



Ringstead Neighbourhood Plan
Local Green Space Assessment

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Introduction

Ringstead is preparing a neighbourhood plan which will include a policy designating areas of Local Green Space which are particularly valued by the community. A robust process has been followed to determine which green spaces within Ringstead should be designated:

- Initial ideas were suggested by residents as part of consultation activities in 2021, with residents also asked to provide reasons as to why their ideas were special. These were reviewed to consider at a glance whether they would meet the national criteria for designation with regard to the National Planning Policy Framework and Planning Practice Guidance. Some suggestions such as highway verge or public footpaths were removed at the early stages;
- Ideas were also explored by the Steering Group itself and consultation was considered on some of these ideas again in November 2022 to get the views of the public. This included adding Ringstead Common the County Wildlife Site.
- Further on from this other sites were considered by the Parish Council in late 2022 and early 2023. Landowners were contacted following these suggestions before Regulation 14 this included LGS6, LGS7 and LGS8.
- A site visit was undertaken by the working group for all sites and further evidence gathered including:
 - a) Contacting Norfolk County Council (Norfolk Biodiversity Information and Service Team) to get the latest survey for the County Wildlife site.
 - b) Reviewing any historic evidence related to the green spaces on the Historic England website and via Heritage Gateway;
 - c) Reviewing Statutory or Local Designations within mapped data sources available in the public domain via Natural England, Historic England, Norfolk County Council, and the Borough Council of Kings Lynn & West Norfolk website.
 - d) Reading and referencing relevant academic publications and locally sourced information which refer to Ringstead Parish and the sites identified.
- An assessment against the national criteria for Local Green Space was made for each of the potential areas;
- Landowners were contacted to make them aware that their land was being considered for local green space designation and to invite them to make representations;
- A final decision was recommended by the Steering Group, and confirmed by the parish council, as to which green spaces to designate.

This document provides the assessment and reasoning of all twelve areas of green space visited or suggested for us to investigate to include in the neighbourhood development plan; however, those we wish to take forward have been separated from ones which were eliminated to make this easier for readers.

Chapter 3 and 4 provides the assessment and explanation of the eight green spaces we feel are justified and supported to be a LGS in the Ringstead Neighbourhood Plan.

Chapter 5 sets out in a summary table followed by the assessment forms of the four green spaces we did not meet the criteria to make an LGS designation for the plan.

Policy Context

Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities. The National Planning Policy Framework (NPPF) published in 2012 (revised July 2021) introduced the concept of Local Green Space designation.

Paragraph 101 of the NPPF sets out that communities should be able to identify green spaces of particular importance through neighbourhood plans, with para 101 Determining:

The Local Green Space designation should only be used where the green space is:

- a) In reasonably close proximity to the community, it serves;
- b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) Local in character and not an extensive tract of land¹.

In addition, the National Planning Practice Guidance states:

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

¹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

Other designations, such as Special Areas of Conservation, do not necessarily preclude or support designation as a Local Green Space. However, it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

In applying the NPPF criteria, close proximity would normally mean easy walking distance, which based on Natural England standards would mean 1.25 miles or less.

Consideration of whether the green space is local in character, and not an extensive tract of land, suggests spaces within a locality, rather than for example, extensive green areas in the countryside.

The Borough Council of King's Lynn and West Norfolk Local Plan includes strategic policies for the neighbourhood area. Planning Practice Guidance on Neighbourhood Planning sets out that plans must be in general conformity with the strategic policies of the development plan if it is to meet the basic conditions. Policy CS08 of the local plan sets out that new development should incorporate green space to safeguard wildlife, provide recreational opportunities and improve the quality of life for people living in the area.

Assessment of the green spaces being designated

The Local Green Space Assessment Tool from My Community: Neighbourhood Planning Local Green Spaces² has been used as the basis to assess each site identified by the community. This includes:

- The Church Yard
- Ringstead Playing field
- Greenspace on the corner of Chapel Lane and High Street
- Ringstead Downs
- Ringstead Common
- The pasture west of Back Lane between Chapel Lane and Hall Farm Lane
- Land on Sedgeford Farm
- The pasture to the South of Foundry Lane

² <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>

LGS1- The Church Yard



Site Details

Site	The Church Yard of Church St Andrew
Description and purposes	St Andrews Church sits east of High St in the village of Ringstead and stands on a terrace with a commanding view over the playing field to the south, the village below and the countryside beyond ³ .The green open space and church yard surrounding the parish church is the burial ground for residents of Ringstead.

Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	<ul style="list-style-type: none"> • St Andrew's Church is Grade II* listed. • Ringstead War Memorial in the Churchyard is also a Grade II listed building - Ringstead War Memorial, Ringstead - 1454944 Historic
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³ [Ringstead conservation area leaflet.pdf](#)

	<p>England</p> <ul style="list-style-type: none"> • The site also falls within Ringstead Conservation Area. • Site also falls within the Norfolk Coast AONB designation
Site allocations	None
Planning permissions	None, however, a tree application took place on 04/01/22 under reference 22/00001/TREECA with no objection on 07/02/22.

NPPF Criteria

Close to the community it serves.	The church yard is within the village centre and walking distance to many of the village's amenities, including being next door to the village's playing field, and on the same road as a number of residential and business properties.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	The church yard can be considered demonstrably special to Ringstead as it has been the burial ground of Ringstead residents since at least the early fourteenth century. It contains gravestones dating from the eighteenth nineteenth and twentieth centuries. It is an important local facility which offers a historical and spiritual connection for current and previous villagers. Also, being a green space offers value for biodiversity and wildlife which chooses to nest or settle here.
Local in character and not extensive tract of land.	<p>St Andrews Church is approximately 0.05 ha, this would be excluded from the Local Green Space. The church yard surrounding the church is approximately 0.6 ha.</p> <p>It is local in character to Ringstead serving the purposes of the local area only. It would not necessarily be considered an extensive tract of land.</p>

	<p>However, as explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306⁴, there are no hard and fast rules about how big a Local Green Space can be and a degree of judgement will inevitably be needed when making a designation. Para 101 of the NPPF (2021) states that the green area should only be designated if it is not an extensive tract of land, this may be making blanket designations of open countryside adjacent to settlements which would not be considered appropriate. Nevertheless, the church yard serves as a green space for the burial of the local community so is considered an appropriate size in proportion to the village itself.</p>
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⁴ [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space)

LGS2- Ringstead Playing Field



Site Details

Site	Ringstead Playing Field
Description and purposes	The playing field can be accessed by the public on foot/car to the east of High St. It is a setback piece of pastureland to the south of St Andrews Church and the Churchyard where one would enter a reasonable sized car park before walking into the green space. The playing field sits behind a Carstone built wall which acts as a boundary for pedestrians on the

	east side of the footpath. The local green space has several pieces of play equipment to the north of the space on a large piece of grassed area for children including a slide, swings and so on. The rest of the space is undeveloped and open for all ages to sit, exercise or play as they wish.
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Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	<ul style="list-style-type: none"> • The playing field is within Ringstead Conservation Area. • Site also falls within the Norfolk Coast AONB designation
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves.	The playing field is within the village centre and walking distance to many of the village's amenities, including being adjacent to the south of St Andrews Church and the north of the General Store (local shop). The play area is also on the same road as a number of residential and business properties including holiday cottages.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>This piece of land has not been ploughed for many years, and as rough pastureland is host to much wildlife.⁵</p> <p>From a historic significance, the playing field sits opposite the former Great Ringstead village school, which was built in 1852, and used for many years by the school and its previous children for</p>

