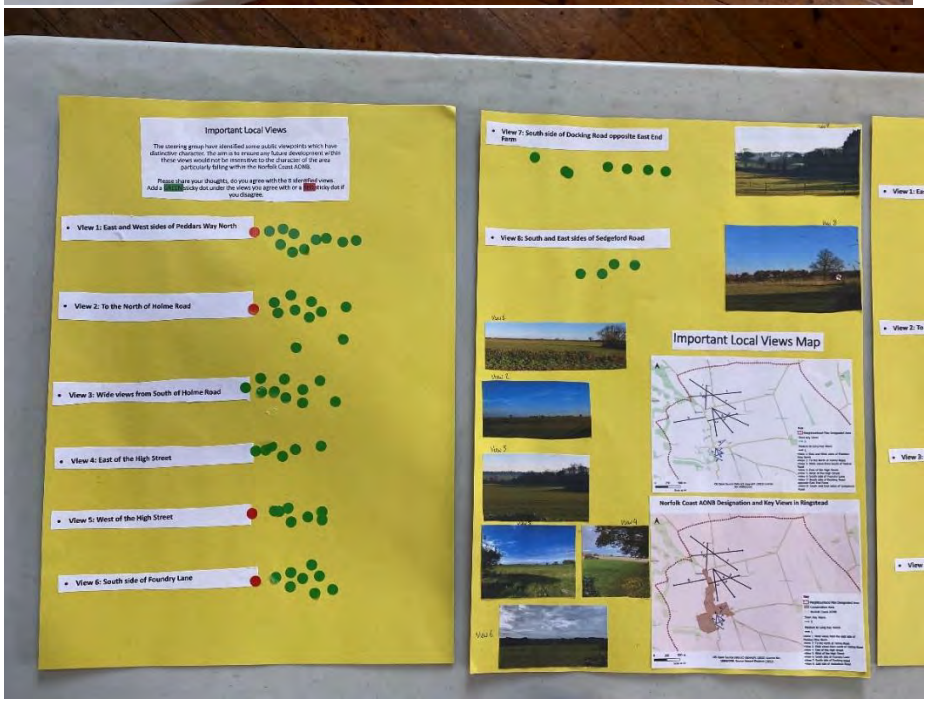
- View 7: South side of Docking Road opposite East End Farm

Agree to protect in the plan	Disagree to protect in the plan
7 people	0

- View 8: South and East sides of Sedgeford Road

Agree to protect in the plan	Disagree to protect in the plan
4 people	0

Figure 5: Pictures of the posters at the end of the event for Important Local Views



Local Green Space Station:

Alike the important views station, there was quite a bit of engagement on this topic with many expressing their views on the green spaces. Some people preferred to use the sticky dot idea rather than use the comment cards here. This still allowed us to tally up the dots of the people who wanted to engage with this part of the event. Some residents were carrying surveys so may have expressed their views in an alternative way after walking round the different tables. Many people that interacted with this station voted they agreed with all of the spaces. Par 1 disagreeing with LGS3.

Tallying up the dots on the posters:

