

# ***“Ringmer to 2030”***

**A Neighbourhood Plan for  
Ringmer  
2010-2030**



# INDEX

Preface .....	3
Section 1 Introduction to the Ringmer Neighbourhood Plan .....	4
Section 2 A Vision for Ringmer in 2030.....	15
Section 3 Four Key Principles .....	16
Section 4 General planning policies for Ringmer .....	17
Section 5 Policies for Ringmer’s Countryside and Heritage .....	22
Section 6 Policies for Employment in Ringmer.....	29
Section 7 Policies for Residential Development.....	33
Section 8 Social and Leisure Facilities in Ringmer .....	43
Section 9 Infrastructure requirements.....	49
Section 10 Village Design Statement .....	60
List of appendices .....	73
Abbreviations used .....	73
Appendix A Evidence supporting the Ringmer Neighbourhood Plan	
Appendix B Ringmer heritage buildings meeting English Heritage criteria for listing	
Appendix C Major employment sites in Ringmer parish	
Appendix D Assessment of potential new employment sites in Ringmer parish	
Appendix E A new category of affordable housing for Ringmer	
Appendix F Housing sites allocated for development, 2010-2030	
Appendix G Assessment of Ringmer sites in the 2011 & 2012 Lewes District SHLAA	
Appendix H Register of community assets in Ringmer parish	
Appendix I Development briefs for allocated sites	

## Preface

This Neighbourhood Plan has been developed by the people of Ringmer, with the Planning Committee of Ringmer Parish Council acting as the steering group. Its origins lie in the Ringmer Village Plan, prepared back in 2003, and its subsequent strategies for employment and residential development. Many hundreds of residents have been directly involved, as have many other stakeholders, including those working and running businesses in Ringmer, local landowners, those who care about Ringmer's environment and wildlife (by no means all of whom are residents) and those providing village services. A village the size of Ringmer will rarely have an entirely unanimous view, especially when decisions between alternative potential development sites are at issue, but the discussions, and on occasion disagreements, have been handled well to reach as close to a consensus view as can reasonably be expected.

We have benefitted throughout from the guidance and advice of professional planners from our two planning authorities, Lewes District Council and the South Downs National Park Authority. Their Neighbourhood Planning Officers, Susie Mullins, Tal Kleiman, James Garside and Andrew Triggs, have played an especially important role. In the early stages in the development of the plan we were assisted by advice from DCLG Link Officer Miranda Pearce, from CPRE and from NALC. In our first round of community engagement we received assistance from Planning Aid volunteers Andrew Wood and Felicity Newman, while in the preparation of the draft and submission versions of the Neighbourhood Plan we were advised by consultants Mike Gibson and Nick Wates, funded through Locality. We are also grateful to the many officers of our major statutory consultees, including East Sussex County Council, Natural England, the Environment Agency, and utility providers who have committed their time to responding informatively to our consultations. We have even received first hand advice on key issues from Planning Minister Nick Boles.

While we have received much professional advice and guidance, this Neighbourhood Plan began, and remains, as very much a bottom-up perspective of the way that we want to see Ringmer develop and prosper. We began with a Vision, and four Key Principles, which were quickly agreed and are very widely shared. They are what our policies are aimed to deliver. While a parish council planning committee will have some knowledge about planning rules and regulations, we cannot and do not claim to be planning professionals. However, we do claim a great deal of local knowledge about the parish of Ringmer and its people. The process of collecting evidence for this Neighbourhood Plan has led to us becoming considerably better aware of our community and its residents than we were before. We are attempting, through this Neighbourhood Plan, to bring into practical operation a key principle of the Localism Act (2011).

*John Kay*  
*Chair, Ringmer Parish Council*

## Section 1 Introduction to the Ringmer Neighbourhood Plan

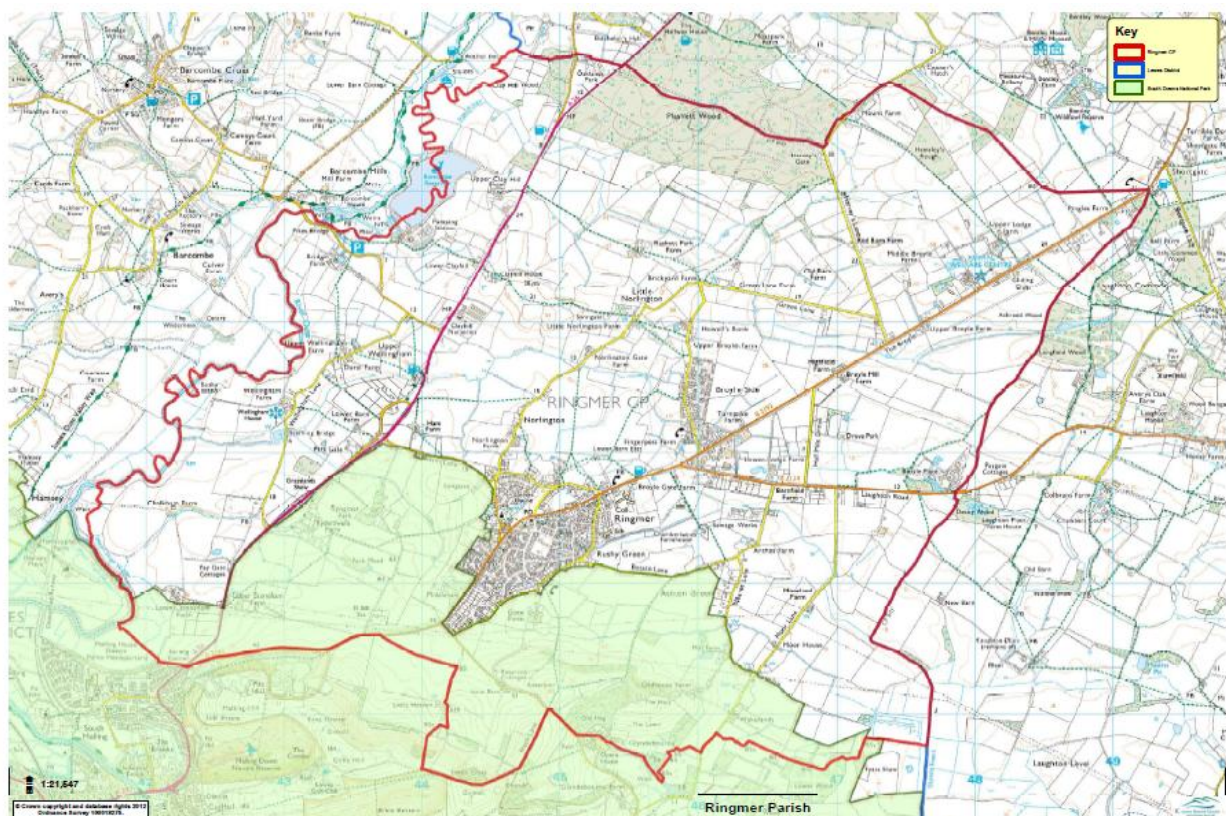
### 1.1 Legislative background

1.1.1 The Ringmer Neighbourhood Plan is being developed under the Localism Act (2011) and the subsequent Neighbourhood Planning (General) Regulations (2012) introduced to regulate the formation and approval of neighbourhood plans.

1.1.2 A Neighbourhood Plan is required to be in conformity with national planning legislation and with the strategic policies of the relevant local planning authorities. It takes advantage of the knowledge and views of local residents and other stakeholders to deliver sustainable development in the most advantageous way. When approved its policies become material considerations in decisions on planning applications for development within the designated area.

### 1.2 Geographic area covered by the Ringmer Neighbourhood Plan

1.2.1 The Ringmer Neighbourhood Plan will cover the whole of the civil parish of Ringmer (map 1.1).



**Map 1.1** Ringmer parish is outlined in red and the SDNP shown in green

### 1.3 The Local Planning Authorities for Ringmer

1.3.1 The whole of Ringmer parish lies within Lewes District in the county of East Sussex. About 20% of the land area of the parish falls within the boundary of the South Downs

National Park (SDNP) and for that area the South Downs National Park Authority is the local planning authority. For the remainder of the parish the local planning authority is Lewes District Council. Both authorities have formally approved the development of the Ringmer Neighbourhood Plan. The Lewes District Core Strategy (Local Plan part 1), produced jointly by Lewes District Council and the SDNP Authority, is being developed in parallel with this Neighbourhood Plan. The SDNP Authority, established in 2010, has produced an SDNP Partnership Management Plan for the period 2014-2019, and will in due course develop its own Local Plan for the National Park. The SDNP Local Plan is at an early stage of development, and is currently not anticipated to be adopted until 2017.

1.3.2 The SDNP Authority has two statutory purposes and a duty. The purposes are:

- to conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
- to promote opportunities for the understanding and enjoyment of the special qualities of the area by the public;

The duty, in support of these purposes, is to seek to foster the social and economic well-being of local communities.

1.3.3 The SDNP Authority identified the following seven Special Qualities of the SDNP in December 2011, after extensive consultation with stakeholders:

- diverse, inspirational landscapes and breathtaking views;
- a rich variety of wildlife and habitats including rare and internationally important species;
- tranquil and unspoilt places;
- an environment shaped by centuries of farming and embracing new enterprise;
- great opportunities for recreational activities and learning experiences;
- well-conserved historical features and a rich cultural heritage;
- distinctive towns and villages, and communities with real pride in their area.

## **1.4 Development of the Ringmer Neighbourhood Plan**

1.4.1 The Neighbourhood Plan is being developed as a wave 1 Vanguard neighbourhood plan, with financial assistance from the DCLG, support from Lewes District Council, the South Downs National Park Authority and DCLG support officers and advice from CPRE/NALC, Locality and Planning Aid. The Neighbourhood Plan builds on the Ringmer Village Plan (2003) and its strategies for Employment (2006) and Residential Development (2009), all of which were developed after extensive consultation with residents and other stakeholders. Much additional consultation has been undertaken in assembling the evidence base that underpins its policies. Development of the plan is overseen by Ringmer Parish Council's planning committee, acting as a steering group. A formal application for the designation of Ringmer parish as a neighbourhood planning area was approved by Lewes District Council and the South Downs National Park Authority in October 2012 and September 2012 respectively.

1.4.2 A draft Ringmer Neighbourhood Plan was developed and published for consultation during the period from 11 January to 8 March 2013. Responses were considered by the steering group and guided the development of a submission Neighbourhood Plan, which was subject to a formal consultation under regulation 14 of the Neighbourhood Planning Regulations from Friday 6 September 2013 to Friday 18 October 2013. A number of further revisions have been made in the light of the 103 responses received to this consultation. The consultation responses have been published in full on the Ringmer Parish Council website, together with the steering group's comments on these responses, summarising the consequent changes made.

1.4.3 This revised Neighbourhood Plan is now submitted to Lewes District Council and the SDNP Authority for further consultation under regulation 16 of the Neighbourhood Planning Regulations and examination.

1.4.4 Subject to any consequent revisions, examination and being found to meet the basic conditions, the Neighbourhood Plan will be offered for approval in a referendum. The electors for the referendum will be the registered electors of the parish of Ringmer.

## 1.5 Presumption in favour of sustainable development

1.5.1 When considering development proposals, local planning authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). They will work with applicants and the local community to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

1.5.2 Planning applications proposing sustainable development within Ringmer parish that accord with the policies in the Local Plan and, where relevant, with policies in this Neighbourhood Plan, will be approved without delay, unless material considerations indicate otherwise.

## 1.6 A portrait of Ringmer parish

### *General characteristics*

1.6.1 Ringmer parish is located in Lewes District and the county of East Sussex. It includes two settlements with planning boundaries. In the Lewes District Rural Settlement Study Ringmer village is classified as a rural service centre while the Broyleside is classified as a local village. Ringmer parish lies immediately north-east of the county town of Lewes, with Ringmer village 3 miles and the Broyleside 4 miles from Lewes. The parish covers an area of 2,589 ha, extending from downland in the south of the parish to a typical Low Wealden landscape to the north.

1.6.2 The total **population** of the parish is 4,648 (2011 census), compared to 97,502 for Lewes District. This represents about 4.7% of the total District population, 77% of which lives in the District's five towns. In terms of population, Ringmer is the largest parish in the District's rural Low Weald. Although about 20% of Ringmer parish lies within the SDNP boundary, over 98% of the parish population lives outside the National Park.

1.6.3 **Local shops and services** are found in Ringmer village, but many serve a larger area than Ringmer itself. These include the bank (which has recently changed its hours of opening to 9.30-3.30 Monday-Friday), the health centre, the pharmacy, the dentist, a public house, a garage, the Ringmer Children's Centre and, in particular, the secondary school, Ringmer Community College and Sixth Form, which now has Academy status. There are no local shops or services in the Broyleside, though there is an agricultural machinery and equipment supplier serving a wide area. The rural parts of the parish include three public houses, a garden centre, a second garage with a convenience store at Lower Clay Hill and a major builders' supplier with a retail arm. There is no supermarket in Ringmer, and Ringmer residents use those in Lewes and Uckfield or further afield. Parking restrictions in Lewes make Ringmer's shops and services attractive to many residents in outlying areas of Lewes, just a short car journey away. The convenient and free parking in Ringmer village is essential for the viability of these

services. For major items and comparison shopping Ringmer residents can use Brighton, Shoreham, Eastbourne or Tunbridge Wells or, increasingly, shop online. The city of Brighton & Hove, Eastbourne and Gatwick/Crawley provide employment and leisure opportunities, and there is significant commuter traffic to destinations across East Sussex, West Sussex, Kent, Surrey and Greater London.

- 1.6.4 There are **no trunk roads**, managed by the Highways Agency, in Ringmer parish. The most usual point of access to the trunk road network for Ringmer residents is via the B2192 and A26 to access the A27 trunk road at Southerham roundabout. The only A road in the parish is the A26, which runs north-south between Lewes and Uckfield through the western rural part of Ringmer parish, but does not serve either of the two settlements. The principal road serving Ringmer village and the Broyleside is the B2192, which runs from the A26 at Earwig Corner through Ringmer village and the Broyleside north-eastwards towards Heathfield and the Weald. The B2124 runs from the B2192, at the southern edge of the Broyleside, towards the A22 trunk road, and thus Hailsham and Eastbourne. All three roads have a single carriageway in each direction.