⁵ R.J.Silvester, Ridge and Furrow in Norfolk, Norfolk Archaeology, 40, 1989, pp 286-296 (Aerial Photography of Medieval 'Ridge and Furrow' cultivation)

	<p>exercise before it closed in 1985⁶. After the school closed a play area was created for the local community with play equipment for children and exercise equipment for adults. This play area hold a special connection to the historical connection of the village for many residents who grew up here particularly as children before the school closed in 1985.</p> <p>The use of the playing field also holds high value as a recreational facility for the village since this is the main space in the village centre for the local community to come with children to play. Also, very occasional events are celebrated here such as the Royal Jubilees.</p>
<p>Local in character and not extensive tract of land.</p>	<p>Approx 0.68 ha. The playing field is local in character and would not be considered an extensive tract of land.</p>

⁶ [Ringstead walking route.pdf](#)

LGS3- Greenspace on the corner of Chapel Lane and High Street



Site Details

Site	Green space on the corner of Chapel Lane and the High Street
Description and purposes	A greenfield situated on the corner of the west side of High St and at the east end of Chapel Lane which is bounded by a low wall. This site is enclosed by a number of trees.

Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	<ul style="list-style-type: none"> • This is within Ringstead Conservation Area • Site also falls within the Norfolk Coast AONB designation
Site allocations	None
Planning permissions	None, although land adjacent to the east of this green space, land south of 8 Chapel Lane, was granted planning permission under reference 21/00546/FM on 03/12/2021 which is now under construction.

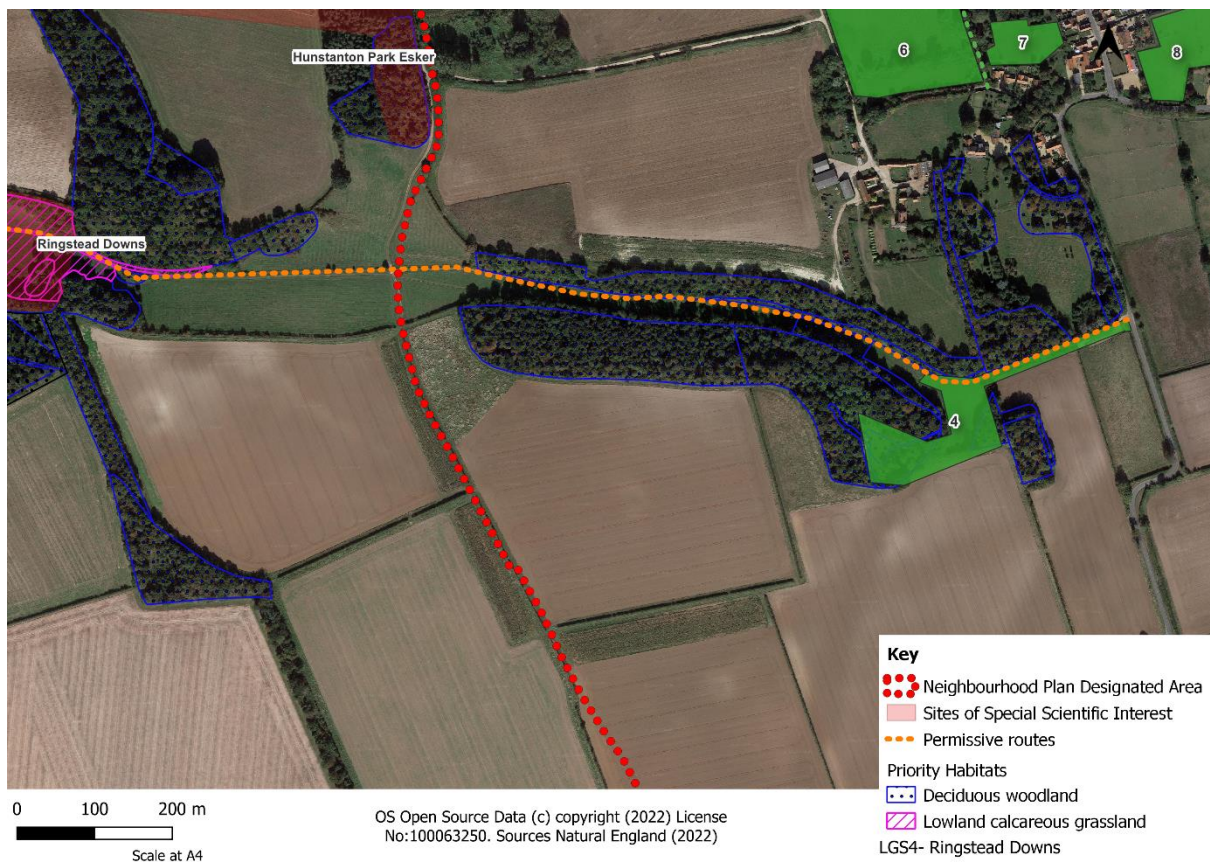
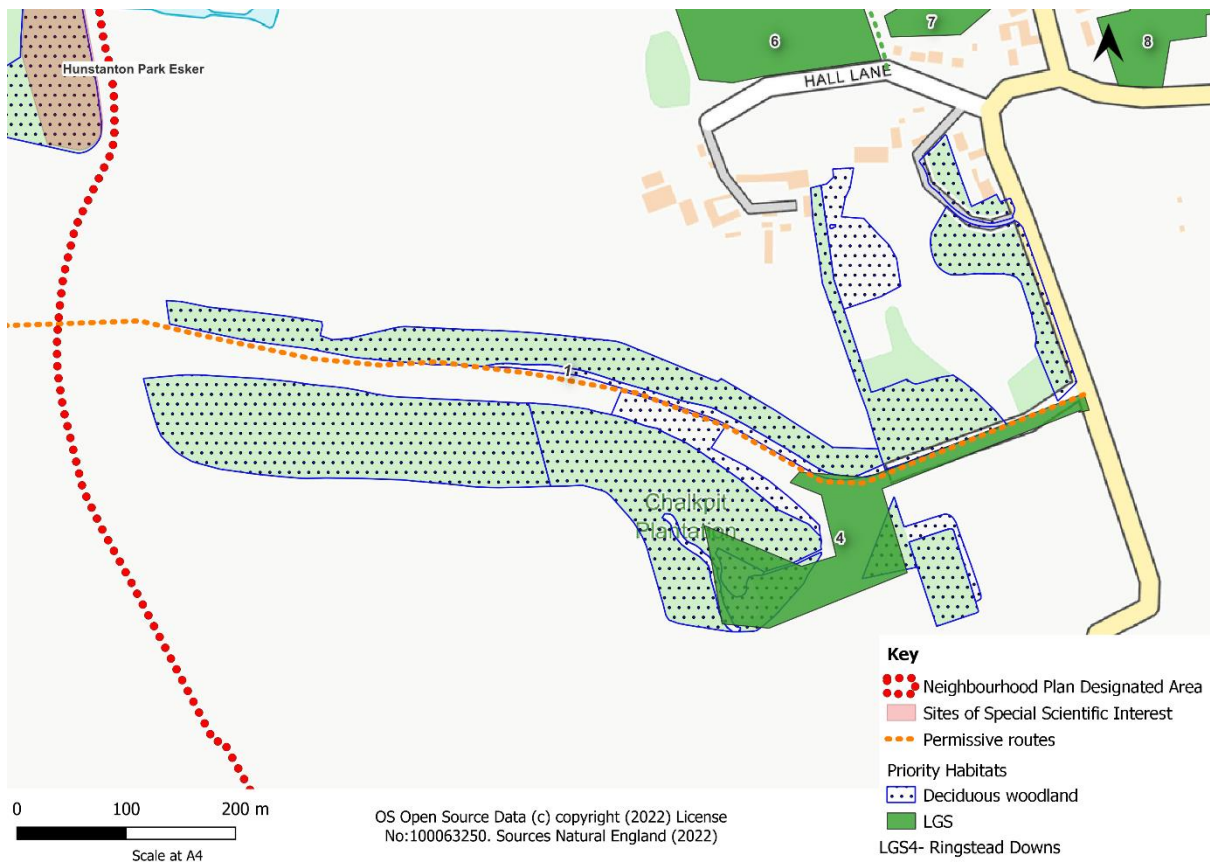
NPPF Criteria

