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**From:** POservices [REDACTED]  
**Sent:** 14 July 2010 10:27  
**To:** 'Terry Davies'  
**Cc:** Eastaugh, Sandra; Charles, Ruth; Baxter, Amy  
**Subject:** RE: Joint Core Strategy-Representation :Ringland

Thanks for this and of course it will be brought to the attention of the Inspectors. I do however suggest that you make contact with the Council to discover you're your satisfaction, exactly why such a decision was made.

In our discussion last week we discussed the rights and wrongs on the emerging JCS being used to guide development in the Greater Norwich Development Partnership area.

Using policies in the yet to be adopted JCS to determine is perfectly correct although there will be an appropriate weight given to this document compared to the previous development plan document, probably the long since adopted Broadland Local Plan. The JCS will have gone through many consultation exercises before getting to this stage.

I hope this is helpful.

Yours

Simon Osborn  
 Programme Officer

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**From:** Terry Davies [mailto:terryandjackiedavies@yahoo.co.uk]  
**Sent:** 12 July 2010 21:32  
**To:** [REDACTED]  
**Subject:** Fw: Joint Core Strategy-Representation :Ringland

Dear Mr Osborn,

I refer to our conversation today and herewith as requested enclose details of the representations previously made (albeit unsuccessfully) with regard to the status of Ringland within the JCS.

I understand that you will bring the matter directly to the attention of the Inspector and am most grateful.

Yours sincerely

Terry Davies

----- Forwarded Message -----

**From:** Terry Davies <terryandjackiedavies@yahoo.co.uk>  
**To:** keithsimpsonmp@parliament.uk  
**Sent:** Sat, 19 June, 2010 19:30:50  
**Subject:** Fw: Joint Core Strategy-Representation :Ringland

To Mr Keith Simpson M.P.

Dear Mr Simpson

Re joint core strategy -Ringland Village

I would be most grateful if you would attempt to overturn a minor injustice which will have a damaging impact on the residents of Ringland Village and will ultimately destroy the village itself.

You are of course aware of the considerable work undertaken by local councils, including Broadland D.C. to construct the Joint Core Strategy which will lay the framework to meet future housing needs.

In the plan Ringland, which predates the Romans, has been declassified as a village and deemed to be countryside-which is of considerable surprise and concern to residents, many of whose families have been resident for generations.

There are many adverse consequences of this declassification including a complete curtailment on any housing, including limited and well regulated infill necessary to provide accommodation for the offspring of long established residents wishing to continue to live in the village.

The criteria used in redefining Ringland as a non village, whilst questionable is never the less met and exceeded and this point seems to be generally accepted in the courteous dialogue and correspondence between Broadland DC and myself regarding the matter.

My hope was that this issue could have been rectified with the stroke of a pen by reclassifying Ringland as a

Village, but this has not been the case .

The council have greater problems within the strategy and are leaving the matter of Ringland to be dealt with by the inspector appointed to evaluate the entire Joint core Strategy.

This is of great concern as this apparently small injustice which affects less than 100 households is too important to be left to the very last level of scrutiny.

Normally our local ward member resident in the village would likely have dealt with this matter but there is a unique situation in Ringland as our local member, Simon Woodbridge, is also currently leader of Broadland DC with responsibility for progressing the plan in its entirety and therefore is likely, and quite correctly, unable to simultaneously champion this parochial and related issue.

Although we hopefully await action by the Inspector consequences of the declassification of Ringland as a village are already entrain and notification has just been received that a "Site Assessment Table" just published already considers Ringland declassified and all proposed housing sites submitted have been labelled "Ringland is identified as countryside in the joint core strategy therefore this location is contrary to policy".

The above is by way of background and the attached notes of a well received presentation to the full council summarises the position more succinctly and details the rational for the inappropriateness of Broadland DC declassifying Ringland as a Village.

We would be most grateful if you would submit representations at the highest level to correct this matter.

Yours sincerely

Terry Davies

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Tel 01603 867843

----- Forwarded Message -----

**From:** Terry Davies <terryandjackiedavies@yahoo.co.uk>

**To:** martin.thrower@broadland.gov.uk

**Sent:** Mon, 1 March, 2010 10:55:38

**Subject:** Fw: Joint Core Strategy-Representation :Ringland

Dear Mr Thrower

Thank you for your email and for enabling me the opportunity to speak at the Council meeting.

Please find enclosed notes I used in the presentation.

Yours Sincerely

Terry Davies

----- Forwarded Message -----

**From:** Martin Thrower <martin.thrower@Broadland.gov.uk>

**To:** Terry Davies <terryandjackiedavies@yahoo.co.uk>

**Sent:** Mon, 1 March, 2010 9:28:17

**Subject:** RE: Joint Core Strategy-Representation :Ringland

[Morning Mr Davies](#)

Further to your attendance at the Council meeting last Thursday – is it possible for you to e mail me a copy of your speech which I can reproduce in the Minutes.

Many thanks

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**Martin Thrower**  
Head of Corporate Services & Monitoring Officer  
Broadland District Council

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## Broadland District Council - ranked 3rd overall in The Times' 20 Best Councils to Work For 2008

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### Re Joint Core Strategy -Broadland District Council.

I refer to the proposed submission of the Joint Core Strategy and wish to make representations regarding Ringland Village.

Ringland has been excluded from the plan and declassified as a village and in consequence we question whether(in this regard) the plan is sound i.e. justified, effective and consistent with National Policy.

Ringland is a medieval village and the negative consequences of declassification will include reduction of Local Accountability through the Parish Council ,reduced opportunities of Grant Funding for local amenities including for example the village Green,possible future reduction in Public Services, and the total withdrawal of any housing opportunities necessary to meet local needs.

We contend that Policy 16 (Other Villages)is relevant to Ringland and that it should be reclassified in this category for the following reasons.

1)6.61 states, " The 'Other Villages' have been defined as having a basic level of services/facilities.This is generally a primary school and village hall,though regard will be had to the presence of a range of other services.These will normally be available within the defined settlement,though regard will also be had to their availability in other nearby settlements where there is good access particularly by foot or cycle".

Ringland has a Village Hall and thriving Pub, and well supported 13th Century Church. Schooling from Primary to High School is available within 1mile in Taverham and easily accessible by bicycle or foot, or school bus . A diverse range of Shops , a Library and a Doctor's Surgery are similarly available from Taverham 1 mile away, as is public transport to and from Norwich .

"Regard" to the criteria of availability of such facilities in nearby settlements is stated in policy 6.61and there is considerable precedent for acceptance of this criteria in numerous villages detailed within the JCS document since classified as "Villages"or "Other Villages".

2)Planning permission was recently granted for a significant Industrial Estate to be built in Ringland with car parking for 50 vehicles. Local labour ( requiring housing) would reduce the number and frequency of anticipated car journeys to the Industrial Estate from other areas. Information of this most relevant recent development was not available during previous consultation stages of the JCS .

3)Limited infill or small-scale development is necessary to deliver the wishes and perceived rights of the younger members of families resident in Ringland over several generations, to continue to reside in Ringland .

4)An Independent Housing needs Survey was conducted in October 2006 by the Norfolk Rural community Council which concluded: "There are currently a minimum of 5 households with local connection to Ringland in need of Housing" The survey also stated "at least 5 family members have moved away from households in Ringland due to difficulties in finding suitably priced accommodation".

Re categorising Ringland as a village as its status justifies will enable such issues to be considered fully by the Parish Council and Broadland District Council and enable them to take due account of local housing needs.

The small amount of housing made available by the acceptance of limited and well regulated infill would have minimal impact on local services

Terry Davies  
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