### ***Environmental characteristics***

- 1.6.5 The **landscape and historic environment** of the parish is highly valued by residents. There is a diverse and attractive countryside, including chalk downland, agricultural land divided by many ancient hedgerows, the bank of the River Ouse with brookland, four former hunting parks and areas of ancient and more recently established woodland. The Broyle, an area of 720 ha in the north-east of the parish, forms a distinctive landscape element. It was a large wooded deer park and common, enclosed in 1767 by the first Sussex Parliamentary Enclosure Act. The ancient woodland was completely cleared at enclosure, and the Broyle retains a distinctive open landscape of straight wide roads and large hedged fields. There are two main settlements with planning boundaries, Ringmer village and the Broyleside. There are in addition several small hamlets in the countryside, some of which are the remains of medieval settlements that pre-date Ringmer itself. The parish includes elements of two distinct landscape character areas, as identified in the National Character Assessment, which are the South Downs and the Low Weald. Ringmer village stands at the transition between them. The East Sussex County Landscape Assessment has identified and defined the landscape character of the County, which includes Ringmer parish, in more detail. This includes more localised character areas. Problems, pressures and detracting features of the landscape areas are defined, such as the removal of hedgerows and damage to ancient woodland (the Low Weald) and the scrub invasion of chalk grassland.
- 1.6.6 Ringmer includes one **Site of Special Scientific Interest (SSSI)**, the Plashett Wood, an ancient woodland. SSSIs are of national importance and are designated based on their nature conservation and/or geological value. Plashett Wood was last assessed to be in an unfavourable but recovering condition. The internationally important Lewes Downs **Special Area of Conservation (SAC)** lies on the border of Ringmer parish, and separates Ringmer from Lewes. SACs are areas that have been given special protection under the European Union's Habitats Directive, helping to increase the protection for a variety of animals, plants and habitats and are seen as a vital part of the global effort to conserve the world's biodiversity. **Ancient Woodland** is an important ecological resource that receives special recognition in the NPPF (paragraph 118). About half of the Plashett Wood ancient woodland lies in Ringmer parish, and there are additional fingers and plots of ancient woodland within Plashett Park Farm, immediately to the south of the Plashett Wood and in the same ownership. These are shown on the District Council's recently updated Ancient Woodland Inventory, which provides a more accurate picture of the extent of this important biodiversity resource in the District.

- 1.6.7 The parish is home to significant amounts of **important species and habitats**. The most important are the chalk downland to the south (part of which adjoins the Lewes Downs SAC) and Plashett Park Farm and the Plashett Wood to the north. Plashett Park Farm and Plashett Wood have provided records of a remarkable diversity of birds and bats, including many rare and protected species. Badgers and wild deer are found throughout the parish and there are large and thriving populations of Great Crested newts and slow-worms in Ringmer village and its surrounding pastureland. There are three local wildlife sites (SNCI) within Ringmer parish: Marshy Fields and Lake near Wellingham Farm; Barcombe Reservoir near Barcombe Mills; and Hemsley's Rough in the Broyle. Hemsley's Rough and some important roadside verges along Harveys Lane, Green Lane and The Broyle support remnant woodland pasture plant communities, and require special management. In addition the roadside verge at New Barn, New Road, is a Wildlife Verge, notable for its chalk flora, butterflies and reptiles.
- 1.6.8 Lewes District Council is a signatory of the Nottingham Declaration on Climate Change and has thus pledged to tackle the causes of climate change and prepare for its consequences. The District's domestic consumption of energy contributes to climate change. Presently, annual **carbon dioxide emissions per capita** is slightly higher in Lewes District (2.4 tonnes) than the national average (2.3 tonnes), but is the same as both the East Sussex and the South East averages. On average, each domestic consumer in Lewes District used 4,503 kilowatt hours (kWh) of electricity in 2008. This is similar to the average for East Sussex (4,505 kWh) and the South East (4,543 kWh), but is a little higher than the average for Great Britain as a whole (4,198 kWh). In terms of domestic gas consumption, each consumer in Lewes District used 15,948 kWh of gas in 2008. This compares favourably with the national average (16,906 kWh) and the South East average (17,022 kWh) and is almost identical to the East Sussex average (15,946 kWh). It should be noted that consumption of energy resources have been steadily decreasing since 2003. There are no separate data for Ringmer parish.
- 1.6.9 The general and social characteristics sections identify some of the key characteristics associated with **transport** in the district. As in other rural areas, a high proportion of daily travel is undertaken by private car. A cycleway intended to connect Ringmer to Lewes at present runs only to the Ringmer parish boundary, though there are plans and funding in place to complete it by 2015. There is no safe cycle route connecting Ringmer village to the Broyleside. There is a well-established and well-maintained network of public rights of way in Ringmer parish but, beyond the reach of these, access to the most attractive countryside areas is limited.
- 1.6.10 Ringmer parish benefits from a high quality built environment, especially in the early hamlets and the Conservation Area around Ringmer Green. Ringmer parish is home to 49 **Listed Buildings**, including the **Grade I** medieval **Ringmer church** and several other medieval houses. **Grade II\*** are considered to be particularly important buildings of more than special interest and only one building in Ringmer parish falls into this category. **Grade II** buildings are buildings of special interest, thus warranting every effort to preserve them. Ringmer parish has 47 Grade II buildings. This list has not been systematically reviewed for over half a century, and is not believed to represent, or to accurately identify, Ringmer's built heritage. Ringmer has two Scheduled Ancient Monuments, the Clay Hill motte, which is believed to have been the site of an archiepiscopal hunting lodge serving the Plashett Park and a medieval settlement site on the east side of Saxon Down that lies across the Ringmer-Glynde parish boundary.
- 1.6.11 With regards to characteristics on waste, on average, each person in Lewes District produces 343kg per of **domestic waste per annum**, which compares favourably to the East Sussex average (486kg). No information specific for Ringmer parish has been located. There is a weekly collection of general domestic waste and food waste, and a



fortnightly collection of specified recyclable materials from Ringmer doorsteps. There is a small recycling facility for a restricted range of materials at Anchor Field. However, disposal of green garden waste or large electrical items requires a journey by private car from Ringmer to the nearest District recycling facility at Ham Lane, Lewes, through some of the most congested and polluted streets of the town, or the use of a private contractor. There is a large commercial composting facility in Isfield, just across the Ringmer parish boundary, that processes green waste from as far away as Eastbourne and Surrey, but it is not currently accessible to Ringmer residents. The proportion of waste collected in Lewes District that is either recycled, composted or has its energy recovered has increased substantially since the completion of the Energy from Waste Incinerator in Newhaven, while the proportion sent to landfill has reduced correspondingly.

- 1.6.12 In general, **air quality** across the parish is good. The principal issue arises from peak hour traffic queuing along the B2192 towards the Earwig Corner junction with the A26 in the morning, and queuing along the A26 at Malling Hill towards the same junction in the evening. These queues form in the immediate vicinity of the Lewes Downs SAC. Traffic from Ringmer to and from central areas of Lewes, including the railway station and the Ham Lane recycling centre, contributes to traffic flows in problematic areas of Lewes such as Station Street and Fisher Street.
- 1.6.13 The **Strategic Flood Risk Assessment** identified that there is significant risk of flooding in Lewes District both from inundation by the sea and from the River Ouse. Ringmer is an inland parish, but some parts are low-lying and served by tidal rivers; the River Ouse forms the parish's western boundary and Glynde Reach part of its eastern boundary. Ringmer sewage works, which drains into Glynde Reach, is barely 5m above mean sea level. Ringmer has some areas of flood plain and brookland, along the River Ouse, Glynde Reach and their tributary streams, but there has been no development in these areas, so that flooding there is of little consequence. However, there has been a significant history of run-off flooding of residential and commercial buildings in many low-lying areas of the parish due to inadequate drainage. The area of greatest concern is recurrent flooding from the Norlington Stream, which affects some dozens of houses towards the southern part of the Broyleside. Such flooding is exacerbated by the rapid run off from the Broyle business estates between the B2192 and the B2124. The likelihood of flooding is anticipated to increase due to climate change causing more extreme weather conditions.
- 1.6.14 The whole of the South East of England, including Lewes District, is classed as a **Water Stressed Area**, meaning that prudent use of the District's water resources is necessary. Despite this, water use in the South East area is currently higher than the national level, but the introduction of compulsory metering (due before 2020) is anticipated to reduce this. Ringmer is supplied with water by South East Water, which has a major water supply works within the parish at Barcombe Mills, and whose supplies appear particularly stressed. Waste water is removed by a different company, Southern Water, which undertakes both activities for Lewes and other nearby communities. Both utilities have recently adopted new Water Resources Management Plans.
- 1.6.15 Ringmer parish, lying just below the scarp of the Downs, has a **variety of soils**. The most fertile soils are those just below the scarp of the Downs, along the banks of the Ouse and a band of Lower Greensand that runs across the parish through Wellingham and Norlington. There are a small number of **contaminated sites** within the parish, from either present or former industrial activity or small local landfill sites. The ponds of a former brickworks have been converted to the use of a thriving animal rescue sanctuary.

## Social characteristics

1.6.16 As in many other rural parishes and Districts, Ringmer residents are **older** than the average for England & Wales, with a notably high proportion of people aged over 65. The 2011 census demonstrates that there is still a particular shortage of residents aged 15-29. The differences are still present, but much smaller, when compared with data for Lewes District.

	Age	0-14	15-29	30-44	45-64	65+
Ringmer		15%	13%	17%	29%	26%
Lewes town		16%	15%	17%	29%	23%
Lewes District		16%	15%	17%	28%	23%
England & Wales		18%	20%	20%	25%	16%

The proportion of residents **aged over 85** is 5%, higher than the average for Lewes District (4%) and more than twice the national average (2%). This may reflect the facilities for the elderly, including sheltered housing and care homes, in Ringmer parish. As future projections are that the proportion of UK residents over 65, and especially the proportion over 85, is likely to increase, there will be a need to focus on planning to meet the needs of an ageing population. In the 2011 census only 2.5% of Ringmer residents described themselves as **non-white**, compared to 3.4% in Lewes District and 14% in England & Wales overall. The proportion of non-white residents, while low, has almost doubled since 2001. 97% of Ringmer residents were born in Europe, compared to 96% of District residents and 91% of national residents. In only 10 of Ringmer's 1,988 households was there no one who had English as their main language. 62% of Ringmer residents defined themselves as **Christian**, compared to 57% in Lewes District and 59% in England & Wales. Most of the remainder described themselves as of no religion or declined to say, with all other religions far below 1% of Ringmer residents.

1.6.17 The **health** of the residents of Lewes District is good. Life expectancy at birth is 81.0 for males and 85.1 for females, which is higher than the national averages (78.5 and 82.5) and the East Sussex averages (79.4 and 83.5) [data for 2008-2010]. 18% of Ringmer residents reported a disability or limiting long-term illness in the 2011 census, very close to the national average and slightly lower than for Lewes District.

1.6.18 The proportion of Ringmer households in poverty (defined as having an income below 60% of the UK median) was 26% in 2012,. This compares to 29% in Lewes District and 31% in the UK. The **Index of Multiple Deprivation** (IMD) measures levels of deprivation across a range of issues including income, skills and training and living environment. IMD is measured in superoutput areas (SOAs), rather than by parish. There are two SOAs entirely within Ringmer parish, but a third SOA includes both eastern Ringmer, with the Broyleside settlement, and also the two adjoining parishes of Glynde and Beddingham. These two parishes are very different in nature from Ringmer, as a very high proportion of their housing is rented from the Glynde Estate, and Beddingham parish has an exceptionally low median household income. All three SOAs have less deprivation than the national average. One Ringmer SOA (western Ringmer, including part of Ringmer village) is in the least deprived decile of UK SOAs, by overall IMD, or by the separate IMDs assessing child or older people's deprivation. The second Ringmer SOA (the remainder of Ringmer village) is in the 3<sup>rd</sup> least deprived decile overall and also for older people and the 5<sup>th</sup> decile for child deprivation. The remaining SOA, including both eastern Ringmer and the adjoining parishes, is in the 5<sup>th</sup> decile overall and the 3<sup>rd</sup> or 4<sup>th</sup> decile for deprivation affecting older people and children. While there are some SOAs in Lewes District showing considerable deprivation, these are all in Lewes town or the coastal communities.

- 1.6.19 **Crime** figures suggest that Ringmer can be considered a safe place to live, even by the standards of Lewes District. The 2008/9 statistics show that there were 55 crimes recorded per 1,000 residents in Lewes District, which is far lower than the national average (85 crimes per 1,000 residents) and slightly lower than the East Sussex average (62 crimes per 1,000 residents). The comparable figure for Ringmer in 2011/2 was 39 crimes per 1,000 residents. The five principal crime categories in Ringmer parish in both 2011/2 and 2010/1 were burglary (non-dwelling), theft from a vehicle, other theft, criminal damage to a vehicle and other criminal damage, with between 15-22 cases in each category in 2011/2. 42 of the 181 crimes recorded were for the four categories of criminal damage combined, while 48 crimes involved vehicles. In 2011/2 there were 3 burglaries from dwellings, and a very small number of more serious crimes.
- 1.6.20 Lewes District is not considered an affordable district to buy a house when compared with national figures or county wide figures. According to July 2009 DCLG data, the **median house price** in Lewes District was £215,000, higher than the national (£174,995) and East Sussex (£195,000) averages. Similarly, the **ratio of house prices to earnings** stood at 7.39 to 1 in 2009, which is higher than the national ratio of 5.49 to 1 and the East Sussex ratio of 6.78 to 1. Comparable data for Ringmer parish have not been identified, and both house prices and household earnings vary considerably across the District. However, evidence collected from local estate agents is that Ringmer house prices are significantly lower than those for comparable properties in Lewes town and some other rural villages, but significantly higher than those in the coastal towns within the District. A similar, though not identical, pattern is seen in household income.
- 1.6.21 The number of **households** in Ringmer parish in the 2011 census was 1,988, comprising 4.7% of the 42,181 in Lewes District. 79% of Ringmer households were owner-occupied, compared to 78% in Lewes District, the remainder in each case being evenly divided between those rented from the council or a housing association and those rented privately. The percentage owner-occupied is about 10% higher than the national average. Average household size was 2.3 in both Ringmer and Lewes District. The proportion of single person households in Ringmer was 28%, compared to 30% in both Lewes District and England & Wales. Only 3.5% of Ringmer households were lone parent households, compared to 5.9% in Lewes District and 7.1% in England & Wales.
- 1.6.22 On 31 March 2011 there were 2,267 **households on the waiting lists for local authority housing in Lewes District**. Of these households 69 (3%) expressed a first preference to be accommodated in Ringmer. The proportion of households seeking accommodation in Ringmer was thus below statistical expectation, and at the lower end of the range for communities within the District. As travel expenses are particularly high for rural residents, and families seeking affordable accommodation are likely to possess relatively low incomes, it is particularly important that affordable housing is made available at the locations where it is required. About 25% of the households on the District housing list already occupied local authority or housing association property, but were seeking to transfer to a different type of property or a different location. Only about 15% of households on the list were classified in the two highest categories of housing need (bands A and B), with 85% classified as having no current housing need (band D) or limited housing need (band C). The majority (85%) of those on the District list sought accommodation with 1 or 2 bedrooms.
- 1.6.23 **Educational achievement** amongst Ringmer's primary school children is excellent. This is shown by 89% of Ringmer children achieving key stage 4 standard or above in English and maths by the end of key stage 2 in 2009-2010, compared to 71% in Lewes District overall and 72% for East Sussex.