Close to the community it serves.	Within the heart of the village centre and the most densely developed part of the historic village ⁷ .
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	The south of High St, where this greenspace lies, is the most dense part of Ringstead Village. It is private land and the openness of the green stretches between two of the village streets (High St and Chapel Lane) which are built up on both sides, and contributes to the open feeling of the village. The field can be viewed easier on the side of the High St, since Chapel Lane has a larger barrier of trees, the green space is special since it lies in the heart of the Ringstead

⁷ [Ringstead conservation area leaflet.pdf](#)

	<p>Conservation Area, once planning permission adjacent takes place this will be the last section of green villagers can view unless walking further up to the recreational ground.</p> <p>As an open space it is a reminder of the relative openness of the village street, and the historic episodisation of housing.</p>
Local in character and not extensive tract of land.	The land is local in character and not an extensive tract of land being approx. 0.3ha

LGS4- Ringstead Downs



Site Details

Site	Ringstead Downs
Description and purposes	A tree-lined valley representing a geological feature surviving from the last Ice Age leading down to the Wash, most of which has not been cultivated for many years. It has been used as a recreation area by residents and tourists of Ringstead and neighbouring villages/towns for at least 150 years.

Signpost to the different routes walkers can take within Ringstead Downs including to Ringstead Chalkpit, the Woodland Garden or following the linear path to the Downs



Checklist

<p>Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC</p>	<p>Ringstead Downs covers a large scope of land parts of which fall within designations such as:</p> <ul style="list-style-type: none"> • Site of Special Scientific Interest • County Wildlife Site • Considered Rolling Open Farmland in Landscape Character Assessment (2007)⁸ • North Norfolk Coast (Area of Outstanding Natural Beauty) <p>However, the SSSI designation for Ringstead Downs falls outside of the neighbourhood plan designation area. The part of Ringstead Downs which this neighbourhood plan wishes to designate falls west of Sedgeford Rd at the entrance of the car park for Ringstead Downs which leads into the eastern edges of Ringstead Downs wooded area.</p>
<p>Site allocations</p>	<p>None</p>
<p>Planning permissions</p>	<p>None</p>

⁸ [Landscape Character Assessment | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](https://www.west-norfolk.gov.uk)

Path towards the Ringstead Downs Chalk Pit & Woodland Garden



NPPF Criteria

<p>Close to the community it serves.</p>	<p>The entrance of the car park of Ringstead Downs is approximately 0.5km away from the more built-up settlement near Ringstead Village Hall and the Gin Trap Inn. This is approximately a 5-minute walk or 1 minute bike ride.</p> <p>There is a narrow footpath which runs off Sedgeford Road towards Ringstead Downs from the village with woodland on the north side if looking at the map.</p>
<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)</p>	<p>Ringstead Downs as a whole is one of the largest remaining unimproved chalk grassland areas in the East of England and falls within the Ringstead Downs Nature Reserve (south). The chalkland cliffs (SSSI) which falls outside of the designated area is an unusual geological feature in this part of Norfolk. With a steep sided valley supporting a range of</p>

local wildlife species including the common rockrose (typical chalkland species flower) and several nationally declining birds such as the yellowhammer, whitethroat and linnet⁹.

The area includes a disused chalk quarry at the eastern end of the Downs from which most of the chalk comes to build older buildings in the village. The track through the Downs provides an attractive well-wooded walk from Ringstead to Hunstanton. Historical evidence has been unearthed of burials dating from the Late Neolithic or early Bronze Age (c 2500 to 2000 BC) roughly contemporary with the 'Sea Henge' excavated at Holme-next-the-Sea¹⁰. An account of 'land-tobaggoning' on the slopes at the western end of the Downs is described by L.P.Hartley in *The Shrimp and the Anemone* (1944).

Ringstead Downs as a whole including the area which could be designated in this plan, has been a special place used by many through the years. The area is considered to have a strong sense of tranquility away from the urban edges as stated in the BCKLWN Landscape Character Assessment (2007¹¹).

The part of Ringstead Downs which falls within the designated neighbourhood plan area is where there are two routes' initially recreational walkers can take through the Downs. One of the paths runs linear through two sides of woodland and leads you directly to the SSSI, which falls outside of this designation, where one can carry on walking into Hunstanton along a permissive footpath on a stony track adjacent to farmland past Smithdon High School.

⁹ [Ringstead Downs - Norfolk Wildlife Trust](#)

¹⁰ [Ringstead conservation area leaflet.pdf](#)

¹¹ [Local Character Assessment.pdf](#)

	<p>The other path is a short circular route one can take walking from the entrance of the Downs past the car park, this is where you can walk up along a signed path on your left, through a wood to find a large open space and grassed area which is used as a recreational area and enjoyed by many with a variety of spaced-out picnic benches. There is a walk back through the woodland back down the slope onto the linear grassed walkway as detailed first.</p> <p>Otherwise, access is not permitted to the wooded slopes.</p> <p>Ringstead Downs is an area where residents and visitors can use this landscape as an area of open space to enjoy for exercising and exploring. This open area can be used as an informal recreational space to take children, dogs or just to explore for their own physical and mental wellbeing. The part of Ringstead Downs which falls in this neighbourhood plan area is predominantly the section of the Downs used for recreational value by the local community but offers a special place for wildlife too.</p>
<p>Local in character and not extensive tract of land.</p>	<p>Approximately 11.5ha of Ringstead Downs falls within the neighbourhood plan area.</p> <p>However, the area of Ringstead Downs the plan wishes to designate is 1.5ha of this. This wouldn't be considered as an extensive tract of land, in comparison to the parish settlement itself, so it is of an appropriate size. It is demonstrably special to the local community and local in character for its rural setting and significance as a recreational facility and home to different wildlife.</p> <p>As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-</p>

	<p>20140306¹², there are no hard and fast rules about how big a Local Green Space can be, and a degree of judgement will inevitably be needed when making a designation. Para 101 of the NPPF (2021) states that the green area should only be designated if it is not an extensive tract of land, which may be making blanket designations of open countryside adjacent to settlements which would not be considered appropriate.</p> <p>Nevertheless, designating this part of Ringstead Downs would be to add further protection to the statutory designation given to Ringstead Downs (SSSI) which sits west beyond the green space, which is home to a number of wildlife species.</p>
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¹² [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/442222/open_space_sports_and_recreation_facilities_public_rights_of_way_and_local_green_space.pdf)

Comparison of an historical and current photograph of the linear path through Ringstead Downs¹³



Car park for Ringstead Downs which can be entered west of Ringstead Rd



¹³ [Ringstead Downs | North Norfolk Coast | Anna's House Hotel & B&B \(annasnorfolk.co.uk\)](http://annasnorfolk.co.uk)

LGS5- Ringstead Common



Site Details

Site	Ringstead Common, Burnham Road
Description and purposes	The greenspace can be accessed by pedestrians from North and South of Burnham Rd by permissive footpaths. Burnham Road is a narrow country unclassified road, with no footpaths, however there are grass verges on both sides for individuals to walk along. This permits pedestrians to enjoy the Common for recreational value such as walking and for its range of biodiversity. This site comprises of largely unimproved grassland surrounded by scrub.

Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	<ul style="list-style-type: none"> • County Wildlife Site¹⁴ • Falls within the Norfolk Coast AONB
Site allocations	None
Planning permissions	None

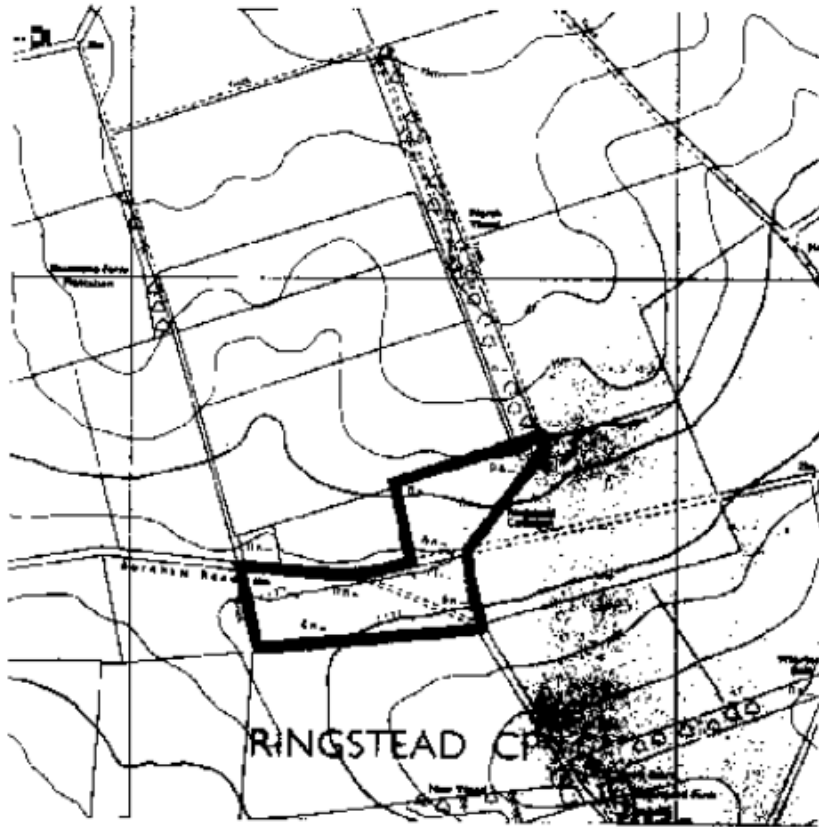
NPPF Criteria

Close to the community it serves.	Ringstead Common is approximately 1 mile away from the village centre; which is approximately a 20 minute walk from the more built up residential setting and from business facilities. However, it is not easy for people with impaired mobility.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	It is land granted to trustees at the enclosure of the open fields in 1781 to provide furze [fuel] for the poor of Ringstead. It is now leased by the Courtyard Farm Trust and maintained as

¹⁴ [Appendix 1 Outcome of CWS Review \(nbis.org.uk\)](https://www.nbis.org.uk)

	<p>rough enclosure with gorse, with footpaths for permissive public access, which are very popular with walkers and connect with the Coastal Path enhancing its recreational value for the village.</p> <p>The grassland supports a range of species supporting biodiversity and local wildlife. It is most widespread in the northern half of the site with species-rich grassland containing occasional smaller cat's-tail and dropwort suggesting slightly basic conditions. Grasses include yellow oat-grass, false oat-grass, Yorkshire fog and common bent. Whilst herbs include agrimony, yarrow and germander speedwell. There is a coarse mix of continuous and scattered scrub, bramble, bracken and common arable weeds (County Wildlife Site Ref No: 571, 1998)¹⁵.</p>
<p>Local in character and not extensive tract of land.</p>	<p>Local in character and not an extensive tract of land. Approx 7.2ha.</p>

¹⁵ Ringstead Common – County Wildlife Site Ref 571- Documentation supplied by Norfolk County Council Norfolk Biodiversity Information Service (Accessed on 11/02/2022)



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 Norfolk County Council
 Planning Dept
 Norwich Date

LGS6- The pasture to the west of Back Lane between Chapel Lane and Hall Farm Lane





Site Details

Site	Pasture west of Back Lane between Chapel Lane and Hall Farm Lane
Description and purposes	This is looking to the west along the path leading from Chapel Lane to Hall Farm Lane. It is a site with historical finds including a post medieval ridge and furrow system and Bardolf's Manor which was the possible remains of an medieval moated site.

Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	Falls within the Norfolk Coast AONB Adjacent to Ringstead Conservation Area
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves.	This green space is approximately 200m away from the village centre; which is approximately a 5 minute walk from the more built up residential setting and from business facilities. There is a public footpath where people can view the greenspace between Chapel Lane and Hall Lane.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	It's an ancient pastureland (ie it's not been cultivated in living memory). On the Norfolk Heritage Explorer website, a number of finds have been recorded within this green space. This includes: <ul style="list-style-type: none"> • Neolithic polished flint axe was found southwest of the Church dating 4000 BC to 2351 BC¹⁶. • Post medieval ridge and furrow

¹⁶ Neolithic polished stone axe. Source: [MNF1326 - Norfolk Heritage Explorer](#)

	<p>monument¹⁷</p> <ul style="list-style-type: none"> • Bardolf's Manor Monument¹⁸ <p>The remains of ridge and furrow are clearly visible on aerial photographs from 1988, as well as Ordnance Survey images from 1972. In appearance it is fairly narrow and regular which might imply a post-medieval date. It is located within this green space and a short distance to the northwest of another ridge and furrow (NHER 25346).</p> <p>The Bardolf's Manor is an L-shaped ditch earthwork which can be clearly made out on 1988 aerial photographs. It is possible that this is the remains of a medieval moated site, possibly Bardolf's Manor as marked on a map of 1690 was sited here. A further source confirms this and said the moat was oval.</p> <p>This piece of pasture to the west of Back Lane was known in the earlier part of the 20th century and perhaps earlier as 'the play pasture'.</p>
<p>Local in character and not extensive tract of land.</p>	<p>Local in character and not an extensive tract of land. Approx 3.7ha.</p> <p>Whilst this land could be considered an extensive tract of land in numerical terms, as shown on the map with the red boundary, in comparison to the parish settlement itself it is of an appropriate size.</p> <p>As explained in the Planning Practice Guidance (PPG) Para:015 ID:37-015-20140306¹⁹, there are no hard and fast rules about how big a Local Green Space</p>