- Local Green Space 1: The Churchyard

Agree to protect in the plan	Disagree to protect in the plan
15 people	0

- Local Green Space 2: Ringstead Playing Field

Agree to protect in the plan	Disagree to protect in the plan
15 people	0

- Local Green Space 3: Greenspace on the corner of Chapel Lane and High Street

Agree to protect in the plan	Disagree to protect in the plan
15 people	1 person

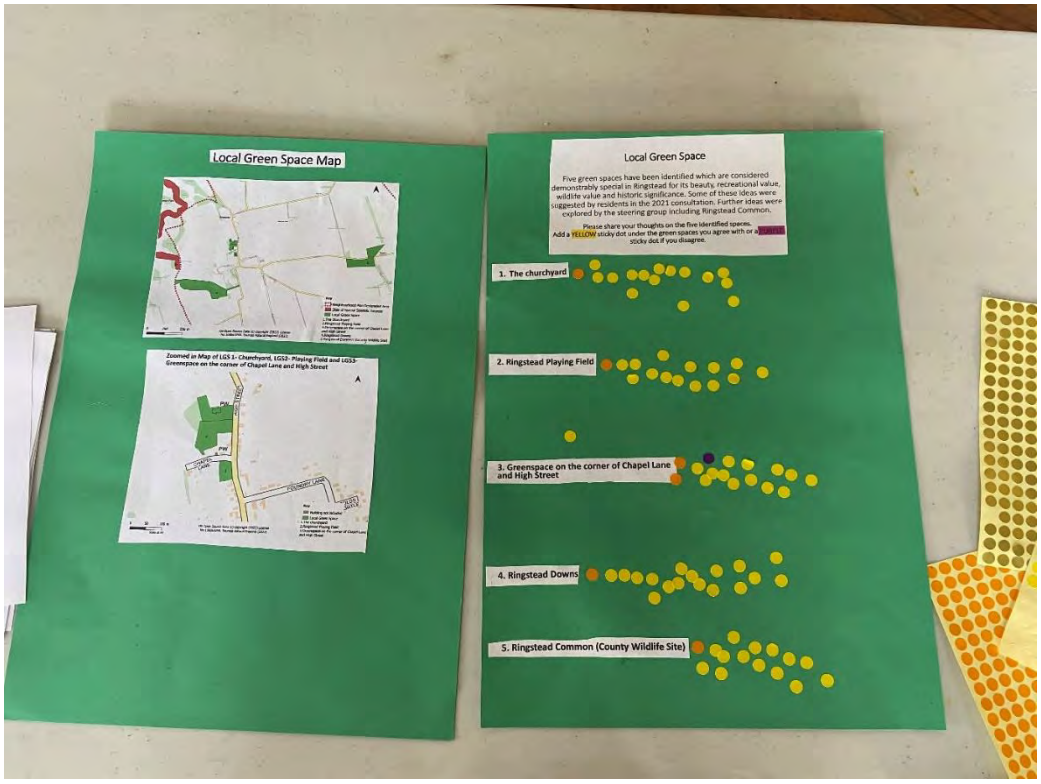
- Local Green Space 4: Ringstead Downs

Agree to protect in the plan	Disagree to protect in the plan
18 people	0

- Local Green Space 5: Ringstead Common (County Wildlife Site)

Agree to protect in the plan	Disagree to protect in the plan
15 people	0

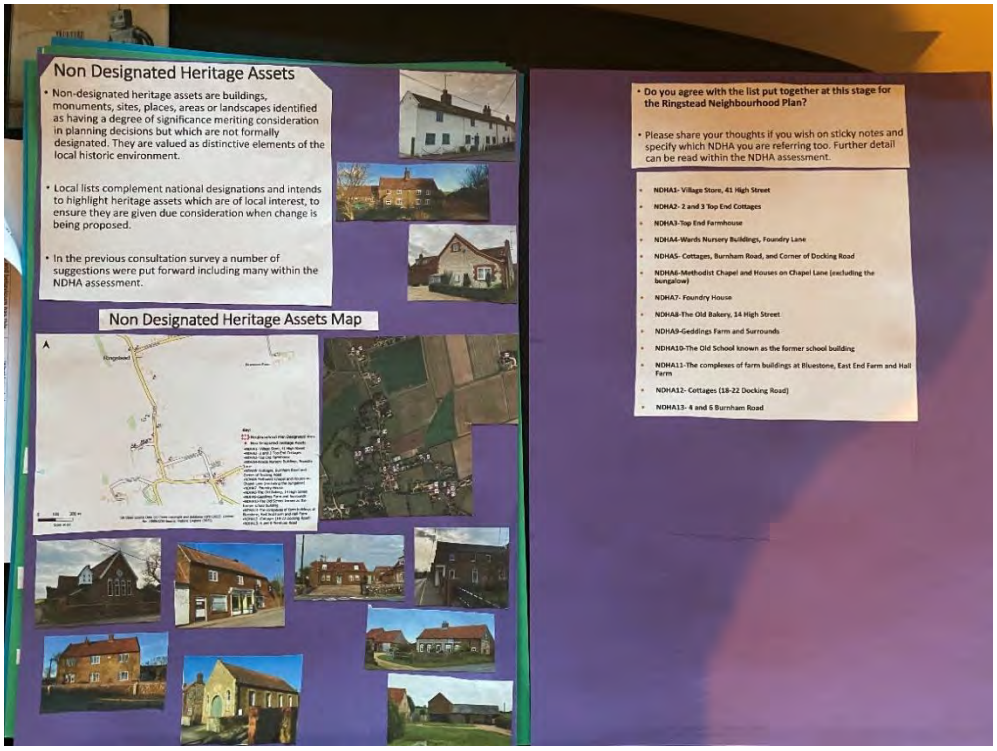
Figure 6: Pictures of the posters at the end of the event for Local Green Spaces