1.6.24 When considering residents aged over 16, 2011 census data show that only 19% of Ringmer residents have **no qualifications**. This is lower than the percentages for Lewes District (22%) and England & Wales (23%). Conversely, a higher percentage of Ringmer residents are **graduates** (33%), than in Lewes District (29%) or England & Wales (27%).

1.6.25 **Car ownership**, including multiple car ownership, is much higher in Ringmer than in the District or England & Wales as a whole (table below). The Ringmer households without cars are overwhelmingly pensioner households (too old to drive). Half of all Ringmer households with a car in 2011 had two or more cars. When compared to residents in Lewes town, less than half the proportion of Ringmer households managed without a car, while over twice the proportion of Ringmer households had two or more cars. This difference is even more marked if pensioner households are excluded. While car ownership in some more isolated rural parishes in Lewes District with higher median incomes is higher than in Ringmer, the proportion of Ringmer residents travelling to work by private car (72%) is higher than for any comparable parish in the District. This reflects the high proportion of Ringmer residents who commute to employment and the limited range of public transport options available to them.

	Cars per household			Travel to work	
	none	1	2 or more	Public transport	Private car
Ringmer	12%	44%	44%	10%	72%
Lewes town	27%	51%	21%	19%	45%
Lewes District	20%	46%	34%	16%	62%
England & Wales	26%	42%	30%	16%	64%

1.6.26 The high Ringmer car ownership and use figures reflect the dependence of rural life on travel by private car. The three **main roads** serving Ringmer (see 1.6.4 above) all have a single carriageway in each direction and are representative of the rural A/B road network that has the highest national accident rates. The B2124 and B2192 join together at the Broyleside, so that their combined through traffic then travels along the B2192 through Ringmer village. Ringmer has poor access to the trunk road network. To reach the most direct access point, the A27 roundabout at Southerham, Ringmer residents have to travel via the B2192 and A26. This access route becomes very congested at peak hours, with long morning queues at the Earwig Corner junction of the B2192 and A26, followed by a series of junctions with limited capacity at A26/Church Lane, A26/Phoenix Causeway and the A26/A27 at Southerham. There are reciprocal queues in the evening, with traffic backing up into Lewes town and contributing to the poor air quality experienced there. The Lewes Town Transport Study (2011) identified Earwig Corner as the principal current pinch point, but noted that relieving this alone would simply exacerbate problems at the subsequent junctions. The large new housing developments under construction in Uckfield, Hailsham and Hellingly in Wealden District, with further growth in these towns approved in the 2012 Wealden District Core Strategy (including a development of 1,000 additional houses on a strategic site by the A26 at Uckfield), will generate substantial additional traffic. The new Uckfield strategic site alone is estimated to add 700 vehicle movements per day through this congested system. Peak hour traffic attempting to gain more advantageous access to this A26 bottleneck results in both through and local traffic diverting along small Ringmer lanes inadequate to cope with more than the expected local traffic.

- 1.6.27 There is **no railway or railway station** in Ringmer parish. Ringmer residents wishing to travel by rail will normally access rail services at Lewes, but station parking is very expensive, and the bus service from Ringmer to Lewes and Brighton does not pass near Lewes railway station. There is a railway station at Glynde with hourly services to Lewes & Brighton and two trains daily to and from London. However, there is no public transport between Ringmer and Glynde, and if any significant number of Ringmer residents chose to use Glynde station the parking there would quickly be overwhelmed.
- 1.6.28 There is a regular weekday **bus service** between Brighton, Lewes and Ringmer that terminates at the Broyleside. A second bus service between Brighton, Lewes, Uckfield and Tunbridge Wells passes along the A26 through Ringmer parish, but does not serve either Ringmer village or the Broyleside. There are special services bringing students to Ringmer Community College and Sixth Form from a number of destinations, and a small number of subsidised services from Ringmer to Hailsham and Eastbourne. There are current proposals to reduce the subsidised services from weekdays to two days per week.
- 1.6.29 Despite these relatively good rural bus services, travel for **supermarket and other shopping** is also overwhelmingly by private car. The 2012 Lewes District Shopping and Town Centre Survey reported that 87% of Ringmer residents do their main food shopping using their own private car. This figure, one of the highest in the District, rises to 92% if the few who do their main food shopping in Ringmer village are excluded.

### **Economic characteristics**

- 1.6.30 For most of the 20<sup>th</sup> century the major Ringmer employer was the Ringmer Building Works, whose closure in the 1980s had a substantial negative impact on local **employment** and necessitated an even higher level of out-commuting for employment. Strenuous efforts to increase local employment over the past two decades have met with significant success. New employers have been attracted to the Broyleside site formerly occupied by the Building Works, a number of redundant agricultural sites have been converted to alternative employment uses and there has been an increase in working from home. Many of the new businesses and many of those working from home are dependent on high quality e-communications. The great majority of the new businesses located in Ringmer employ fewer than 10 people. The largest employers in the parish are Health Management Ltd (providing occupational health services for other organisations), a section of the East Sussex County Council Highways Department and its main contractors (both located in the Broyleside) and Ringmer Community College and Sixth Form. While many businesses serve a local market, there are others, including very small businesses, that operate on a national or international scale. Due to this diversity, and the lack of common interests, no formal business association or organisation has developed in Ringmer.
- 1.6.31 According to 2012 estimates, the **median household income** for Ringmer parish (£31,462) is higher than the average for Lewes District (£29,098) and national average (£28,413) but slightly lower than the South East average (£32,676). The 2011 census **unemployment** rate in Ringmer parish (2.8%) is lower than the District rate (3.3%) and the overall rate in England & Wales (4.4%).
- 1.6.32 The 2011 census notes that an above average proportion (14%) of Ringmer residents are **self-employed**, compared England & Wales overall (10%). While only a minority (3%) are employed in agriculture, this is a higher proportion than for Lewes District or England & Wales overall, as would be expected for a rural parish. Employment in manufacturing (5%) is, by contrast, lower than both Lewes District and England & Wales overall. Ringmer residents are employed in a wide range of different economic sectors.

- 1.6.33 The Lewes District Shopping and Town Centre Survey was published in 2012. Preliminary evidence, based on a household survey, is that the **local shopping facilities** in Ringmer are comparatively well used by residents and are valued. They are considered to be performing relatively well by District standards, but not to attract many shoppers from outside Ringmer. However, it should be noted that no shopper surveys were conducted, so that shoppers resident outside the District, including those employed in Ringmer but not resident here, and passing trade would not have been detected. The survey noted that most Ringmer residents needed to shop outside the parish for main food (supermarket) shopping and most comparison shopping. The Study also noted a high level of internet shopping by District residents, though specific data for Ringmer residents are not available. The long leases of the premises in the Ringmer shopping precinct mostly terminated during 2013. New long-term leases for most of these premises have been negotiated, although two shops, both requiring updating and repair, have yet to be let.
- 1.6.34 **Tourism** is of high importance to the regional economy and plays a significant role in Ringmer. The Glyndebourne Opera House, Raystede Animal Welfare Centre and the Bentley Wildfowl Centre are all popular tourist destinations within, or immediately adjacent to, the boundaries of Ringmer parish. The East Sussex Glider Club flies from a grass airfield within the parish. There are a small number of holiday-let units and some Bed & Breakfast accommodation available in Ringmer parish, along with a registered seasonal caravan and camping site at Lower Clay Hill. There is recent permission for an additional camping site on Green Lane. There is a further holiday caravan site at Shortgate, just beyond the parish boundary. The creation of the South Downs National Park is considered unlikely to have any major effect on the popularity of these attractions or the demand for these facilities.

## Section 2

## A Vision for Ringmer in 2030

### 2.1 A Vision for Ringmer in 2030

- 2.1.1 Our vision for Ringmer in 2030, below, is entirely in conformity with the District-wide visions of the proposed submission Core Strategy (PSCS and PSCSFA).

***By 2030, the Low Weald village of Ringmer, the Broyleside settlement and the wider countryside within the parish will have retained, and where possible enhanced, their attractive character and identity. Although the majority of recent development will have been directed to the urban areas of the District, development that meets Ringmer's housing and community needs and supports the rural economy will have been sensitively accommodated.***

***Development of new and improved employment opportunities in Ringmer parish will have reduced the need for out-commuting, thereby supporting local services. To enable this, existing employment sites will be maintained and improved, new sites will be identified and established as necessary, and businesses, including working at or from home, will be supported by the provision of modern business accommodation and access to high quality and high speed e-communications.***

***Ringmer village, as a rural service centre within Lewes District, will continue to meet the demand for local services, including secondary education, healthcare, social care, and informal recreation and leisure facilities, for a wider area than just Ringmer itself. Where possible such services and facilities will be enhanced, and new ones created. This will have resulted in better facilities for the Low Weald communities and a much needed stimulus to the economy in this area.***

***Travel by the private car will still be the predominant way of travelling around this part of the District. Adequate parking will have been provided for new homes, employment sites, services and recreational facilities. Improvements to road safety will ensure that this form of transportation is undertaken in the safest possible manner. Public transport services by bus will have been maintained and, where possible, enhanced. There will be a cycle network connecting Ringmer to Lewes, connecting the main settlement at Ringmer village to the Broyleside, and allowing cycle access to major employment sites within the parish. The present network of rural lanes and footpaths heavily used for informal recreation will have been preserved and enhanced. Improvements to the A26 junctions north and east of Lewes will ensure that road traffic congestion in Ringmer, despite new development here and elsewhere, is no worse than in 2010.***

***In 2030 Ringmer will retain the essential 'village feel' of a sustainable rural community. The built and natural heritage of the parish will have been protected and retained. The most highly valued countryside areas in Ringmer parish will have been recognised and conserved. Ringmer will have become a healthier, more inclusive and more sustainable community.***

## Section 3 Four Key Principles

### Four key principles underpin the Ringmer Neighbourhood Plan.

#### 3.1 Ringmer is, and should stay, a village

Ringmer is a large parish with two main settlements, Ringmer village and the Broyleside. The surrounding countryside is highly valued and extensively used by residents, and includes a significant rural population. Ringmer village has a good range of services. Despite its population being larger than many small towns, Ringmer maintains a 'village feel', and this is prized by residents as a key asset. 'Village feel' includes both landscape and social aspects.

#### 3.2 Ringmer should regain sustainability

Up to the mid-1960s Ringmer was a large but sustainable village community. The predominant reason for living in Ringmer was that you were employed in Ringmer. Since then planned changes have doubled the size of the village by allowing commuter development, while the major local employer closed in the 1980s. Commuting from Ringmer has become far more ambitious and extensive than was ever envisaged. This Neighbourhood Plan will seek to redirect community towards sustainability by (a) increasing employment opportunities within Ringmer and (b) ensuring that new housing is on a scale and of a type to meet village need.

#### 3.3 Ringmer should be a balanced, healthy and inclusive community

There was serious concern, expressed in the 2003 Village Plan, that in the last decades of the 20<sup>th</sup> century the Ringmer community became unbalanced. The traditionally high proportion of affordable housing was greatly reduced, and young families were priced out of the village housing market. Recruitment to the village primary school plummeted. The 2003 Village Plan sought to correct this, with partial success – the primary school is now full again. This Neighbourhood Plan will seek to ensure that Ringmer returns to being a fully balanced, healthy and inclusive community.

#### 3.4 Ringmer and the South Downs National Park

After hearing detailed evidence, the Inspector drew the National Park boundary tightly around the south-east and west boundaries of Ringmer village, leaving the parish partly within and partly outside the SDNP, but almost all residents living outside the boundary. This Neighbourhood Plan will include policies to respect this decision, ensuring that only development that supports the National Park purposes and duty takes place within the Ringmer section of the SDNP.



## Section 4

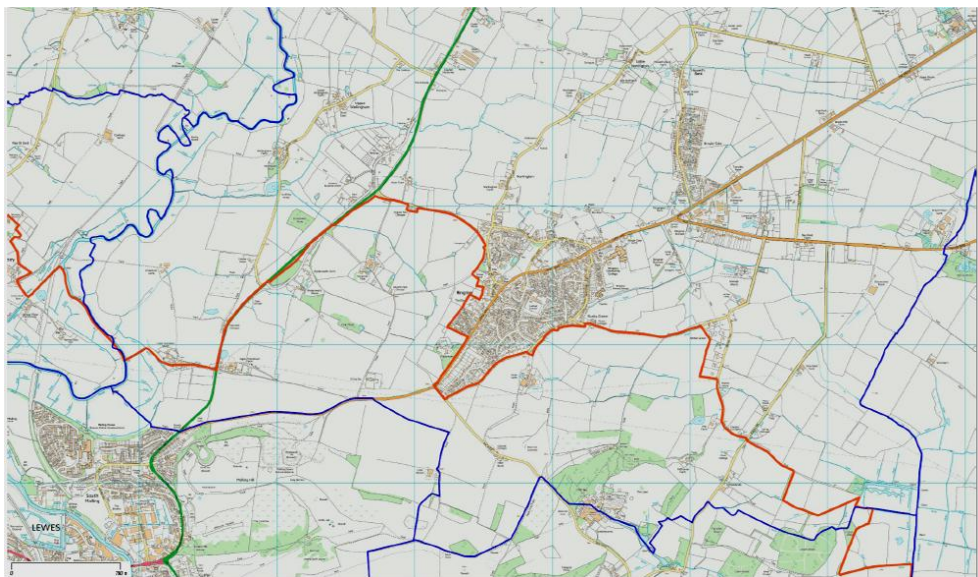
## General planning policies for Ringmer

- 4.1 The South Downs National Park
- 4.2 New development to conform to the Village Design Statement
- 4.3 Landscape impact and screening
- 4.4 Quiet lanes to be maintained for recreational use
- 4.5 Access to the local road system
- 4.6 Provision of adequate off-road parking
- 4.7 Avoidance of light pollution
- 4.8 Avoidance of nuisance to neighbours

### 4.1 The South Downs National Park

- 4.1.1 Ringmer's southern horizon is made up of the Caburn block of chalk downland and its Mill Plain spur. When considering the SDNP boundary in Ringmer parish the Inspector heard detailed evidence about, and considered in depth, several alternative proposals. The National Park boundary within Ringmer parish was substantially modified from that originally proposed after detailed consideration by the Inspector, so that it follows closely the south-eastern and western boundaries of Ringmer village. The Inspector's recommendations were endorsed by the Secretary of State.