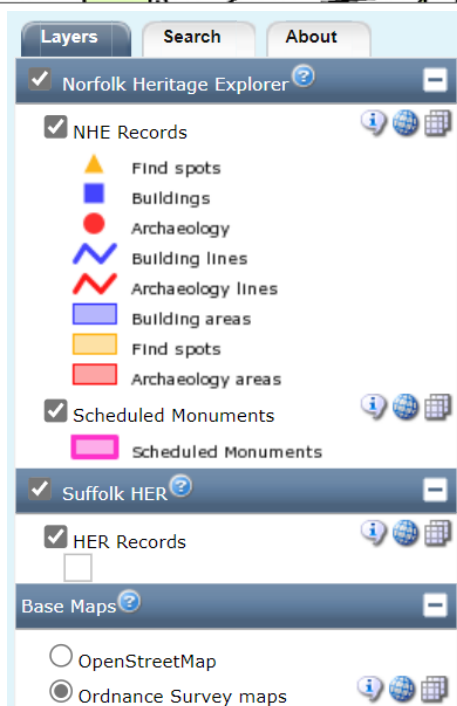
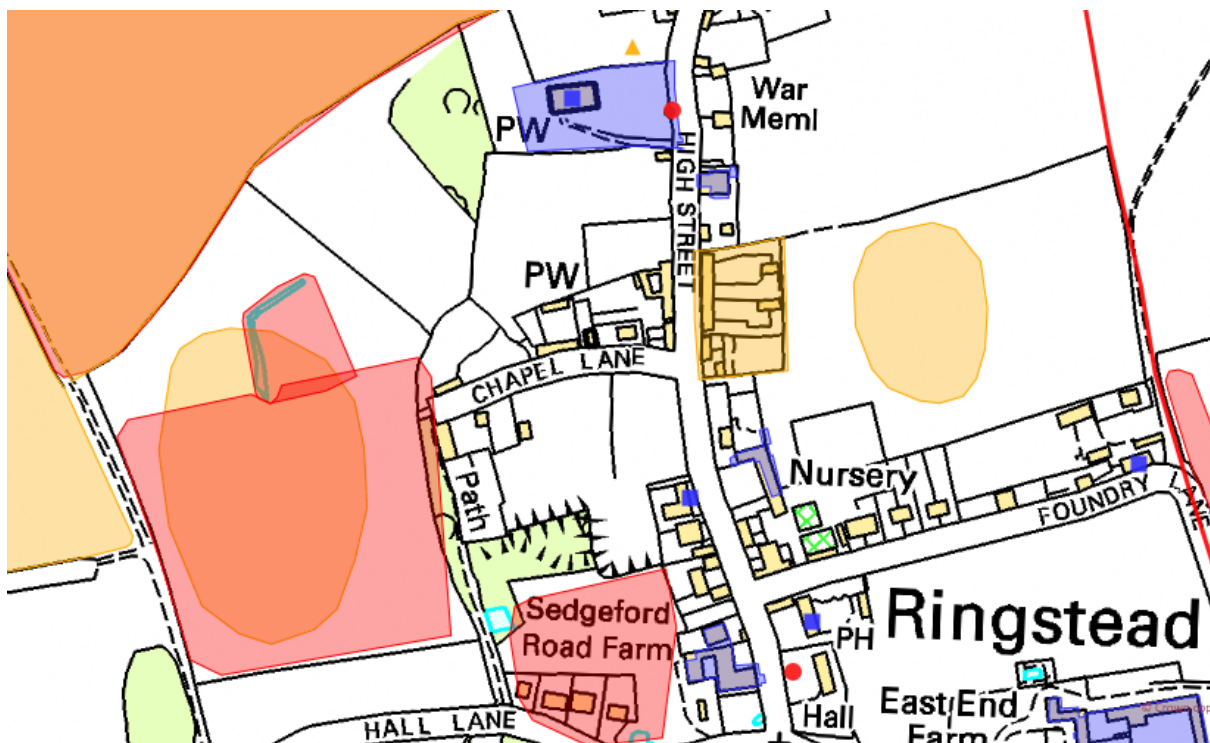
¹⁷ Post medieval ridge and furrow. Source: [MNF42812 - Norfolk Heritage Explorer](#)

¹⁸ Bardolf Manor. Source: [MNF28261 - Norfolk Heritage Explorer](#)

¹⁹ [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](#)