Non-Designated Heritage Asset Table:

Many people walked past this station and were discussing amongst themselves. However, no one chose to write any comments here.

Figure 7: Pictures of the poster at the end of the event for Non-Designated Heritage Assets



Site Assessment Station:

There was a lot of interest around the site assessment options and questions around affordable housing. A few people used sticky dots on the posters with three sticking green dots (Agree) or site 1, 2 dots (Agree) on sites 2 and 1 dot (agree) on Site 3. A number of people wrote comments down on sticky notes. Most of these were on Site Option 3- Land between Docking Road and Burnham Road particularly with concerns around access onto the road.

A general comment stated "*there was no discussion about what type of houses would be built. What they would look like when they are finished very important*!" This is a good point and will be explored further once consideration has been made on if a site will be allocated.

Comments left on the poster for Site Option 1- Land off Peddars Way North
Does this not reduce farmland to a large degree when a much better place is available to the south

Comments left on the poster for Site Option 2- Land off Holme Road
None

Comments left on the poster for Site Option 3- Land between Docking Road and Burnham Road
Where is access to be
Access onto road?
Concerns about access and dangerous bend
Did you ask the farmer why the field is "overgrown"? Perhaps it is re-wilded? Only because it is overgrown does not mean that it is useless and houses at the moment: one house is not suitable: 1. Risk of flooding 2. Very dangerous access onto Docking Road with Peddars Way South in close proximity 3. Would be built on AONB destroying natural habitat and protected landscape 4. New roads would have to be built to access it destroying protected AONB
Unacceptable for access and over back land- blocks existing sites. If this field is to be used, then a better route would be Docking Road entry point at the village sign= opposite existing dwellings, would help with 30mph too.

Figure 8: Pictures of the display board with the site assessment work on

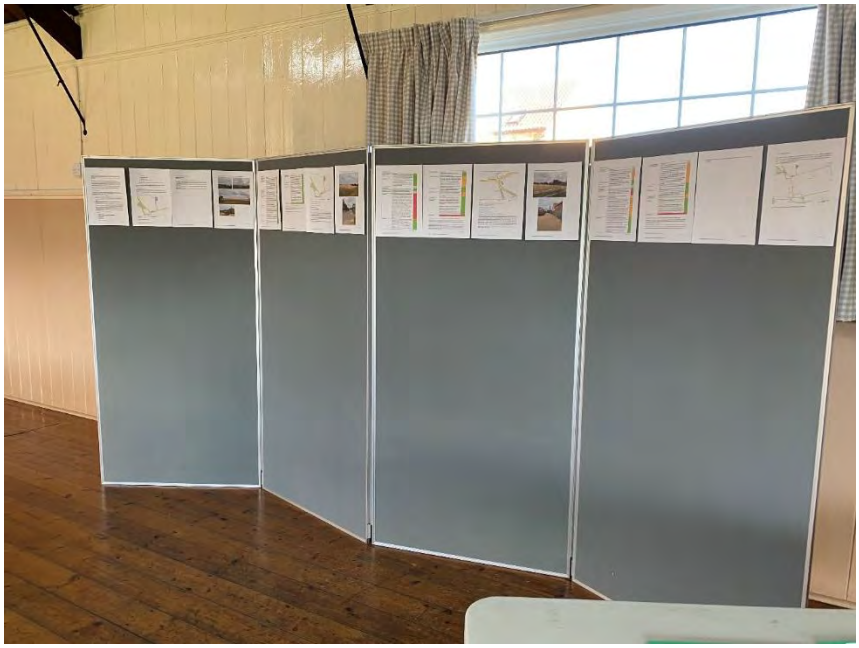


Figure 9: Pictures of the posters at the end of the event for the site assessment options

