

# “Ringmer to 2030”

## Appendix I

### Development briefs for allocated sites

**Policy 10.10** states that *Development Briefs will be prepared in advance of the development of significant or sensitive sites, including those planned to contain 20 or more houses.*

Development briefs are provided below for the following sites

1. East of Little Manor, Vicarage Way
2. Westbourne, Lewes Road
3. Orchard behind Vicarage Close
4. Bishops Field, Bishops Lane
5. Behind Old Forge Pine, Bishops Lane
6. Lower Lodge Farm
7. Caburn Field, Anchor Field
8. Diplocks Business Park redevelopment
9. Extension to Goldcliff Nurseries employment site EMP19, Old Uckfield Road
10. Busy Bee redevelopment
11. Potters Field, Bishops Lane [if required as a reserve site]

### Development Briefs

#### 1. East of Little Manor, Vicarage Way

- Allocated for 5 housing units at a sensitive location within the Ringmer Green conservation area
- Access to be from Vicarage Way, close to the boundary with Merryfield
- Vehicle parking should be behind the building, accessed along the north of the site
- To fit comfortably with adjoining houses including the listed ‘Little Manor’, the new development should have the external appearance of a single house of architectural merit, rather than a block of flats
- As much of front wall as possible should be retained, and landscaping should be to a high standard

#### 2. Westbourne, Lewes Road

- Access to be from the B2192
- The scale, massing, spacing and landscaping of development along the Lewes Road frontage should respect that existing in the Area of Established Character
- New development in the remainder of the site should respect in its scale, massing, spacing and landscaping the character of existing neighbouring development, which includes a number of bungalows
- Development density should not, for the reasons above, exceed 20 units/ha
- The development should include, if possible, for the benefit of existing and new residents, a twitten connecting Sadlers Way and/or Greenacres Drive with the B2192. If provision of a twitten cannot be achieved at the present time, the layout of the new development should permit one being created at a later date

### **3. Orchard behind Vicarage Close**

- Access to be from Vicarage Close (not through any part of the SDNP)
- Site to be developed to provide up to 10 additional sheltered housing units
- The southern and western boundaries against the SDNP should be landscaped with hedges/trees

### **4. Bishops Field, Bishops Lane**

- Allocated for a total of up to 50 housing units including at least 20 affordable units
- To be delivered in two or more stages, each no more than 30 units
- Both/all stages should share the same access route to Bishops Lane
- Any improvements to Bishops Lane should retain the woodland screen along the south side of Bishops Lane that serves as an existing green corridor for wildlife and as an important landscape screen
- As much as possible of the ancient hedgerow along the north side of Bishops Lane should be retained as is consistent with the new access
- A safe route for pedestrians and mobility scooters should be provided from the site to Ringmer Green, mainly behind the hedgerow on the north side of Bishops Lane
- The development should be screened from public footpath no.22 by a new green corridor, as far as possible using the existing ancient hedgerow between Bishops Field and Potters Field. The present thicket by the public footpath in the north-east corner of Bishops Field should be retained to enhance biodiversity, especially for the benefit of birds
- A new pedestrian crossing should be provided across the B2192 to facilitate safe pedestrian access from the development to Ringmer Primary School (if not already available at the time of development)

### **5. Behind Old Forge Pine, Bishops Lane**

- Allocated for up to 20 housing units including at least 8 affordable units
- Access to Bishops Lane, retaining as much of the existing screening as is consistent with access
- A new green corridor should be provided to separate the site from Trinity Field
- Public footpath no. 18a should be relocated, to run alongside new green corridor
- The former Forge building should be retained as part of new development frontage
- Retention and where necessary reinforcement of existing hedgerows between the site and the surrounding countryside
- Retention of the veteran trees on the boundary of the site
- Development to include a new and improved treatment of the highway frontage to the site, currently used as an informal car park for Old Forge Pine, to include school drop-off point
- A new pedestrian crossing should be provided across the B2192 to facilitate safe pedestrian access from the development to Ringmer Primary School (if not already available at the time of development)

### **6. Lower Lodge Farm**

- 10 ha site to be allocated for mixed use, divided as follows:
- 1.5 ha, south of Caburn Enterprise Park, to be allocated for new employment use, with access to the B2192
- 1.0-1.5 ha to be allocated for up to 30 housing units, including 12 affordable housing units, with access to the B2124

- 0.3 ha to the south-west of the site to be donated to the Ringmer Community Land Trust as a site for new affordable housing for sale to local people in accordance with the principles of the scheme outlined in appendix E, to share access to the B2124
- 4.5 ha, including the remaining southern and entire western boundaries of the site, to be donated to the Ringmer Community Land Trust to be used for the development of a new community woodland
- The pond should be retained for amenity and visual delight
- The remaining 2.2-2.7 ha will be retained by the landowner for agricultural or leisure uses
- A safe crossing route should be provided for pedestrians and mobility scooters from the site to the footway along the south side of the B2124, possibly in the form of a traffic calming gateway feature

#### **7. Caburn Field, Anchor Field**

- Allocation for residential use, conditional on the provision of a new football ground for Ringmer F.C.
- Allocated for up to 40 housing units, including 16 affordable units
- No new development should be above 2 storeys in height
- The boundary treatment should improve amenity for neighbours
- At least part of the development should provide accommodation suitable for the elderly and disabled
- Access to Anchor Field should be provided across the existing public car park
- The development should not compromise continued public recreational use of the existing Anchor Field open space

#### **8. Diplocks Business Park redevelopment**

- Allocated for up to 12 housing units as part of a mixed-use redevelopment
- The new development should include at least 400m<sup>2</sup> of high quality new business units, or the equivalent business space in live-work units
- Effective screening against the countryside should include the retention of the ancient hedgerow forming the north-east boundary of the site
- The large pond to the north-east of the site and the pond in the garden of Lionville that has a long-established breeding colony of Great Crested newts should be retained

#### **9. Extension to Goldcliff Nurseries employment site EMP19, Old Uckfield Road**

- Access to be to the A26 via Old Uckfield Road
- Screening to at least the present level should be maintained against Old Uckfield Road and the surrounding countryside
- Over time the present dense conifer hedge should be replaced by a more natural woodland screen

#### **10. Busy Bee redevelopment**

- The quality of new building should reflect the prominent location immediately adjoining the Ringmer conservation area
- No new development should be above two storeys in height
- This location is most suitable for smaller units or live-work units

#### **11. Potters Field, Bishops Lane [if required as a reserve site]**

- Allocated for a total of up to 30 units including at least 12 affordable units
- Access should be Bishops Lane
- Any improvements to Bishops Lane should retain the woodland screen along the south side of Bishops Lane that serves as an existing green corridor for wildlife
- As much of the ancient hedgerow along the north side of Bishops Lane should be retained as is consistent with new access
- A safe route for pedestrians and mobility scooters should be provided from the site to Ringmer Green, mainly behind the hedgerow on the north side of Bishops Lane
- Development should be screened from public footpath no.22 by a new green corridor

***Submission version, August 2014***