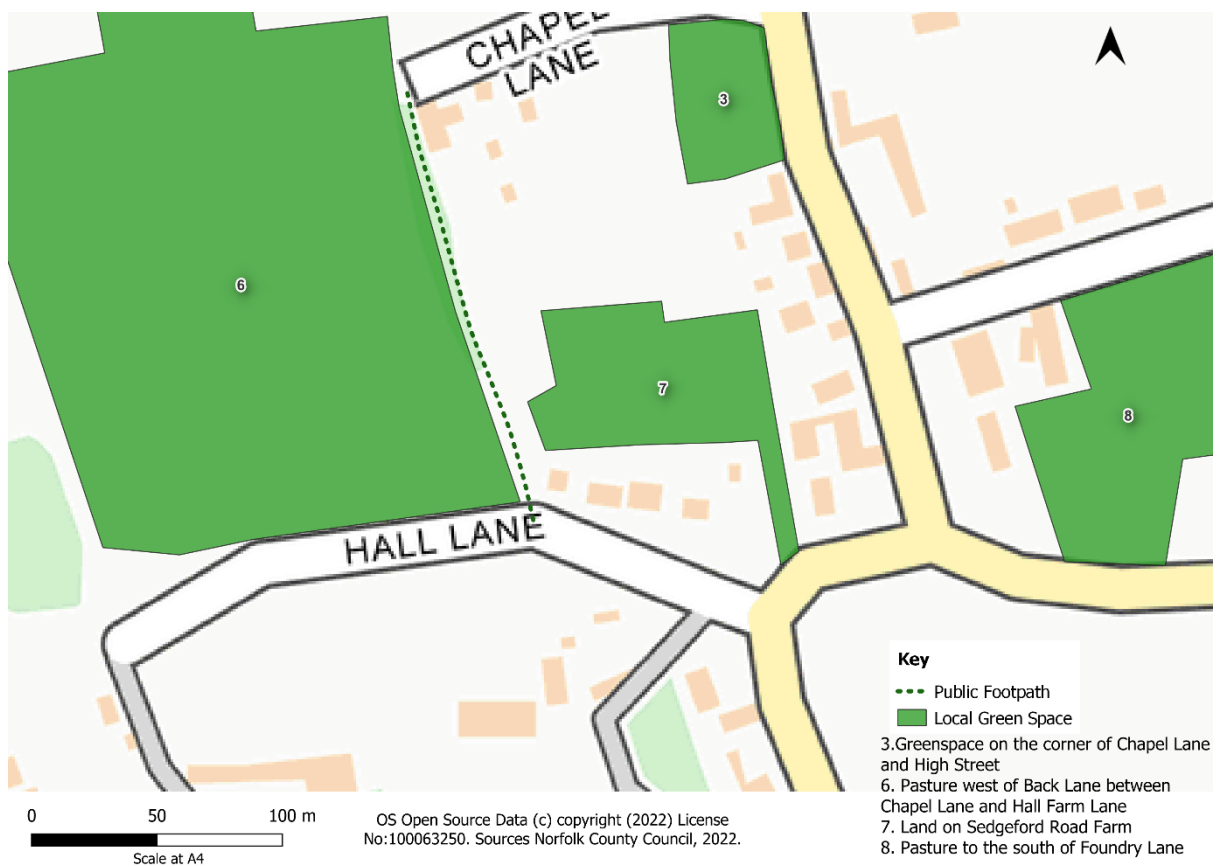
	<p>can be, and a degree of judgement will inevitably be needed when making a designation. Para 101 of the NPPF (2021) states that the green area should only be designated if it is not an extensive tract of land, this may be making blanket designations of open countryside adjacent to settlements which would not be considered appropriate.</p> <p>The space is being chosen because it an ancient piece of pasture land.</p>
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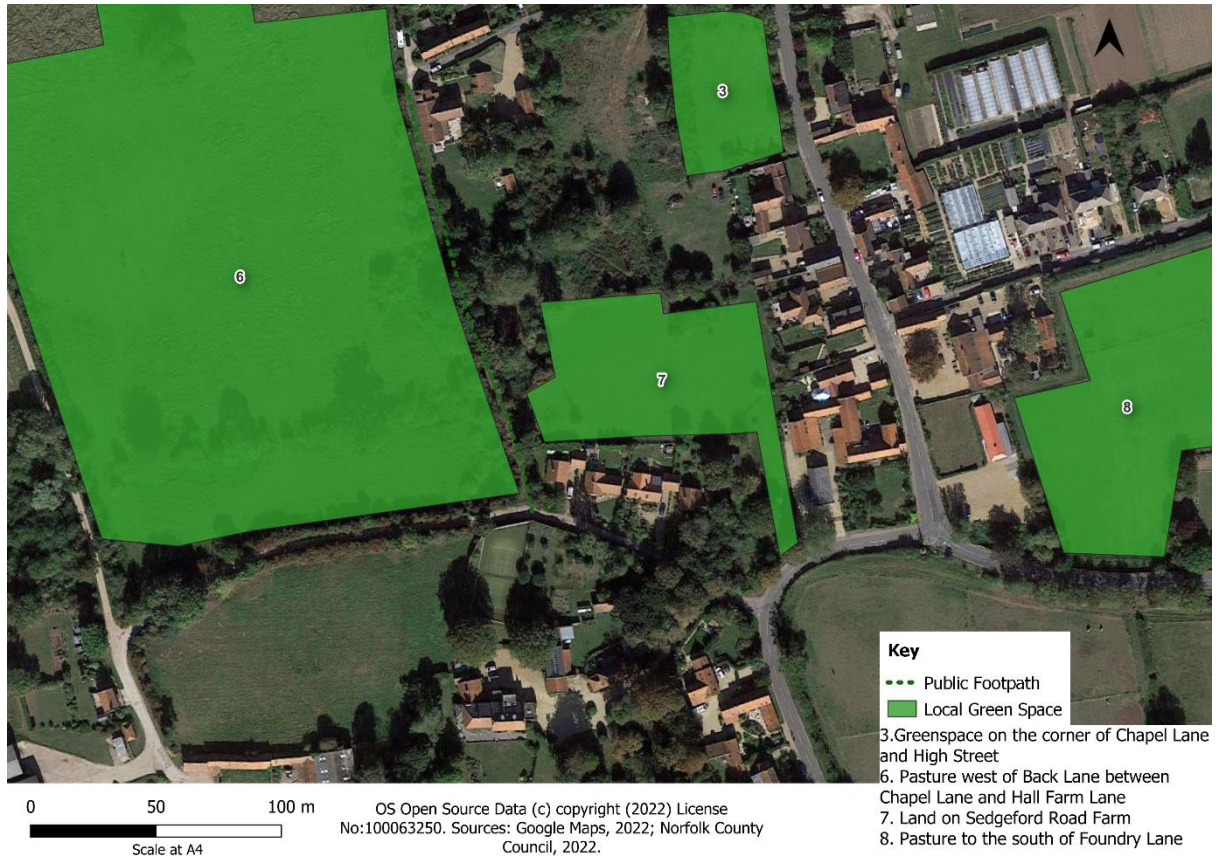
Map showing the Norfolk Heritage Explorer Records on the green space. This includes Archaeological Areas²⁰



²⁰ Ringstead- Grid reference TF7035540452. Source: [Map Search - Norfolk Heritage Explorer](#)

LGS7- Land on Sedgeford Farm





Site Details

Site	Pasture east of Back Lane between Chapel Lane and Hall Farm Lane
Description and purposes	This is a piece of land on Sedgeford Road looking north behind Sedgeford Road Farm, behind the pond, and the 1980s bungalows on Hall Farm Lane and towards the Church.

Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	Falls within the Norfolk Coast AONB Falls within Ringstead Conservation Area
Site allocations	None
Planning permissions	Previous applications on land. However, none accepted on the green space.