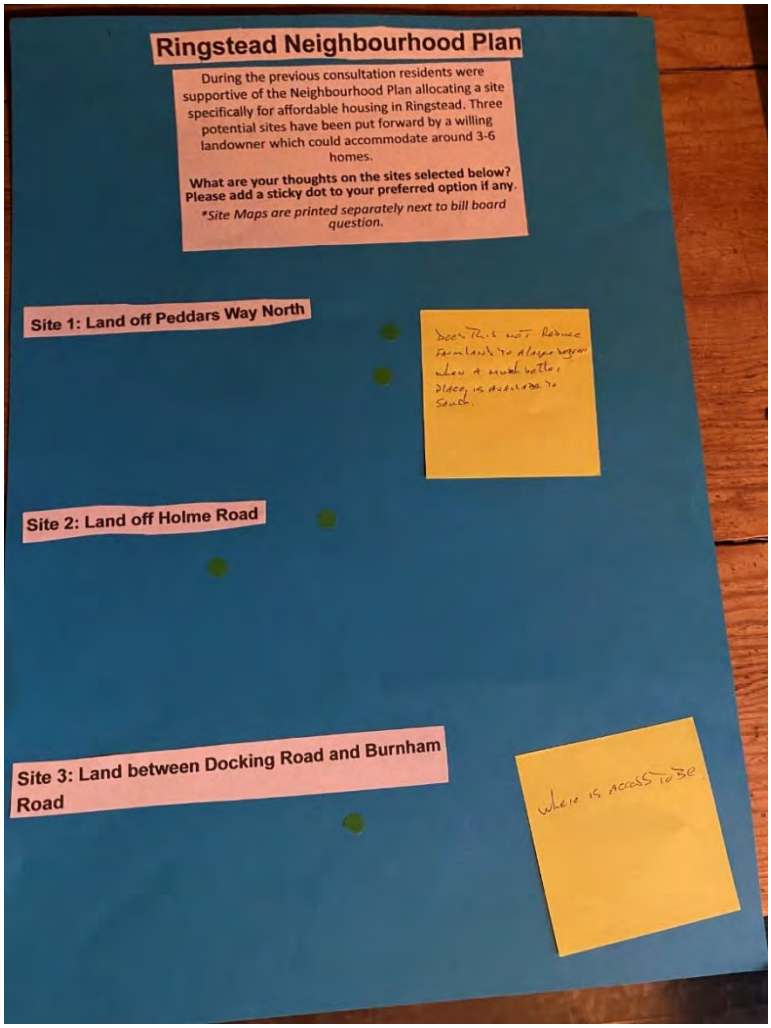
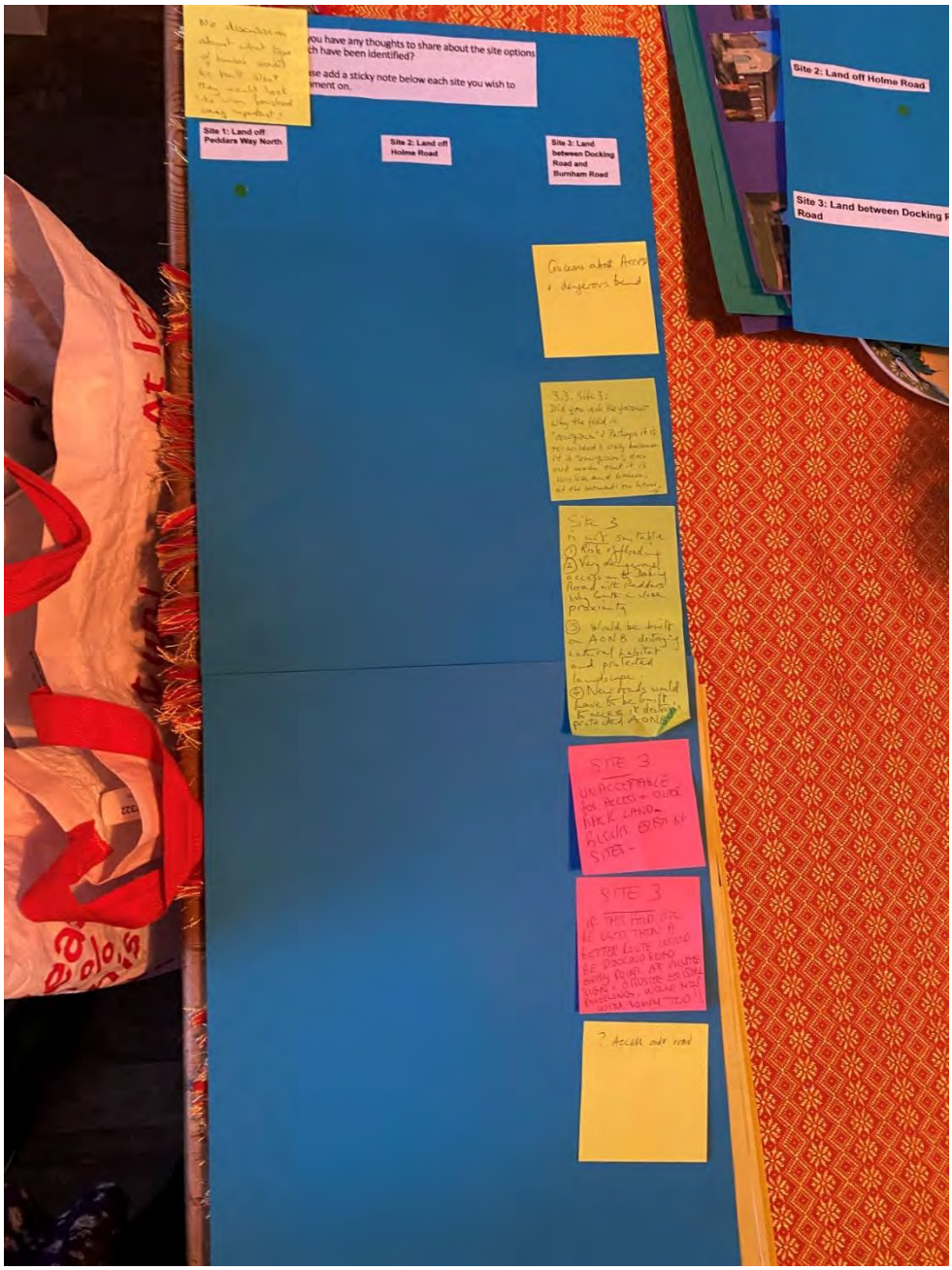