**Policy 4.1:** *Development in the parts of Ringmer parish within the SDNP should preserve and enhance the statutory purposes and duty of the SDNP and should make a positive contribution to maintaining and enhancing its special qualities. Such development must conform to the SDNP Management Plan. In considering proposed development immediately adjacent or close to the SDNP boundary, or having a substantial impact on views from the SDNP, weight will be given to the impact of the proposed development on the use and enjoyment of the SDNP and the natural beauty, wildlife and cultural heritage of the SDNP*



**Map 4.1** *The SDNP boundary in Ringmer parish (SDNP boundary shown in red, parish boundary in blue)*

## 4.2 New development to conform to the Village Design Statement

4.2.1 A Village Design Statement is included as section 10 of this Neighbourhood Plan.

**Policy 4.2:** *New development of all types shall be in conformity with the Village Design Statement.*

## 4.3 Landscape impact and screening

4.3.1 Ringmer parish lies across the junction of two major landscape character areas, the South Downs and the Low Weald. Ringmer village lies directly below, and is very visible from, the northern scarp of the South Downs. The boundary of the SDNP runs up to the south-east and west edges of Ringmer village. The Broyleside is more clearly within the Low Weald character area. There are also extensive views to and from many parts of Ringmer from far across the Weald. The landscape impact of new development is greatly influenced by whether or not it is screened from, or integrated into, the surrounding countryside. Woodland screens are particularly effective, converting a negative landscape impact into a positive one, though of course they take time to achieve.

4.3.2 Lewes District Council and the SDNP Authority have published a joint Landscape Capacity Study for the District. The areas within the SDNP to the immediate south-east and west of Ringmer village were assessed as of high landscape sensitivity, substantial or high landscape value, and as having no or negligible capacity to change. Significant new development in such areas is not considered appropriate other than in the most exceptional circumstances. Areas of the Low Weald adjoining Ringmer village and around the Broyleside were mostly considered to have medium landscape sensitivity and medium landscape value. Some were nevertheless considered to have negligible capacity to change. Others were considered to have a medium capacity to change. One area, to the east of the Broyle Business Area, was considered to have low landscape sensitivity, only slight landscape value and a high capacity to change.

4.3.3 Market factors often dictate that new employment or agricultural buildings are utilitarian in design. Such buildings are far more acceptable at locations where they are effectively screened from the public view. Where they are exposed in the landscape, far greater attention to design may be required for a proposal to have an acceptable landscape impact.

**Policy 4.3:** *All new development must, through either its design or effective screening, make a positive contribution to the rural landscape. Where landscape mitigation measures are required of a development, conditions will be imposed to ensure that it is both created and maintained, and that new planting is in keeping with the local landscape character.*

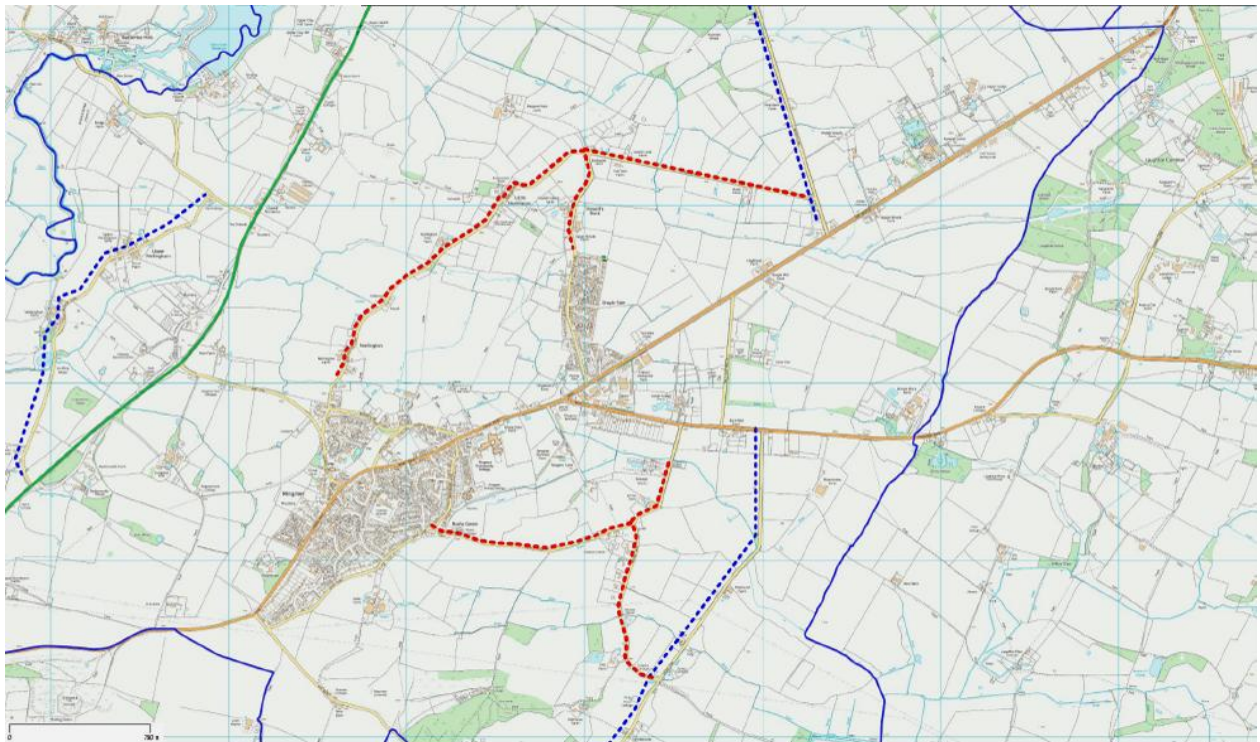
## 4.4 Quiet lanes to be maintained for recreational use

4.4.1 Ringmer benefits from two groups of quiet and narrow country lanes that carry only very light local motor traffic and are extensively used for informal recreation by walkers, cyclists and horse riders. These quiet lanes, Norlington Lane, Green Lane and the upper section of Broyle Lane, and Potato Lane and the section of Neaves Lane south of the Sewage Works, are shown in red on map 4.2 below. Much of Potato Lane and the southern section of Neaves Lane follow the SDNP boundary. These lanes are of particular importance because, as noted in the Lewes District Informal Open Spaces Study (2005), there are no

greenways or accessible countryside in Ringmer parish, and these particular lanes help to compensate for that deficiency.

- 4.4.2 It is not the intention of this policy to prevent minor development along these country lanes, such as the conversion of redundant farm buildings to residential or office use or the provision of any new accommodation necessary for essential rural workers, in accordance with NPPF paragraph 55.

**Policy 4.4:** *High priority will be given to the protection for their current recreational uses of the quiet lanes dotted in red on map 4.2 [Norlington Lane, Green Lane, the upper section of Broyle Lane, Potato Lane and the section of Neaves Lane south of the sewage works]. Their appearance as attractive country lanes will be retained and design changes that encourage greater vehicular use or speed will be avoided. Minor development, such as conversion of redundant agricultural buildings to residential or office use or provision of accommodation for essential rural workers, will be permitted. Larger-scale development that would create a material increase in traffic flows, and especially development for employment or leisure purposes that attracted additional large-vehicle traffic incommensurate with the present farm traffic, would discourage recreational use and be contrary to this policy.*



**Map 4.2** *The Ringmer network of quiet lanes referred to in section 4.4 above are shown dotted in red, and the narrow country lanes referred to in section 4.5 below are shown dotted in blue.*

#### 4.5 Access to the local road system

- 4.5.1 Ideally all new larger-scale residential development (20 new homes or more) would have direct access to the main road system (A26/B2192/B2124). Alternatively proposals must demonstrate that the access routes to the main roads via local roads have the necessary additional capacity. Similar requirements apply to new development for employment or leisure purposes attracting comparable levels of additional traffic, particularly additional large-vehicle traffic. Wellingham Lane, Harveys Lane and Moor Lane (shown in blue on map

4.2) are attractive but narrow, partly single track, country lanes that are also important for recreational use and have limited capacity for additional large-vehicle traffic.

4.5.2 This policy is not intended to apply to minor developments such as those outlined in section 4.4 above that will not create material increases in large-vehicle traffic.

**Policy 4.5:** *Proposals for development that would create material increases in traffic flows, and especially development for employment or leisure purposes that will attract material increases in large-vehicle traffic, must have direct access to the main road system or demonstrate that access to the main road system is within the capacity of the local road system. The country lanes dotted in blue on map 4.2 [Wellingham Lane, Harveys Lane and Moor Lane] are considered to have little additional capacity for large-vehicle traffic and are thus unsuitable for new development other than small scale development in accordance with NPPF paragraph 55.*

#### 4.6 Provision of adequate off-road parking

4.6.1 The design of new development must recognise the dependence of village life on private transport and provide adequate off-road parking. Parking spaces must be of sufficient size to accommodate the types of vehicles likely to be attracted. Inadequate parking provision, resulting in on-road parking, creates hazards to public safety, as access for essential vehicles such as ambulances, fire and rescue vehicles and refuse collection vehicles is put at risk, and has been a prominent cause of neighbourhood disputes.

**Policy 4.6:** *All new development in Ringmer must make adequate provision for off-road parking for the numbers and types of vehicles likely to be attracted by the development. Parking for new development in the countryside should be appropriately located or screened to minimise landscape impact. New residential development should include off-road parking provision at the following minimum ratios:*

*1 parking space per 1-2 bed home designed specifically for older residents*

*2 parking spaces per 1-3 bed home*

*3 parking spaces per 4 bed or larger home.*

*Proposals for residential extensions should not reduce off-road parking below these levels. In addition new developments should make provision for off-road visitor parking, in accordance with the scale recommended by East Sussex County Council.*

#### 4.7 Avoidance of light pollution

4.7.1 Light pollution is now recognised as an increasing problem in the countryside, and is evident in Ringmer, despite there being few street lights in the village. Dark night time skies contribute to tranquillity, one of the special qualities of the SDNP. Light pollution consequent upon development is now very evident in some nearby parts of the Weald.

**Policy 4.7:** *New development, especially new development in the countryside, should minimise additional light pollution, through careful design, location and inclusion of mitigation measures if necessary.*

## 4.8 Avoidance of nuisance to neighbours

4.8.1 Apart from on-road vehicle parking, the principal causes of avoidable nuisance to neighbours arising from planning decisions are noise and odours. The key issue is one of balance. The tranquillity of the countryside, especially within the SDNP, should be preserved, but residents and those employed in Ringmer should accept the noise inherent in traditional countryside activities that contribute to rural life or the local economy, such as seasonal sporting activities, church bells ringing on Sundays and for weddings and practices, the occasional mass baying of foxhounds, and agricultural smells when a farmer manures his fields. The interruption of quiet enjoyment of residential property for such occasional activities as country shows and fairs should not be considered to have a significant adverse impact on health or quality of life. However, planning policies and decisions should prevent, or control through conditions, regular or repeated noise and smell nuisances giving rise to significant adverse impacts on the residential amenities, and the health or quality of life, of neighbours.

**Policy 4.8:** Planning policies and decisions should balance supporting sustainable rural activities and development against the need to avoid the creation of noise or other nuisances giving rise to significant adverse impacts on the residential amenities and the health or quality of life of neighbours. In considering applications for large animal facilities or businesses and leisure activities creating excessive noise or odours, great weight should be given to the need to protect neighbours from such adverse impacts.

## Section 5

## Policies for Ringmer's Countryside and Heritage

- 5.1 The countryside in Ringmer
- 5.2 The Plashett Wood SSSI, Plashett Park Farm and Clay Hill Farm
- 5.3 The River Ouse banks between Lower Stoneham and Barcombe Mills
- 5.4 The strategic Green Gap between the Ringmer village and Broyleside settlements
- 5.5 Access to the countryside: public footpaths
- 5.6 Accessible countryside and natural or semi-natural greenspace
- 5.7 Heritage buildings
- 5.8 Archaeological sites in Ringmer
- 5.9 Green corridors, ponds and streams
- 5.10 Maintaining and enhancing biodiversity

### 5.1 The countryside in Ringmer

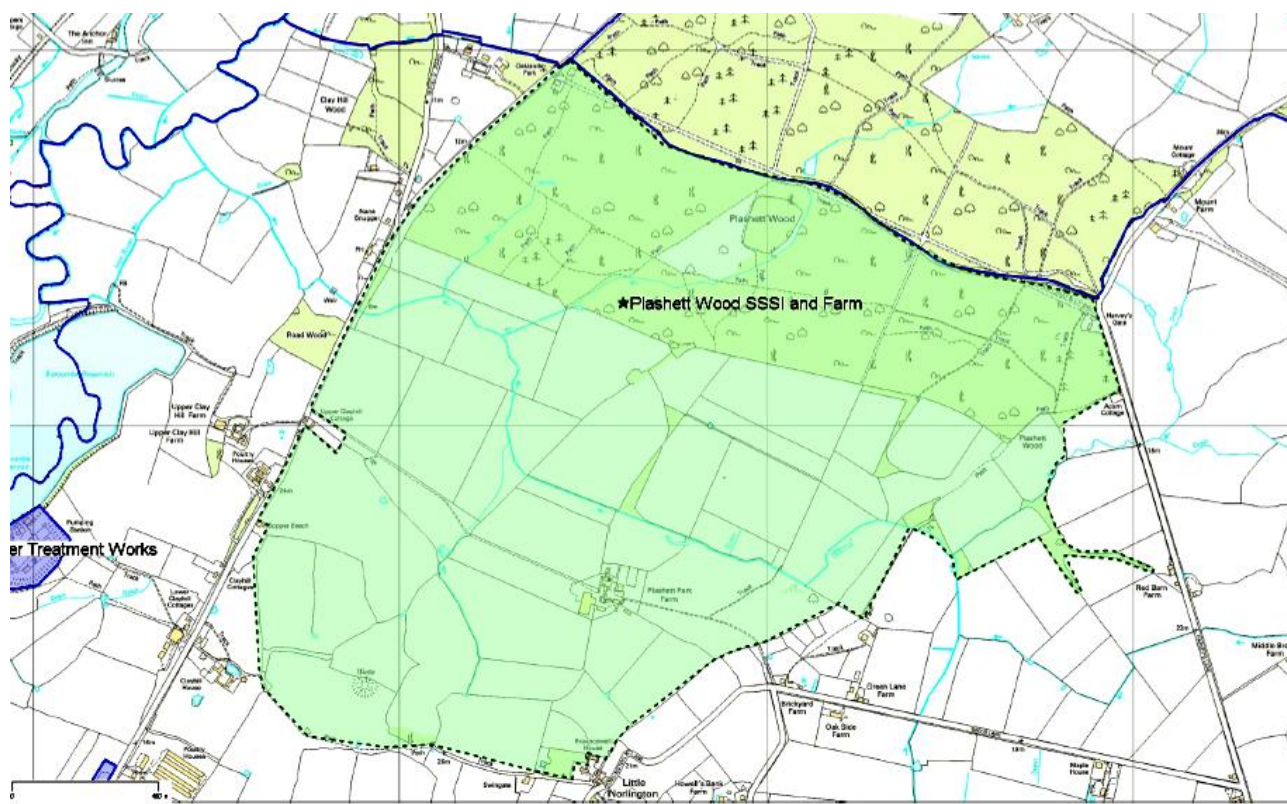
- 5.1.1 Successive local opinion surveys have shown how strongly Ringmer residents value the surrounding countryside. The elongated shape of both Ringmer settlements means that many households have direct views to the countryside. All residents have easy access to it, via an extensive network of public footpaths and quiet country lanes. The highest quality landscape lies in the south, far north and west of the parish. However, the more accessible countryside immediately east and north of Ringmer village and surrounding the Broyleside also makes a substantial contribution to the quality of day-to-day life of village residents. This is a key element in the 'village feel' that is so highly valued. Such countryside, once developed, cannot be replaced. As even relatively ordinary countryside around Ringmer's settlements makes a substantial contribution to the quality of village life, such countryside deserves protection in its own right.