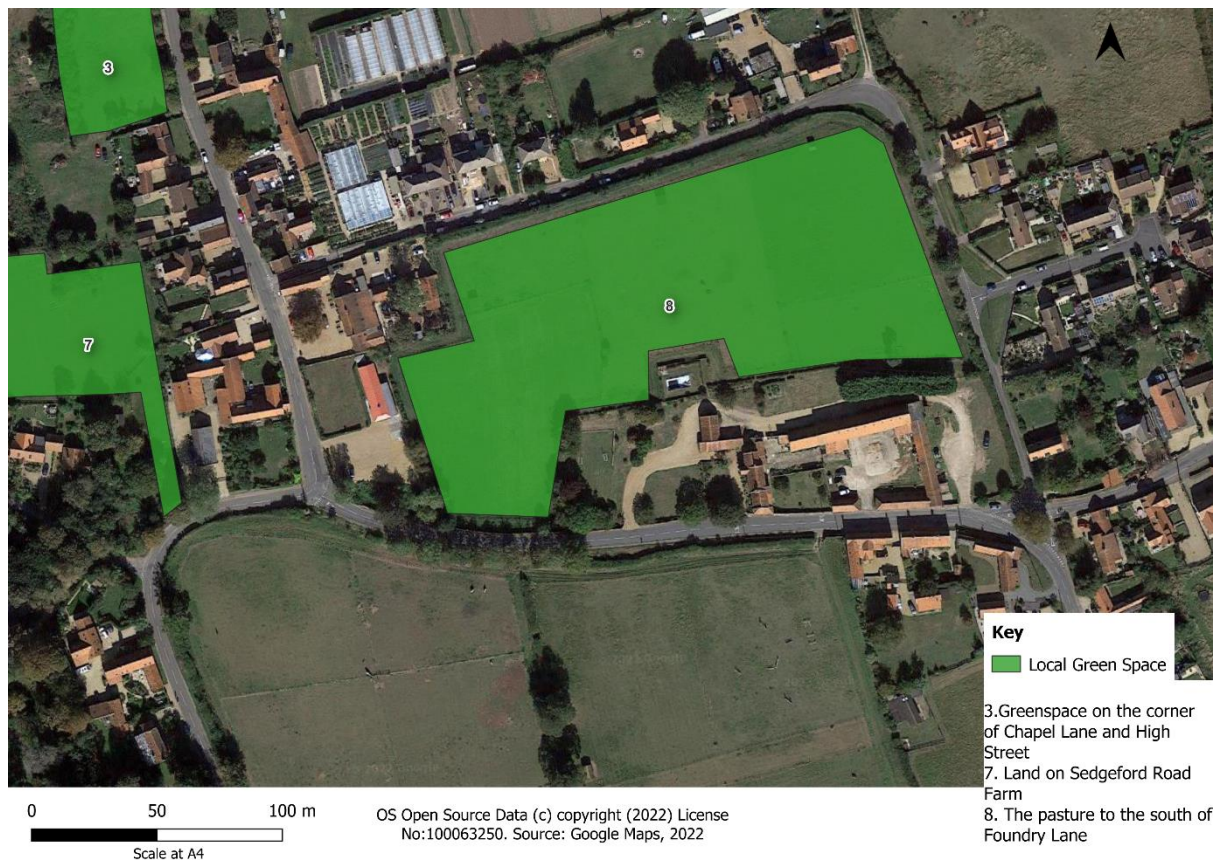
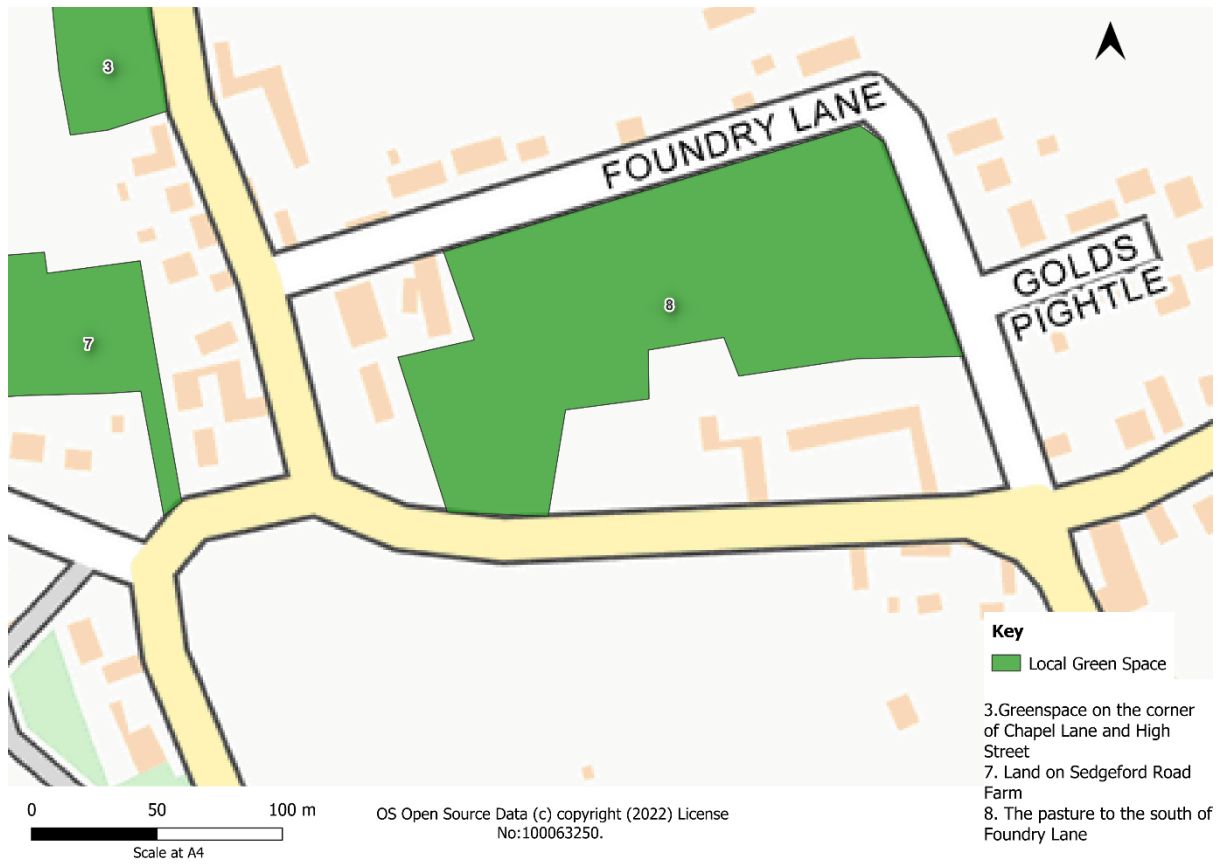
NPPF Criteria

<p>Close to the community it serves.</p>	<p>This green space is approximately 100m away from the village centre; which is approximately a 1-5 minute walk from the more built up residential setting and from business facilities. There is a public footpath where people can view the greenspace between Chapel Lane and Hall Lane.</p>
<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)</p>	<p>On the Norfolk Heritage Explorer website, one monument find has been identified on this site. This is an undated or post medieval ridge and furrow system.</p> <p>Remains of ridge and furrow can be seen as earthworks on 1946 and 1988 aerial photographs. The date is uncertain, but the ridge and furrow has a fairly narrow and regular appearance, which might suggest a post-medieval date.</p> <p>In April 2002 a survey stated “The area of ridge and furrow mapped is clearly visible as earthworks on the RAF 1946 aerial photographs (S1). It covers an area of about 90 x 80m and is centred on NGR TF7059 4034. However, since then some of the land has been built on, obliterating part of the remains. In the area surviving, some ridge and furrow is still visible on the BKS aerial photographs of 1988 (S2). The date is uncertain, but the ridge and furrow has a fairly narrow and regular appearance, which might suggest a post-medieval date (although an earlier date cannot be ruled out)”²¹.</p>

²¹ Medieval ridge and furrow. Source: [MNF25346 - Norfolk Heritage Explorer](#)

LGS8- The pasture to the south of Foundry Lane





Site Details

Site	The pasture to the south of Foundry Lane
Description and purposes	A pasture field at the south of Foundry Lane.

Checklist

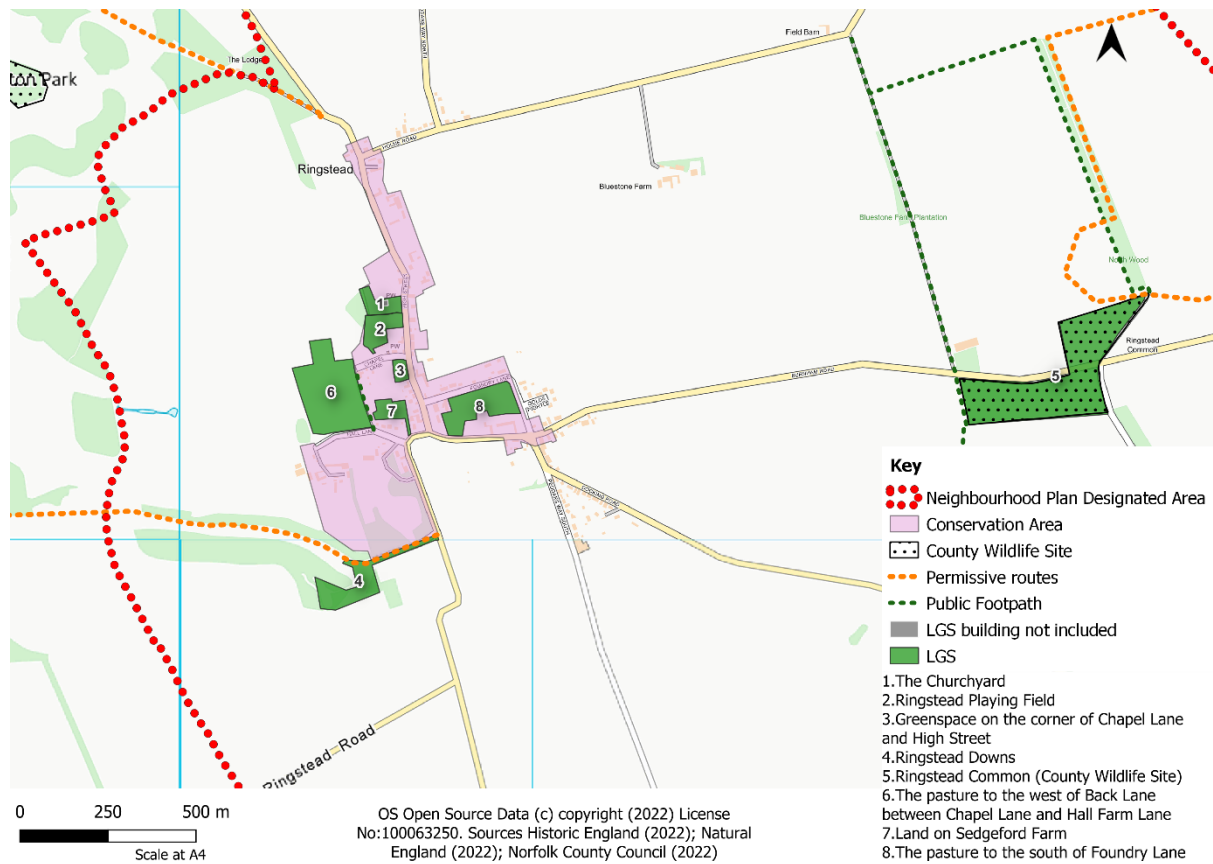
Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	Falls within the Norfolk Coast AONB Falls within Ringstead Conservation Area
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves.	This green space is approximately 2100m away from the village centre; which is approximately a -5 minute walk from the more built up residential setting and from business facilities. The site is in private use and not accessed by the public.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	This pasture has not been cultivated in living memory. It is a further example of the episodic nature of Ringstead's streetscape, here between the High Street and East End Farm, south of Foundry Lane, with an example of a seventeenth century farmhouse with eighteenth and nineteenth century farm buildings, off a continuation of the main street surrounded by its fields.
Local in character and not extensive tract of land.	Local in character and not an extensive tract of land. Approx 1.8ha.