Figure 10: Pictures of the posters at the end of the event for the site assessment options


you have any thoughts to share about the site options
ch have been identified?
se add a sticky note below each site you wish to
ment on.
Site 1: Land off Peddars Way North
Site 2: Land off Holme Road
Site 3: Land between Docking Road and Burnham Road
Site 2: Land off Holme Road
Site 3: Land between Docking R
Road
Concerns about Access
+ dangerous bend
3.3. Site 3:
Site 3
SITE 3
SITE 3
? Access over road

Appendix F: Summary of Ringstead Neighbourhood Plan Survey October/November 2022

When the online survey closed on Monday 21st November a summary has been put together on the answers given. The online survey had seven questions. Overall, there were around 35 responses given on the online survey and 18 of these responses were from hard copies handed in from the consultation event.

The questions focused on different topics:

- Site allocation for affordable housing
- Local Green Spaces
- Important Views
- Non-designated heritage assets
- Other feedback

Site allocation for affordable housing

There was 77% of support for allocating a site for affordable housing within the parish by respondents. Individuals were asked to rank their preferred options between 1 and 3. Interestingly all the sites were quite close in scores with the highest ranked score being for Site 1- Peddars Way North and the least favourite being Site 3- Land between Docking Road and Burnham Road. Further hard copy response said yes to affordable housing totalling 28 responses.