**Policy 5.1:** *Proposals for new development outside planning boundaries that are not in accordance with other policies in this Neighbourhood Plan or other material planning policies, and would have an adverse effect on the countryside or the rural landscape, will not be permitted unless it can be demonstrated that the benefits of the development clearly outweigh the adverse impacts and that they cannot be located on an alternative site that would cause less harm.*

### 5.2 The Plashett Wood SSSI, Plashett Park Farm and Clay Hill Farm

- 5.2.1 The Plashett Wood is ancient woodland designated as an SSSI. To its south lies Plashett Park Farm, a traditionally-farmed mixed farm that was once also part of the Plashett deer park. This farm lies in a gentle valley that retains fingers of ancient woodland stretching from the Plashett Wood, and long established hedgerows with several hundred parkland and hedgerow trees, mostly oaks, at all stages of maturity. To the south-west of Plashett Park Farm lies Clay Hill Farm (formerly called the Plashett), which includes an exceptional listed 16<sup>th</sup> century farmhouse and a motte that is a scheduled ancient monument, believed to have been originally a medieval archiepiscopal hunting lodge. Both Plashett Park Farm and Clay Hill Farm have been accepted into the higher level Stewardship Scheme and show exceptional biodiversity, including many rare and protected species. This whole area has high landscape value. There is public access to this area by three long and well used public footpaths and a new licensed footpath that passes by the Clay Hill motte.

**Policy 5.2:** Any development proposals for the area indicated in map 5.1 must maintain or enhance the integrity of this highly valued and richly biodiverse Wealden ancient woodland and parkland landscape.

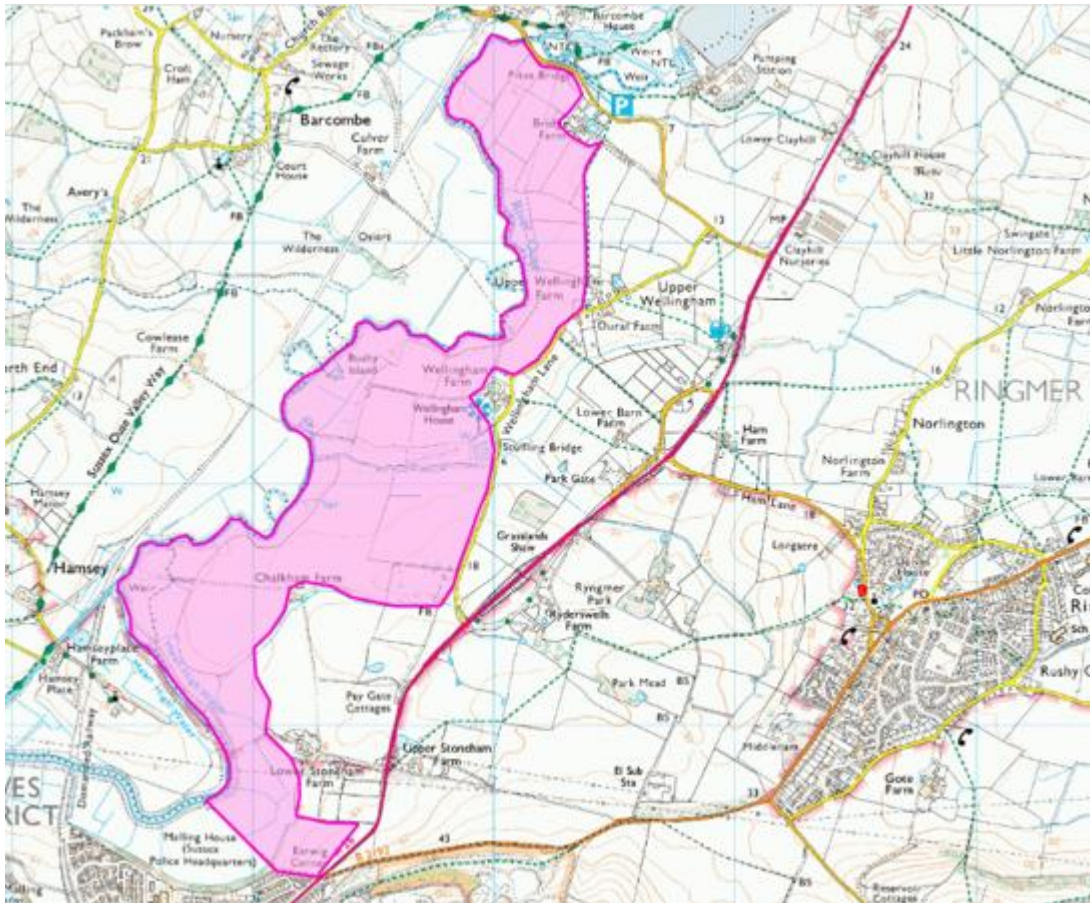


**Map 5.1** Plashett Wood SSSI, Plashett Park Farm & Clay Hill Farm protected area

### 5.3 The River Ouse bank between Lower Stoneham and Barcombe Mills

5.3.1 There is good public access to the east bank of the River Ouse from Malling Recreation Ground, Lewes, to Lower Stoneham and Chalkham Farms, and also at, and up-river from, Barcombe Mills. The section of the river bank upstream from Barcombe Mills, heavily used for recreational purposes, is within Barcombe parish but is served by a car park within Ringmer parish. The section of the river bank in Ringmer parish between Chalkham Farm and Barcombe Mills also has high potential for recreational use, and has been used for recreational purposes in the past, but public access has been lost. Creating new public access to the river bank between Chalkham Farm and Barcombe Mills would link the two existing sections with access and could sustain limited new commercial development at Barcombe Mills to serve users of the longer distance recreational route so created. Agreements with landowners will be sought to achieve access for recreational purposes to the east bank of the River Ouse between Chalkham Farm and Barcombe Mills.

**Policy 5.3:** Development of measures that encourage recreational or tourism use of the River Ouse bank between Chalkham Farm and Barcombe Mills will be supported, provided that the rural beauty of the area shown in map 5.2 is conserved or enhanced, and that appropriate measures are taken to mitigate any detrimental impacts.



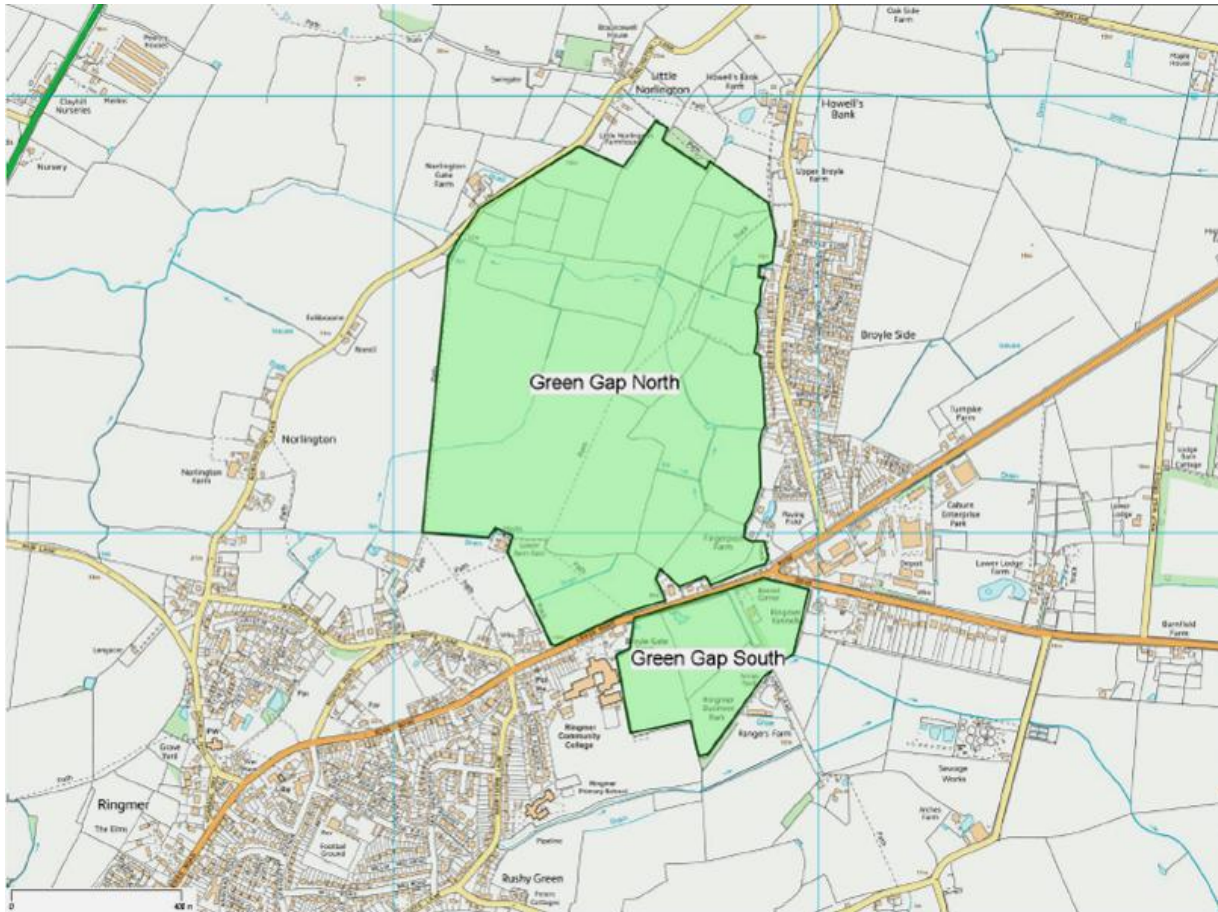
**Map 5.2** The protected area along the Ringmer side of the River Ouse

#### 5.4 The strategic Green Gap between the Ringmer village and Broyleside settlements

5.4.1 The Ringmer village settlement already straggles along the B2192 for a distance of almost 2 km (1.2 miles). Development in the strategic Green Gap between the settlements of Ringmer village and the Broyleside would result in a continuous run of buildings from Paygate to Neaves Lane (B2124), the Caburn Enterprise Park (B2192) and Broyle Close (Broyle Lane). This would represent a continuous built up area of over 3 km (2 miles) along Ringmer’s principal access roads, and would destroy the essential ‘village feel’ of Ringmer that is so important to the village community. Any continuous built up area of this extent would feel like a town.

**Policy 5.4:** *To maintain the separation between the two Ringmer settlements of Ringmer village and the Broyleside, development or change of use in the strategic Green Gap between the settlements identified in map 5.3 will be permitted only when the development or use preserves the openness, separation and character of the countryside.*





**Map 5.3** The protected strategic Green Gap between Ringmer village and the Broyleside

**5.5 Access to the countryside: public footpaths**

5.5.1 Ringmer benefits from an extensive network of very well used public footpaths, supplemented by a smaller number of licensed footpaths open to the public. These make a substantial contribution to the community’s leisure and well being. The footpaths have been well maintained by voluntary efforts through the Ringmer Ramblers, with assistance from the parish council. A guide book to Ringmer’s footpath network has been published by the parish council for the benefit of residents, and the accessibility of key footpaths has been improved by a rolling parish council programme replacing stiles with kissing gates. However, there is relatively limited public footpath access to the part of the parish within the SDNP. The Lewes District Informal Open Spaces Study (2005) noted that there were no greenways in Ringmer parish, but that this was compensated by the public footpath network being fairly extensive. The study also noted (a) that local opinion considered more public footpaths were required; (b) it was important that the public footpath network was maintained as fully accessible and in good repair; and (c) that there was a need to address the issue of green travel within the parish, and between Ringmer and Lewes.

**Policy 5.5:** Ringmer’s public footpath network will be maintained and if possible further improved through the creation of new licensed footpaths. Enhanced access to the SDNP will be particularly encouraged.

## 5.6 Accessible countryside and natural or semi-natural greenspace

- 5.6.1 The Lewes District Informal Open Spaces Study (2005) noted that there was very little accessible open countryside within Ringmer parish, but that provision of accessible countryside was nevertheless considered adequate by residents, because there was good access to open Downland in the neighbouring parishes of Lewes and Glynde via the Ringmer public footpath network. However, this study also noted that there was no natural or semi-natural greenspace accessible to the public in Ringmer parish. The benchmark for neighbouring parishes was 2.3 ha per 1,000 population. Neither the Natural England 300m standard nor the Natural England 20 ha standard was met for much of Ringmer. There has been no improvement since this study was carried out. To meet this benchmark over 10 ha of natural or semi-natural greenspace would be needed for the current Ringmer population, plus additional greenspace for any additional population.
- 5.6.2 Ringmer community orchard was planted in December 2005 in response to the Ringmer Village Plan. It was created and is maintained by a local community group, with support from a range of voluntary, charitable and public sector bodies. It is used very successfully as an educational resource by local schools and the annual fruit crop is made available to the local community. Proposals are now being developed to acquire or create a community woodland in Ringmer parish, to be managed in accordance with the same principles.

**Policy 5.6:** *Appropriate proposals to develop sufficient accessible natural or semi-natural greenspace, including a community-managed woodland, in Ringmer parish to meet the needs of the present population, and any future increase in population, will be supported.*

## 5.7 Heritage buildings

- 5.7.1 Ringmer church is a grade 1 listed building, and there are an additional 48 buildings and structures listed at grades 2\* and 2. However, there has been no formal or systematic review of Ringmer's listed buildings since the list was first created in the 1960s, and the present list contains a number of uncorrected errors. Studies of Ringmer's history since the list was created have identified a number of buildings listed as grade 2 that have unusual and unrecognised features that justify listing at a higher level. They have also identified a substantial number of buildings and structures that meet in full the English Heritage criteria for listing but are currently unprotected [appendix B]. This information must be considered alongside the present English Heritage list to enable the local planning authorities considering development proposals in Ringmer to conform to the policies of NPPF paragraphs 126-141.