Recommended Designations

From the assessment work, eight Local Green Spaces have been determined to meet the national criteria for designation. These are highlighted below.



Assessment of the green spaces not being designated

Three green spaces put forward by the community were considered not to meet the criteria, the reasoning for which is provided below.

Green Space	Reason not designated
The verge to the south of Holme Road	This is highway land and it is not possible to say with certainty that the land will endure beyond the plan period.
Land around the village sign	This is highway land and it is not possible to say with certainty that the land will endure beyond the plan period.
The verge on the south side of Docking Road from the Jubilee Seat to the White House	This is highway land and it is not possible to say with certainty that the land will endure beyond the plan period.
Ringstead Allotments	This was decided by the parish council to not take forward this inclusion.

The verge to the south of Holme Road



Site Details

Site	The verge to the south of Holme Road
Description and purposes	This is the grass verge where a bus shelter stands, opposite a row of houses, South of Holme Road. Commonly the verge is used by residents or visitors to park their cars on which does not enhance the appearance of the green space.

Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	This is highway verge which falls within the borders of the Norfolk Coast AONB designation.
Site allocations	None
Planning permissions	None, although it could potentially be changed by NCC given it is highway verge

NPPF Criteria

Close to the community it serves.	Within 500m of the village centre and sits opposite a few residential dwellings on Holme Road.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>The grass verge acts as a current border to agricultural land south of Holme Road. Its openness allows one to see the large gaps of undeveloped fields and landscapes further into Ringstead and afar across the shallow valley to the wooded ridge beyond. From this part of the rural village the site enhances the sense of openness from this locality. This local green space area also provides a view of a few properties in the village off the High St including Geddings Farm.</p> <p>It does not act as a recreational area for residents, unless residents/tourists may stand on the verge to admire the view</p>

	over Ringstead?
Local in character and not extensive tract of land.	The grass verge is clearly a small area of land and not an extensive area. It is approx. 0.05 ha.

Land around the village sign



Site Details

Site	Land around the village sign
Description and purposes	This green space is a wide grass verge that sits east of High St and has bench, picnic bench and interpretation board next to the village sign which was erected 25 years ago. The site was a former roadside pond and communal well for this part of the village a memory shared by residents.

Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	<ul style="list-style-type: none"> • Falls within the Norfolk Coast AONB • Falls within Ringstead Conservation Area • Site also falls within the Norfolk Coast AONB designation
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Site allocations	None
Planning permissions	None, although it could potentially be changed by NCC given it is highway verge

NPPF Criteria

Close to the community it serves.	Within 400m of the village centre. It is west of the High St and walking distance of less than 5 minutes to many of the village's amenities, the village's recreation playground/field, and on the same road as a number of residential and business properties including the general store, the Gin Trap Inn and holiday cottages.
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>This local green space is special to the local community since it is at the heart of the village where the village sign sits for all to see. Located off the Peddars Way Coastal Path, a picnic bench, resting bench and information board has been added in this area for recreational value; allowing residents and visitors to use the area as a resting spot in the village.</p> <p>The space provides a sense of place and contributes to the local character within this conservation area; particularly with the village sign made of local materials including Carstone and chalk?</p>
Local in character and not extensive tract of land.	It is clearly a small area which is not extensive of approximately 0.1ha.

Verge on the south side of Docking Road from the Jubilee Seat to White House



Site Details

Site	Verge on the south side of Docking Road
Description and purposes	A wide grass verge, extensively planted with spring-flowering bulbs by the 'Ringstead in Bollom group, and including the 1937 Silver Jubilee commemorative bench.

Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	This is highway verge
Site allocations	None
Planning permissions	None, although it could potentially be changed by NCC given it is highway verge

NPPF Criteria

Close to the community it serves.	Within 500m of the village centre
Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other)	<p>This stretch of rough verge opposite a long seventeenth century(?) wall, the boundary of a pasture adjoining the finest seventeenth century farmhouse in the village again indicates the openness and episodic nature of the settlement pattern.</p> <p>The pasture beyond the hedge was it was once the village cricket and football pitch during the first half of the twentieth century.</p>
Local in character and not extensive tract of land.	0.1ha

Ringstead Allotments

No Photo

Site Details

Site	Ringstead Allotments
Description and purposes	The allotments are part of an arable field which sits west of Peddars Way South and can be accessed by foot opposite number 17 Peddars Way S a residential dwelling. The allotments are located in a less built-up area which runs on a unmade 30mph road with no footpaths. The allotments are adjacent to a few greenfield sites and opposite a row of residential properties which are predominantly bungalows. However, the allotments are sheltered by a row of hedges keeping this enclosed from the road.

Checklist

Statutory designations - ie CWS, listed status, SSSI, SPA, NNR, SAC	Site falls within the Norfolk Coast AONB designation.
Site allocations	None
Planning permissions	None

NPPF Criteria

Close to the community it serves.	Within approximately 500m of the village centre which is around a 10-minute walk from other amenities such as the Village Hall and Gin Trap Inn. It is close by to a number of nearby residential dwellings on Peddars Way South, Docking Road and Burnham Road formerly known as the 'Lower End'.
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<p>Demonstrably special to the local community (beauty, historic significance, recreational, tranquillity, wildlife or other).</p>	<p>In the late nineteenth or early twentieth centuries Land was allocated by the le Strange Estate for allotments for rent by occupants of cottages with small gardens.</p> <p>Only a few allotments continue to be occupied.</p> <p>Allotments were a great use for local communities for growing food for families, or to sell to the local community. Because of lack of uptake of allotments the allocation of land was significantly reduced in the sixe in the 1980s.</p>
<p>Local in character and not extensive tract of land.</p>	<p>The area is of 0.2ha which is not an extensive tract of land. It is local in character since it is used by community residents for social or economic benefits.</p>