1. Would you support an allocation for affordable housing within the parish?				
Answer Choices			Response Percent	Response Total
1	Yes		77.14%	27
2	No		5.71%	2
3	Don't know		17.14%	6
			answered	35

1. Would you support an allocation for affordable housing within the parish?		
	skipped	5

2. Which site allocation do you prefer (Please rank between 1 and 3)		
Item	Total Score [1]	Overall Rank
Site 1: Land off Peddars Way North	74	1
Site 2: Land off Holme Road	67	2
Site 3: Land between Docking Road and Burnham Road	63	3
[1] Score is a weighted calculation. Items ranked first are valued higher than the following ranks, the score is a sum of all weighted rank counts.	answered	34
	skipped	6

31 comments and a number of questions were raised regarding the sites within the survey under Question 3. These have been summarised and broken down below in separate headings for the report. A further hard copy response ranked Land off Peddars Way North as the top priority.

General comments raised the need for adequate onsite parking, incorporating hedgerows and the highest environmental standards on new builds. Some people wished for housing to not go to second homes, to only be for local people and for affordable rent. Some respondents in the survey questioned the fact the village is not in a sustainable location particularly with regard to reliable transport options. Concern also was raised regarding the views wanting to be preserved.

For Peddars Way North there was concerns raised particularly around this areas historic connection to being a roman road, the widespread long views across the fields, being arable farmland and within the Norfolk Coast AONB. Other disadvantages mentioned here was there no bus service or gas supply. Regarding advantages the site

has a wide footpath, wide road, no dangerous junctions, and clear visibility both ways and there are main sewers.

For Land off Holme Road there was not as many comments left here. Some felt this area would be more suitable since there are already existing houses along this road and it is closer to the village amenities than Site 1. There was suspicion as to why View 2 of the mill is considered important here. There was also mention that a problem not mentioned was the junction less than 20m west which is considered dangerous, narrow, and blind in all directions. Also concern there is no gas supply, main sewers, and bus service.

For Land between Docking Road and Burnham Road this site got the most concerning comments left online and through the consultation event. In the consultation event many concerns were focused on access to the site. In the survey concerns were about how the site would affect residents backing onto the development, the site would spoil the views and natural outlook impacting the hedgerows and green space. Disagreement over the idea of any shared access with 4 & 6 Burnham Road. Other comments stated that this site may be the most suitable since it is tucked behind existing development so it would not have an impact on its visual appearance and have a least environmental impact. Comments questioned why the site was ruled out over flood risk when recent development in this location must have overcome the issue.

Local Green Space

Regarding Local Green Spaces the online survey showed a substantial amount of support for all the listed green spaces with approx. 94% plus support each.

4. Do you support the protection of the Local Green Spaces proposed in the assessment?				
Answer Choices	Yes	No	Not sure	Response Total
LGS1- The Church Yard	94.12% 32	2.94% 1	2.94% 1	34
LGS2- Ringstead Playing Field	96.97% 32	3.03% 1	0.00% 0	33

4. Do you support the protection of the Local Green Spaces proposed in the assessment?				
LGS3- Greenspace on the corner of Chapel Lane and High Street	84.85% 28	9.09% 3	6.06% 2	33
LGS4- Ringstead Downs	100.00% 33	0.00% 0	0.00% 0	33
LGS5- Ringstead Common Burnham Road	90.91% 30	0.00% 0	9.09% 3	33
			answered	34
			skipped	6

Important Views

Regarding Important Views the online survey showed quite a lot of support for all the views with all being above 70%. The largest support was for Views 1, 2 and 3 being above 85%. Views 5, 6,7 and 8 were the lowest percentages which had a few nos. A further hard copy voted yes to all the local green spaces.

Comments were made that the views presented currently make sense but there were many not represented in the plan. People were suggesting other views that have not been considered especially to the south of the village including Peddars Way South. Commentary was given on the fact that Site 2- Land off Holme Road would block this ancient view if built upon and should be protected for generations to come as it had been for millennia before. The Peddars way south is the main popular walking access to the village. It is very busy in peak season and at weekends and holidays, if less busy with pilgrims.