**Policy 5.7:** *The English Heritage list of Ringmer's listed buildings requires systematic review. Until such review has been completed, the heritage buildings listed in appendix B as apparently meeting English Heritage criteria for formal listing will be treated as additional Ringmer heritage assets for the purposes of NPPF paragraphs 126-141.*

## 5.8 Archaeological sites in Ringmer

- 5.8.1 Ringmer's principal contribution to the archaeology of Sussex lies in its extensive medieval potteries. From the 11<sup>th</sup> to the 13<sup>th</sup> or 14<sup>th</sup> centuries Ringmer produced very large quantities of domestic ware that was marketed over a large area of Sussex. In the 15<sup>th</sup>-17<sup>th</sup> centuries the emphasis changed to the production of tiles and then bricks. A better understanding of the typology and chronological sequence of Ringmer domestic ware would make a substantial contribution to understanding the archaeology of Sussex. The industry was based around Ringmer Green and in Norlington, but historical evidence indicates that its epicentre was the fields along the north-east side of Bishops Lane. This is supported by place name evidence and by the substantial amounts of medieval pottery sherds evident whenever land here is disturbed.
- 5.8.2 From its proximity to the intensive Bronze Age and Romano-British settlements on the Caburn chalk downland and Malling Hill, it is inevitable that there will have been pre-Saxon occupation of the surrounding area that is now Ringmer parish. Until very recently rather little evidence for such occupation had been found, except for two pre-Christian Saxon cemeteries near Earwig Corner and Mill Plain associated with as yet unidentified settlements. However, a small Romano-British site has recently been reported in the Broyle area and a large and exciting Roman settlement site has very recently been discovered in western Ringmer, near Wellingham.

**Policy 5.8:** *New development in Ringmer will need to take account of the rich heritage of the parish and in particular archaeological remains associated with the regionally important medieval pottery industry. Proposals for development in Ringmer must be designed to take account of the historic character of the parish and seek to conserve and enhance heritage assets, including buried archaeological remains, in a manner proportionate to their significance and the scale of the development. Proposals for development likely to impact on heritage assets with archaeological interest, and in particular those likely to be associated with the medieval pottery industry (for information contact the Historic Environment Record: [county.her@eastsussex.gov.uk](mailto:county.her@eastsussex.gov.uk)), must be accompanied by appropriate assessment and field evaluation.*

## 5.9 Green corridors, ponds and streams

- 5.9.1 Ringmer is privileged to have some important green areas, teeming with wildlife, within the developed areas of the village. These include the village green and its pond; the nature reserve area of Cheyney Field, also including a pond; the old churchyard and woodland adjoining the new churchyard, also including a pond; the grounds of Delves House, with a large pond; and a number of small but important informal woodland plots and fringes. In some estate areas former hedgerows and hedgerow trees have survived, through tree preservation orders and by their use as boundaries. In other areas new green corridors have been created as part of residential or employment developments. Streams draining into the Ouse or Glynde Reach are important for wildlife in the countryside. These features allow wildlife to pass between suitable habitats within the developed areas and the open countryside, give garden and field birds access to most Ringmer gardens, and make an important contribution to 'village feel'.

**Policy 5.9:** Existing green corridors, ponds, streams and other important wildlife habitats within development boundaries will be maintained and enhanced, and where appropriate new green corridors will be included within new development sites. Where a new development site intervenes between open countryside and an existing wildlife habitat in a developed area, new green corridors will be required to allow passage of wildlife.

## 5.10 Maintaining and enhancing biodiversity

5.10.1 NPPF paragraph 7 identifies maintaining and improving biodiversity as one of the three pillars of sustainable development, while paragraph 118 adds that opportunities to incorporate features promoting biodiversity within new developments should be encouraged. Natural England responded to the consultation on the draft Neighbourhood Plan by proposing that an overall gain in biodiversity should be a requirement for all development proposals.

5.10.2 Ringmer contains a variety of scarce and unusual habitats, subject to careful management in the interests of wildlife. Immediately adjacent to the parish boundary, and separating Ringmer from the town of Lewes, is the Lewes Downs SAC. This has resulted in excellent biodiversity, and surviving habitats for rare and protected species. Ancient and long-standing hedgerows, many hedgerow trees (including some veteran trees), wide roadside verges, ponds, streams and wetlands all contribute to the maintenance of biodiversity. Residential gardens, especially medium sized and larger gardens including garden ponds, can also play an important part.

**Policy 5.10:** All development proposals should consider their impact on biodiversity, and include provisions to ensure that overall biodiversity is at least maintained, and where possible enhanced.

## Section 6 Policies for Employment in Ringmer

- 6.1 Employment in Ringmer
- 6.2 Agriculture, horticulture and woodland management
- 6.3 Retail facilities in Ringmer
- 6.4 Services for elderly & disabled people
- 6.5 Education providers
- 6.6 Tourism and leisure activities

### 6.1 Employment in Ringmer

- 6.1.1 Key Principle 2 seeks to improve Ringmer's sustainability by enhancing local employment opportunities in a range of employment sectors. Enhanced local employment will be supported by maintaining and improving current employment sites, and providing a supply of new employment sites sufficient to meet demand.

**Policy 6.1:** *This Neighbourhood Plan will ensure that there are sufficient suitable employment sites available to support economic growth throughout the planning period. These will include major employment sites, minor sites, retail sites, and sites for service, leisure and tourism provision. This requirement will be met as follows.*

- (a) *By seeking to retain or develop for employment use the major business, retail, service and leisure employment sites listed in appendix C. Conversion to other uses will be resisted unless there is clear evidence that the use of the sites for employment purposes has become unviable or it is necessary to achieve environmental gains. Appendix C includes provision for more than sufficient new employment land in major sites to meet the anticipated level of demand over the plan period. The new sites identified may come forward for development at any stage within the Neighbourhood Plan period providing that key infrastructure requirements affecting the site have been met.*
- (b) *By the more intensive use of the existing major employment, retail, service and leisure sites listed in appendix C. Proposals for the more intensive use of these sites, and the upgrading of their facilities, will be supported providing they are in conformity with the general planning policies for Ringmer [section 4].*
- (c) *By supporting proposals for the conversion to employment use of suitable redundant agricultural buildings providing they are in conformity with the general planning policies for Ringmer [section 4].*

### 6.2 Agriculture, horticulture and woodland management

- 6.2.1 Direct Ringmer employment in agriculture now represents only about 1% of the adult population of the parish, though there is additional employment as contractors and in businesses serving the agricultural economy. However, this sector makes a disproportionate contribution to the local and national economy due to its high productivity. NPPF paragraph 112 requires that the best and most versatile agricultural land, defined as land in grades 1, 2 and 3a of the agricultural land classification, should be retained for food production wherever possible. This is an important consideration when international bodies project substantial increases in world food prices well within the plan period. The most productive land in Ringmer has been identified by experienced farmers as the fertile and

productive arable that sits below the scarp of the Downs (entirely within the SDNP), the greensand belt that runs across the centre of the parish (which lies outside the SDNP) and the alluvial land along the River Ouse and Glynde Reach (partly within and partly outside the SDNP).

- 6.2.2 Some important Ringmer farms gain significant income from their contribution to the environment, supported by public investment through their participation in landscape stewardship schemes. Some successful local food marketing initiatives demonstrate the potential for added value arising from local food networks, and there are examples of successful diversification schemes. Local employment in both medium and small businesses involved in the management of woodland, trees and hedgerows and the production and marketing of timber products is higher than direct employment in agriculture, equivalent to about 3% of the adult population of the village, and reflects Ringmer's rural service centre role.

**Policy 6.2:** *To maintain a productive countryside:*

- (a) *The best and most versatile agricultural land, and countryside accepted for participation in landscape stewardship schemes, will be retained for productive agricultural use. Proposals for change of use will be permitted only in exceptional circumstances in which there is clear evidence of community benefit that could not be delivered at an alternative site on lower quality agricultural land or land of lower landscape value.*
- (b) *Proposals for new buildings required to improve agricultural production or for better woodland management will be supported providing that they are in conformity with the general planning policies for Ringmer [section 4].*
- (c) *Proposals for farm diversification or that contribute to the development of local food networks will be supported providing that they are in conformity with the general planning policies for Ringmer [section 4].*
- (d) *Proposals to return unproductive land to productive agricultural use, to woodland or to countryside uses of value to the community will be supported. However, the fact that potentially productive land has been neglected or otherwise allowed to become unproductive, will not be considered a positive factor when considering proposals for residential or employment development.*

### 6.3 Retail facilities in Ringmer

- 6.3.1 There are a good range of retail services available in Ringmer, including many independent retailers. As a rural service centre, Ringmer provides retail facilities and services for all Ringmer residents (including those from the Broyleside and the rural parts of the parish, where there are very few facilities) and for others from Lewes and a wider rural area. Customers include those employed in Ringmer and students attending Ringmer Community College. These additional customers contribute importantly to the viability of many Ringmer shops and services. The majority of these retail facilities and services are provided from the core retail area in Ringmer village, centred around the Ringmer Shopping Precinct, though agricultural suppliers Ernest Doe & Son are located in the Broyleside and there are others, including Chandlers Building Supplies and Goldcliff Garden Centre, in the rural parts of the parish. Provision of adequate, convenient and affordable car and cycle parking close to retail facilities is an essential support for Ringmer's rural service centre role.

**Policy 6.3:** *The core retail area in Ringmer village (employment site EMP1 in appendix C) will be retained for predominantly retail, service, office and leisure uses. Parking facilities in the immediate area are crucial to the viability of this site: the number of spaces should be maintained or increased, and their management should prioritise shoppers and service users. Additional development or redevelopment within this area will be supported providing that it meets the following criteria:*

- (a) *It maintains or increases the number or quality of employment opportunities in Ringmer.*
- (b) *It improves the variety or quality of retail or other services available in Ringmer.*
- (c) *The traditional “village” appearance of the buildings fronting Lewes Road and the Village Green (within the Ringmer Conservation Area) is conserved.*
- (d) *The development is in conformity with the general planning policies for Ringmer [section 4].*
- (e) *Parking provision is maintained to at least its present level.*

## **6.4 Services for elderly & disabled people**

6.4.1 East Sussex has a high proportion of elderly residents, and this is reflected in Ringmer. The proportion of people of retirement age, and in particular the proportion of the very elderly, is predicted to increase steadily throughout the period to 2030. While many elderly people will continue to live independently, with support, others will require residential care. East Sussex also has the usual proportion of younger residents with disabilities requiring support or residential care. Support to those living independently and residential care both provide a significant and growing number of employment opportunities.

6.4.2 Ringmer has two private sector care homes, and a smaller home to support younger adults with major disabilities. A 2012 planning application for a new 60-bed care/nursing home on the site of a former county council care home was supported by Ringmer parish council and has been approved. It is likely that both the requirement for such facilities in Ringmer and the need for support for those wishing to continue living in their own homes, including in sheltered accommodation, will grow during the period to 2030.

**Policy 6.4:** *The provision of care and nursing homes within Ringmer should be maintained to at least its 2010 level (prior to the closure of 39 Harvard Road) and additional provision for older residents will be required. Conversion of extant care premises or the site at 39 Harvard Road to residential or other use will be resisted unless equivalent alternative facilities are provided elsewhere in Ringmer village or their redundancy is established. Proposals for new provision for the elderly & disabled will be supported provided that they are within the Ringmer village planning boundary and in conformity with the general planning policies for Ringmer [section 4].*

## **6.5 Education providers**

6.5.1 Ringmer Community College, which gained Academy status in 2011, has been outstandingly successful as an educational institution. The College serves a wide area, with only a small minority of its students resident in Ringmer itself. It has expanded considerably in recent years, including the addition of post-16 studies. Ringmer Primary School and Nursery School serve primarily the Ringmer community, and operate on a smaller scale, though these educational sectors are experiencing growing demand. These educational services are important Ringmer employers.

**Policy 6.5:** Further development of Ringmer Community College within its site, and expansion of associated recreational activities onto the adjoining site RG3 allocated for recreational use in the 2003 Lewes District Local Plan, will be supported, subject to the conditions below.

- (a) Sustainable travel planning, including new and safer road traffic and pedestrian access to the College is provided.
- (b) Negative impact on the landscape is avoided by any new buildings or car parking being sited behind (south of) the existing College buildings.
- (c) Any new parking necessary is accommodated off-road and does not intrude into the wider landscape. New parking should not compromise the strategic Green Gap [policy 5.4].
- (d) The proposals are in conformity with the general planning policies for Ringmer [section 4].

## 6.6 Tourism and leisure activities

6.6.1 The Glyndebourne Opera House is located on the southern parish boundary, within the SDNP, and is a major source of local employment. Other organisations that bring significant visitor inflows to Ringmer are the Raystede animal rescue centre (also an important local employer), the East Sussex Gliding Club, the Southdown Hunt, local facilities for rural and country sports, the country pubs within the parish and Bentley Wildfowl & Motor Museum, which lies immediately north of the Ringmer parish boundary but is accessed mainly via Harveys Lane. There is a public car park at Barcombe Mills to facilitate leisure use of the River Ouse and its banks.

6.6.2 There is no hotel in Ringmer parish: such accommodation is available in Lewes (3 miles), Halland (2 miles) and Little Horsted (3 miles) and past attempts to establish hotels in Ringmer have not been successful. Ringmer does not offer suitable countryside locations for roadside motel-style development, as such development would be damaging to the landscape and would cause excessive light pollution. There are providers of self-catering holiday accommodation in the parish, and bed and breakfast accommodation is usually available, though such businesses have tended to be transient, with no long-established providers. There is a seasonal site for touring caravans by the A26 at Clay Hill and a recently-opened second camping site on Green Lane.

**Policy 6.6:** Development of employment opportunities relating to tourism and leisure at existing sites will be encouraged, and development of new opportunities at new sites will be supported, providing that they meet the following criteria:

- (a) The new opportunities will generate new employment and/or will provide health-promoting outdoor activities that compensate for any loss of agricultural production.
- (b) The development is in conformity with the general planning policies for Ringmer [section 4].



- 7.1 Total new housing numbers in Ringmer to 2030**
- 7.2 Affordable housing numbers and types**
- 7.3 Housing for families with a local connection**
- 7.4 Distribution of new housing within Ringmer parish**
- 7.5 Priorities in selecting residential development sites**
- 7.6 Conversion of redundant agricultural buildings to residential use**
- 7.7 Scale of new residential developments**
- 7.8 Phasing of new residential development to 2030**
- 7.9 Sites selected for development within Phase 1, 2010 to 2015**
- 7.10 Sites selected for development within Phase 2, 2016 to 2024**
- 7.11 Sites selected for development within Phase 3, 2025 to 2030**

### **7.1 Total new housing numbers in Ringmer to 2030**

- 7.1.1 A housing target in a Neighbourhood Plan must be compatible with higher level policies in national planning legislation and strategic policies in the relevant Local Plan. The target adopted in a Neighbourhood Plan may be equal to or higher (but not lower) than the number in the corresponding Local Plan [NPPF paragraph 184]. This Neighbourhood Plan is being developed in parallel with the Lewes District Core Strategy (Local Plan part 1). The proposed Lewes District submission Core Strategy has been published for formal consultation (PSCS), and re-published with focused amendments (PSCSFA). Both have been consulted on, but it has not yet been examined or adopted. As the relevant Core Strategy policies on housing numbers may be challenged at examination, the Core Strategy presently carries some, but limited, weight. The 2003 Local Plan that remains in force contains no saved NPPF-compliant policies relevant to this issue. The Ringmer Neighbourhood Plan is currently intended to cover the same period as the Core Strategy, 2010-2030.
- 7.1.2 The PSCS and the PSCSFA both include a target (Spatial Policy 2) of 220 for the minimum number of new houses to be developed in Ringmer in the period to 2030, with their sites proposed, subject to conditions, to be allocated by the Neighbourhood Plan. The PSCS and PSCSFA differ, insofar as Ringmer is concerned, in that the PSCS omitted any allowance for new housing to be delivered on the site at Caburn Field, Ringmer, a site within the Ringmer village planning boundary identified for residential development, subject to conditions, as site RG1 in the 2003 Local Plan. Site RG1 was omitted because it was believed not to be available. The PSCSFA reinstates site RG1, in the belief that it has now become deliverable in the short term. Evidence collected during the development of this Neighbourhood Plan indicates that the latter conclusion is incorrect, because a key condition, the identification of an alternative suitable and deliverable football field for Ringmer F.C., has not been met. However, the Caburn Field might, on present evidence, be considered as developable within the Neighbourhood Plan period.
- 7.1.3 The overall Ringmer housing target identified in this Neighbourhood Plan has thus been based on a range of considerations. These include the Vision in the PSCS for new residential development in the rural areas of the Low Weald (including Ringmer), which has been published and consulted on, and has not been challenged, so carries considerable weight; the quantity of housing required to meet Ringmer's own needs, identified in this Neighbourhood Plan (see appendix A); and the level of new housing acceptable to

Ringmer residents, an important consideration for a Neighbourhood Plan. The target will also deliver an amount of new housing compatible with the PSCS and PSCSFA.

**Policy 7.1:** *The minimum number of new housing units planned for Ringmer parish in the period 2010-2030 shall be 240. This Neighbourhood Plan will allocate sites for this new housing, specify appropriate timing for their delivery and identify a maximum appropriate scale for individual village developments (policies 7.7-7.11).*

## 7.2 Affordable housing numbers and types

7.2.1 The following definition of affordable housing is taken from appendix 1 (Glossary) of the PSCS.

**“Affordable housing** – housing provided by a council or housing association which is available below the market cost level. This can include homes rented at rent levels at approximately 50% of the local market level (social rented), homes rented at affordable rent levels at approximately 80% of the market rent (affordable rent), homes that are sold as a part buy/part rent (shared ownership) or homes that are sold as a part equity purchase (shared equity).” The last two categories are together referred to as intermediate housing.

7.2.2. It is widely recognised that there is a shortage of affordable housing in rural communities and the Ringmer Village Plan Strategy for Residential Development (2009) identified that there was a shortage of such housing in Ringmer. There was a particular shortage of affordable housing to rent but, as proposed in PSCS core policy CP1, and in accordance with the views of Ringmer residents collected for this Neighbourhood Plan, a proportion of the new housing should be intermediate housing. The level of affordable housing to be sought in new market developments under policy CP1 is considered appropriate for new development in Ringmer (see appendix A).

7.2.3 Affordable housing can be provided:

- (i) Through the affordable housing component of market developments;
- (ii) Through development of small sites identified for affordable housing only;
- (iii) Through identification and development of exception sites for affordable housing.

**Policy 7.2:** *The 240 housing units to be developed in Ringmer to 2030 should include at least 80 affordable units. Affordable housing within market developments should be indistinguishable in design and quality from comparable market housing and should be “pepper-potted” within the development. New housing developed under policy 7.3 below will be included within the affordable housing target. Where new affordable housing is included within a market development majority of the new units shall be 2-bed or 3-bed houses suitable for young families. In other respects provision of affordable housing sought in new market housing developments will be in accordance with the policies of the local planning authority once the Lewes District Core Strategy (Local Plan part 1) has been approved. If this Neighbourhood Plan is adopted in advance of the Core Strategy, then for the period up to the adoption of the Core Strategy the proportion of new affordable housing sought will be 1 unit for new developments of 3-4 units, 2 units for new developments of 5-7 units, 3 units for new developments of 8-9 units and 40% for new developments of 10 units or more.*

### 7.3 Housing for families with a local connection

- 7.3.1 The present models for intermediate housing, such as shared equity housing, have significant issues making them less than ideal for meeting the aspirations of their target buyers. The benefits from improvements and good maintenance, and the consequences of neglect, are shared with the Housing Association. There is a particular concern that the increase in Housing Association rents to the new 'affordable' rents (80% of market housing rents) will affect the viability of this model. Appendix E proposes an alternative model, in which the purchaser acquires a 100% interest in the house, but only a shared interest in the land on which it stands. This model is intended to be attractive both to the landowner providing the land, who receives a higher return than for normal affordable housing, and to the purchasers, envisaged as first-time buyers with a local connection who would not otherwise be able to afford housing in Ringmer.

**Policy 7.3:** *A proposal based on the model outlined in appendix E will be developed and tested for suitability for a new form of affordable housing for local people. Such housing will qualify for inclusion in exception site developments.*

### 7.4 Distribution of new housing within Ringmer

- 7.4.1 The PSCS proposes that the normal level of new housing for a rural community such as Ringmer village, classified in the Rural Settlement Review as a 'rural service centre', should be 100+ new units. For a 'local village' with few services, such as the Broyleside, the normal level of development to be expected is proposed as 10-30 new units [PSCS paragraph 6.8]. Only limited development is envisaged in the rural areas, principally to make provision for rural workers; through the conversion to residential use of redundant agricultural buildings; and through the provision of new affordable housing on exception sites.
- 7.4.2 To meet the Ringmer target of 240 new units proposed in policy 7.1 above, Ringmer development would have to be significantly above the levels indicated above. In addition, if a reasonable proportion of this development is to be delivered in the first phase of the Neighbourhood Plan, prior to the upgrading of the Ringmer sewage works, it will have to include a significant level of development at rural sites that do not connect to this sewage works. Recent changes to national policy on development in rural areas are expected, on the basis of consultations with local landowners, to result in the delivery of an appropriate number of new rural housing units during this initial phase.

**Policy 7.4:** *The new housing to be developed in Ringmer to 2030 will be divided between Ringmer village, the Broyleside and the rural areas of the parish as follows. About 160 new units will be accommodated in Ringmer village, including within extensions to the current Ringmer village planning boundary. About 40 new units will be added to the Broyleside, mainly within an extension to the current Broyleside planning boundary. About 40 new units (including affordable housing units on exception sites) will be developed in the rural parts of the parish.*

## 7.5 Priorities in selecting residential development sites

7.5.1 Potential sites for new residential development fall into a number of categories:

- Redundant buildings to be converted to residential use from other uses
- Previously used sites within the existing Ringmer village and Broyleside planning boundaries
- Greenfield sites within the existing Ringmer village and Broyleside planning boundaries
- Previously used sites in the countryside
- Greenfield sites adjoining the existing Ringmer village and Broyleside planning boundaries
- Greenfield sites in the countryside

In identifying the housing sites needed to accommodate necessary new residential development in Ringmer parish, priority will be given to new development on suitable and available sites that fall into the first four categories above. As there are likely to be insufficient sites in these categories, some additional greenfield sites adjoining the existing Ringmer village and Broyleside planning boundaries will also need to be allocated for residential development during the planning period. Proposals for the development of other greenfield sites in the countryside will be supported only in exceptional circumstances.

**Policy 7.5:** *Priority in allocating sites for new residential development will be given to redevelopment of previously used land, development on other land within the existing Ringmer village and Broyleside planning boundaries and conversions of existing redundant buildings from other uses. The Ringmer village and Broyleside planning boundaries will be extended to accommodate new housing on greenfield sites only when, and to the extent that, the housing required cannot be accommodated within sites in the first four categories above. Proposals for residential development at other greenfield sites in the countryside will be permitted only for affordable housing on exception sites or when in full accordance with policies in NPPF paragraph 55.*

## 7.6 Conversion of redundant agricultural buildings to residential use

7.6.1 The conversion of redundant agricultural buildings to residential use is permitted in principle by NPPF paragraph 55. Such conversions no longer require planning permission provided that specified conditions are met under the 'prior approval' process, except in the parts of Ringmer within the SDNP. Such developments can make a useful contribution to rural housing, though their location may result in them being relatively unsustainable. Applications for conversions of redundant agricultural buildings that do not qualify as permitted development, including those within the SDNP, will be supported providing they meet the conditions below.

**Policy 7.6:** *Conversion of redundant agricultural buildings to residential use within the parts of Ringmer parish within the SDNP, or conversion of such buildings in areas of the parish outside the SDNP when the development does meet the criteria for permitted development subject to prior approval, will be supported provided that the conditions below are met:*

*(a) The buildings make a positive contribution to the landscape, are traditional in form and have useful remaining life; and*

*(b) The location of the buildings is appropriate for residential use, and the proposal is in conformity with the general planning policies for Ringmer [section 4].*

## 7.7 Scale of new residential developments

- 7.7.1 Development scale is a crucial factor in village developments. In a village such as Ringmer well-designed and appropriately-sited new developments of up to 5 units normally attract little concern. Similarly appropriate developments of 10-30 units will, depending on their location and design, often prove acceptable. It must be recognised that larger developments will generally have a substantial negative impact on the village as a whole, and would be completely inappropriate for a local village such as the Broyleside. Large developments of 100 units or more are inappropriate in any village setting.

**Policy 7.7:** *All new proposals for development within or extending the village planning boundaries should respect the village scale. Only developments that respect the village scales appropriate to Ringmer village or the Broyleside will be permitted. If an area of land is identified for development that will accommodate more than 30 units, then it should be developed progressively rather than as a single large estate-style development.*

## 7.8 Phasing of new residential development to 2030

- 7.8.1 New development at a steady rate throughout the Neighbourhood Plan period will be less disruptive to village life, and has the potential to sustain relevant aspects of the local economy. Intermittent large scale development is of little local economic benefit and is much more disruptive to the village community. Residents almost unanimously supported the proposal that residential development in Ringmer should progress at as constant a rate as possible throughout the Neighbourhood Plan period. However, infrastructure constraints that are likely to take some years to resolve [see section 9, especially sections 9.1, 9.6 & 9.10] constrain the delivery of new housing during the first phase of this Neighbourhood Plan. This applies especially to new housing units connected to the Ringmer sewage works.

**Policy 7.8:** *The Neighbourhood Plan will aim to ensure that residential development in Ringmer to 2030 is phased to allow as steady a rate of development as is consistent with economic circumstances, the overall delivery of the planned target for new housing and the availability of key infrastructure. A total of 50 new units for development by 2015 (phase 1) are identified in section 7.9 below, including some countryside sites that will not connect to the Ringmer (Neaves Lane) sewage works. A further 120 housing units, identified in section 7.10 below, will be developed in the period 2016-2024 (phase 2). Any unexpected delay in the provision of the key infrastructure required [see sections 9.1, 9.6 & 9.10] will necessarily be matched by a delay in the start of phase 2. Sites for the final 70 housing units to be delivered within the period 2025-2030 (phase 3) are identified in section 7.11 below.*

## 7.9 Sites allocated for development within Phase 1, 2010 to 2015

- 7.9.1 Sufficient sites are allocated below in policy 7.9 to enable delivery of a total of 50 new housing units in Ringmer parish in phase 1 of this Neighbourhood Plan (2010-2015). The current Ringmer village and Broyleside planning boundaries will be maintained for this phase. The number of units allocated below (81) exceeds the target number for delivery to ensure that sufficient allocations are made for this early target to be met, without exceeding the capacity of key infrastructure prior to essential improvements [see section 9, especially sections 9.1, 9.6 & 9.10].

**Policy 7.9:** The following sites are allocated for residential development in phase 1(2010-2015):

**Sites within the Ringmer village planning boundary (30):**

Built, building or with planning permission (5)	
Westbourne, Lewes Road (12)	RES1
East of Little Manor, Vicarage Way (5)	RES2
North-west and south-east of Anchor Field (8)	RES3

**Sites within the Broyleside planning boundary (11):**

Built, building or with planning permission (2)	
Careys Cowshed, Broyle Lane (3)	RES4
Parcels of land at Broyle Close (6)	RES5

**Sites in the rural areas of Ringmer parish (22):**

Built, building or with planning permission (15)	
Upper Broyle farmhouse, Broyle Lane (1)	RES6
Downsview Farm, farmhouse and herd manager's cottage (2)	RES7
Holfords Cottages, Norlington Lane (2)	RES8
Red Barn Farm barn conversion (1)	RES9
Lower Mount Farm (1)	RES10

**Exception site developments in Ringmer parish (18):**

Built, building or with planning permission (4)	
Neaves House Paddock (6)	RES11
Lower Lodge Farm (8)	RES12

The sites are identified in greater detail in appendix F.

## 7.10 Sites allocated for development within Phase 2, 2016 to 2024

7.10.1 Sufficient sites are allocated below in policy 7.10 to enable delivery of at least a further 120 new housing units in phase 2 of this Neighbourhood Plan (2016-2024). This will require the extension of the Ringmer village and Broyleside planning boundaries at the start of phase 2 to include some adjacent greenfield sites allocated for development. The extension of the Ringmer village and Broyleside planning boundaries, and the allocation of any phase 2 countryside sites that will be connected to the Ringmer sewage works, is planned for 2016 but will if necessary be deferred until delivery of the key infrastructure requirements can be ensured in time for their completion. The total number of new housing units that can be delivered on the sites allocated for development in phases 1 & 2 combined (220) exceeds the target number for delivery in phases 1 & 2 (170), to ensure that sufficient allocations are made for the delivery target to be met.

**Policy 7.10:** The following sites are allocated for residential development in the period 2016-2024. The start of phase 2 in 2016 is contingent on the expected timetable for the delivery of key infrastructure elements [see sections 9.1, 9.6 & 9.10] being met. The planning boundaries for Ringmer village and the Broyleside will be adjusted to include the additional greenfield land shown in map 7.1 and map 7.2 respectively at the start of this phase.