Other views suggested:

- From Peddars way South (a short way up the track) towards the village from Docking Road (from the Ducks Pond corner towards Docking) across the fields between Docking Rd and Burnham Rd?
- Burnham Road down towards Docking Road
- No views have been considered from the bottom end looking north towards the coast, which is visible from the Roman Road, Peddars Way South which has an elevated section.
- There is also another key view, of the windmill, village, and church. it is from the footpath between Peddars way south and the chalk pits via the horses.

5. Do you support the protection of the Important Views proposed in the assessment?				
Answer Choices	Yes	No	Not sure	Response Total
View 1: East and West sides of Peddars Way North	90.63% 29	3.13% 1	6.25% 2	32

5. Do you support the protection of the Important Views proposed in the assessment?				
View 2: To the North of Holme Road	90.00% 27	6.67% 2	3.33% 1	30
View 3: Wide views from South of Holme Road	87.10% 27	6.45% 2	6.45% 2	31
View 4: East of the High Street	86.67% 26	6.67% 2	6.67% 2	30
View 5: West of the High Street	83.33% 25	10.00% 3	6.67% 2	30
View 6: South side of Foundry Lane	73.33% 22	13.33% 4	13.33% 4	30
View 7: South side of Docking Road opposite East End Farm	76.67% 23	16.67% 5	6.67% 2	30
View 8: South and East sides of Sedgeford Road	76.67% 23	10.00% 3	13.33% 4	30
			answered	32
			skipped	8

Non-Designated Heritage Assets

Regarding Non-Designated Heritage Assets, the online survey showed quite a lot of support for all the assets currently identified with all being above 78%. The highest support was for NDHA1- Village Store followed by NDHA9- Geddings Farms and Surrounds. NDHA1, NDHA9 AND NDHA11 did not have any disagreement. Many of the other NDHAS have a few no's and not sure's by respondents.

The lowest percentages included NDHA5- Cottages, Burnham Road, and Corner of Docking Road, NDHA12 Cottages 18-22 Docking Road, NDHA11- The complexes of farm buildings at Bluestone, East End Farm and Hall Farm. General comments were also left with some raising concerns about non-designated heritage assets. Particularly around protecting private property within the village and if this may have any imposing costs on property owners or make it more difficult for them to improve their homes. A further hard copy voted yes to all the non-designated assets.

6. Do you support the protection of the Non-Designated Heritage Assets proposed in the assessment?				
Answer Choices	Yes	No	Not sure	Response Total
NDHA1- Village Store, 41 High Street	96.97% 32	0.00% 0	3.03% 1	33
NDHA2- 2 and 3 Top End Cottages	84.85% 28	9.09% 3	6.06% 2	33
NDHA3- Top End Farmhouse	87.50% 28	6.25% 2	6.25% 2	32
NDHA4- Wards Nursery Buildings, Foundry Lane	84.38% 27	3.13% 1	12.50% 4	32
NDHA5- Cottages, Burnham Road and Corner of Docking Road	81.25% 26	3.13% 1	15.63% 5	32
NDHA6- Methodist Chapel and Houses on Chapel Lane (excluding the bungalow)	81.25% 26	3.13% 1	15.63% 5	32
NDHA7- Foundry House	90.63% 29	3.13% 1	6.25% 2	32

6. Do you support the protection of the Non-Designated Heritage Assets proposed in the assessment?				
NDHA8- The Old Bakery, 14 High Street	90.63% 29	6.25% 2	3.13% 1	32
NDHA9-Geddings Farm and Surrounds	96.88% 31	0.00% 0	3.13% 1	32
NDHA10-The Old School known as the former school building	90.63% 29	3.13% 1	6.25% 2	32
NDHA11-The complexes of farm buildings at Bluestone, East End Farm and Hall Farm	80.65% 25	0.00% 0	19.35% 6	31
NDHA12- Cottages (18-22 Docking Road)	78.13% 25	6.25% 2	15.63% 5	32
NDHA13- 4 and 6 Burnham Road	80.65% 25	3.23% 1	16.13% 5	31
			answered	33
			skipped	7