**Allocations (above 50) carried forward from phase 1 (31)**

**Sites within the extended Ringmer village planning boundary (95):**

<i>Diplocks Business Park redevelopment as mixed use (12)</i>	<i>RES13</i>
<i>Behind Old Forge Pine (20)</i>	<i>RES14</i>
<i>Bishops Field stages 1 &amp; 2 (50)</i>	<i>RES15</i>
<i>Chapters garden, Bishops Lane (4)</i>	<i>RES16</i>
<i>Sunnymede Garden, Norlington Lane (9)</i>	<i>RES17</i>

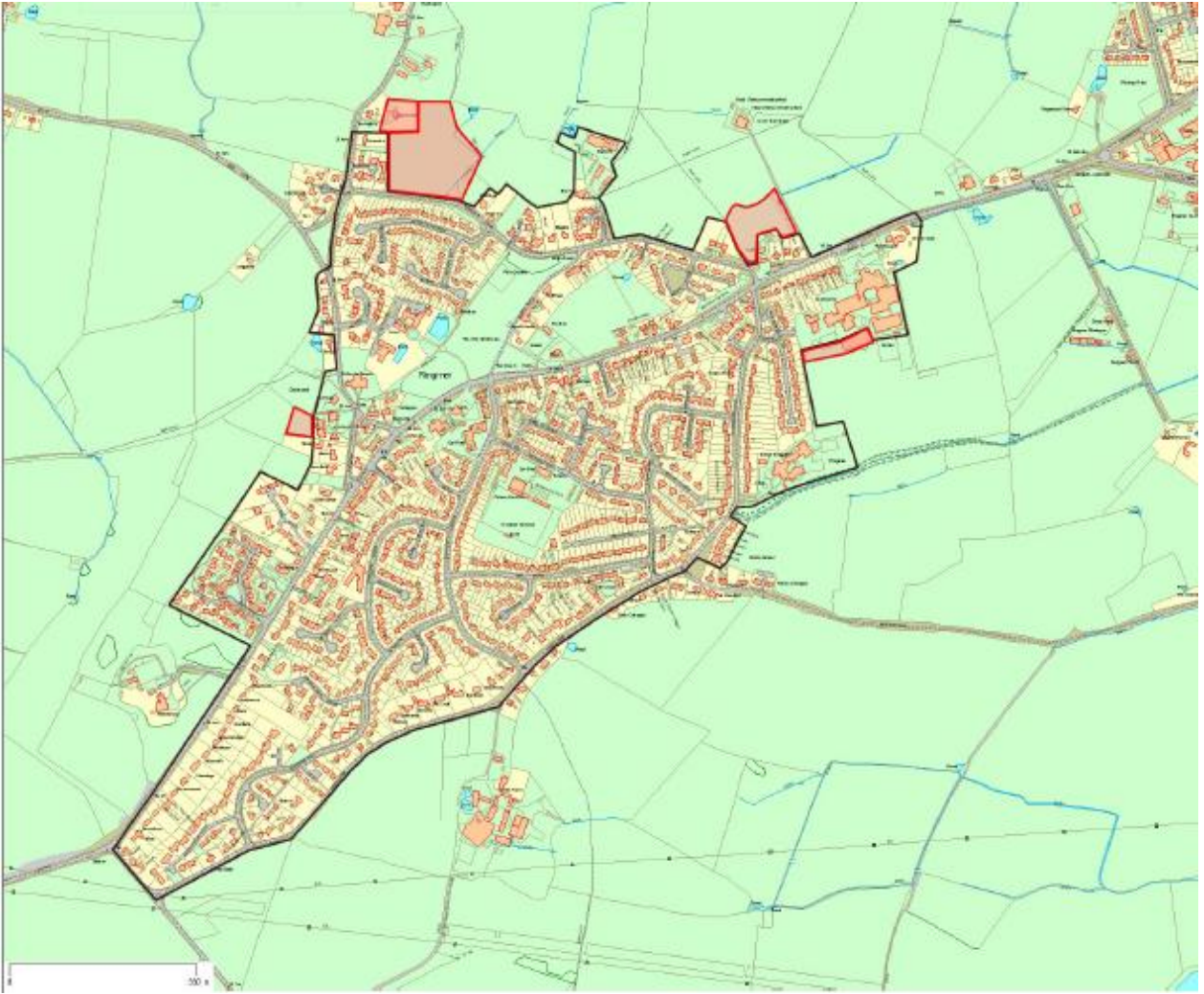
**Sites within the extended Broyleside planning boundary (30):**

<i>Lower Lodge Farm (30)</i>	<i>RES18</i>
------------------------------	--------------

**Sites in the rural areas of Ringmer parish (14)**

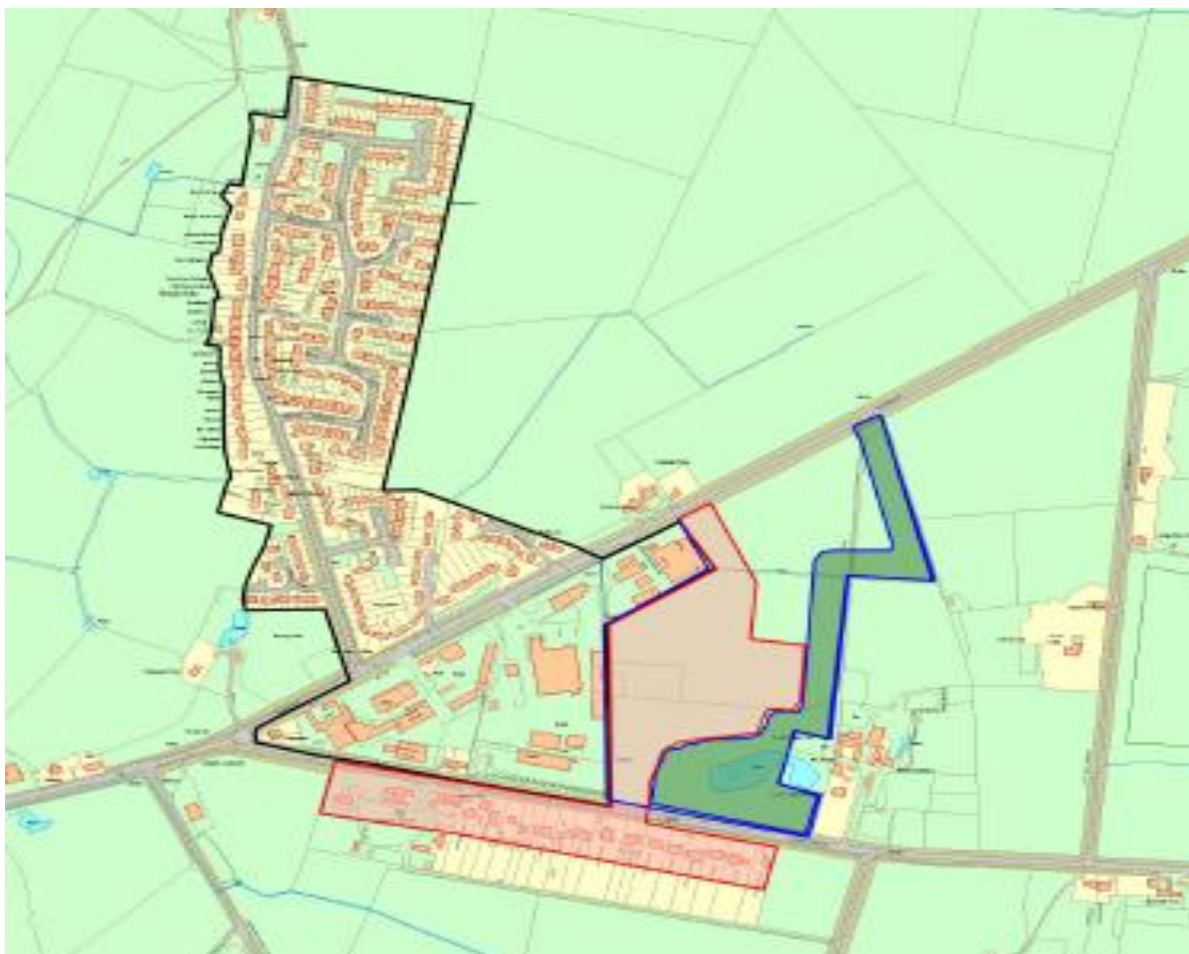
<i>Farmhouse, Upper Lodge Farm (1)</i>	<i>RES19</i>
<i>Broyle Mill Farm barn conversions (3)</i>	<i>RES20</i>
<i>Clay Hill House barn conversion (1)</i>	<i>RES21</i>
<i>Barn complex, Old House Farm (5)</i>	<i>RES22</i>
<i>Rural brownfield site, Ashton Green (2)</i>	<i>RES23</i>
<i>Norlington Farm barn conversion (1)</i>	<i>RES24</i>
<i>Green Lane Farm, barn conversion (1)</i>	<i>RES25</i>

*The sites are identified in greater detail in appendix F.*



**Map 7.1** *The current Ringmer village planning boundary is shown above in black. From the start of phase 2 this planning boundary will be extended to include the areas shown in red. The extension to the boundary at Ringmer Community College is to include within the planning boundary recent additions to the College buildings.*





**Map 7.2** *The current Broyleside planning boundary is shown above in black. From the start of phase 2 this planning boundary will be extended to include the areas shown in red. The addition to the south of Laughton Road is to include within the planning boundary existing residential and employment development.*

## **7.11 Sites allocated for development within Phase 3, 2025 to 2030**

7.11.1 Additional sites are allocated below in policy 7.11 for phase 3 of the Neighbourhood Plan (2025-2030) to deliver a total of 240 new housing units over the period 2010-2030. The sites allocated below are all expected to come forward by 2030, although in some cases this cannot yet be guaranteed. These are the preferred sites for development during the final phase of the Neighbourhood Plan period, and all come into the first five bullet points of section 7.5 above. The sites have a total potential capacity of 145 units for this phase. However, in case monitoring shows that delivery by 2030 of the full target number of new housing units cannot be guaranteed, an alternative greenfield site adjacent to the Ringmer village planning boundary, known to be available if needed, is identified below as a reserve site. If monitoring should establish that some or all of this reserve site will indeed be needed, then the Ringmer village planning boundary will be further extended in phase 3 to the extent necessary to accommodate the additional requirement.

**Policy 7.11:** The following sites are identified as the preferred sites for residential development in the period 2025-2030.

**Allocations (above 170) carried forward from phases 1 & 2 (50)**

**Sites within the extended Ringmer village planning boundary (90):**

<i>Caburn Field redevelopment (40)</i>	<i>RES26</i>
<i>Redevelopment of shopping precinct maisonettes (14)</i>	<i>RES27</i>
<i>Busy Bee redevelopment (8)</i>	<i>RES28</i>
<i>Farthings garden, North Road (6)</i>	<i>RES29</i>
<i>Pippins garden development, Bishops Lane (6)</i>	<i>RES30</i>
<i>East of Chapters, Bishops Lane (6)</i>	<i>RES31</i>
<i>Orchard adjacent to Vicarage Close (10)</i>	<i>RES32</i>

**Sites within the extended Broyleside development boundary (0)**

**Sites in the rural areas of Ringmer parish (5)**

<i>Barnfield Farm barn conversions (2)</i>	<i>RES33</i>
<i>Plashett Park Farm barn conversions (3)</i>	<i>RES34</i>

*The sites are identified in greater detail in appendix F.*

*If monitoring establishes that development of these preferred sites allocated for phases 1-3 is unlikely to deliver the full number of 240 new housing units by 2030, then the reserve site below will be brought forward in phase 3 to make good the deficiency.*

**New greenfield site adjoining the Ringmer village planning boundary (up to 30):**

<i>Potters Field, Bishops Lane (part) (up to 30)</i>	<i>RES35</i>
--	--------------

## Section 8 Social and Leisure Facilities in Ringmer

- 8.1 Community meeting facilities**
- 8.2 Ringmer Green & other managed open spaces**
- 8.3 Ringmer community swimming pool**
- 8.4 Sports pitches and tennis courts**
- 8.5 Outdoor play facilities for children**
- 8.6 Outdoor facilities for young people & adults**
- 8.7 Allotments and the community orchard**
- 8.8 Tourist attractions in and around Ringmer**
- 8.9 Community assets**

### **8.1 Community meeting facilities**

- 8.1.1 There are a number of community meeting places in Ringmer village.
- 8.1.2 The village hall, run by an independent voluntary management committee, is the principal venue for village events and serves as the election station for Ringmer parish. It also houses the Ringmer library and Ringmer parish council office. Rents are maintained at an affordable level, but it does not have sufficient capacity to accommodate all Ringmer's numerous social events, societies and gatherings. Bookings are dominated by the longer-established village organisations, with few opportunities for new groups or occasional events. The village hall was first built in 1891 and substantially extended in the 1970s. There are four halls and meeting rooms, of varying size and quality. The main hall has a capacity of 150, and can be linked to the second hall for large scale events or theatrical performances. Despite the best efforts of the management committee, and significant upgrading at regular intervals, its heavy use for a variety of purposes makes it challenging to maintain a standard of provision to match the many excellent 21<sup>st</sup> century village halls elsewhere in rural Sussex. Recent plans for further extension and refurbishment have proved, to date, beyond the scope of intensive fundraising efforts. Had they been successful, they would have upgraded the facilities available and extended the size of one meeting room, but not fully met community need.
- 8.1.3 There are additional venues, also available for hire for village events, in Ringmer village. The main hall at Ringmer Community College is by far the largest meeting place in the village, and other College rooms are also available, but availability is restricted. Other venues include the Caburn Pavilion, Anchor Field, belonging to Ringmer F.C. (capacity about 100), and the smaller Scout Hut, Cheyney Field. Ringmer's medieval church, a grade 1 listed building, is occasionally used for concerts and similar events. There is an attached modern Church Room, used for a range of church activities and social events, but not available for public hire.
- 8.1.4 The Broyleside has no social facilities or public meeting place, so that the Broyle Community Association met in Ringmer village hall. A site adjoining a public play area (RG4) was identified in the 2003 Lewes District Local Plan as suitable for community use, but the site has not become available. Assessment of demand has not demonstrated that such a facility located in the Broyleside would prove sustainable.

**Policy 8.1:** *Additional community meeting facilities are required in Ringmer village as the present facilities do not have the capacity to meet identified community needs. Applications to provide additional community meeting facilities will be supported providing that they conform to the general planning policies for Ringmer [section 4].*

## **8.2 Ringmer Green & other managed public open spaces**

8.2.1 There are twelve areas of managed open space in Ringmer village and three areas in the Broyleside, ranging in size from Ringmer Green to small grassed areas a few yards across (see appendix A). Most are open to the public, though a few are for the benefit of local residents. All are managed to a high standard by Ringmer parish council or Lewes District Council. Ringmer Green is a registered village green and Rushey Green is registered common land. The other managed open spaces are not currently protected by registration.

8.2.2 In relation to its current population, Ringmer is well provided with managed public open space of this type, and it is well distributed through both Ringmer settlements as they are currently configured. The Lewes District Informal Open Spaces Study (2005) confirms this assessment.

**Policy 8.2:** *Ringmer Green, running up to Ringmer church and the centrepiece of the Ringmer Conservation Area, makes a very substantial contribution to Ringmer's 'village feel'. Its conservation and appropriate maintenance will be given very high priority, and development that compromises its character will not be permitted. Efforts to extend the Ringmer Green Conservation Area to include the row of houses along Bishops Lane, facing the Green, between 'Chapters', Bishops Lane, and Tilekiln will be supported. The other open spaces, widely distributed within the Ringmer planning boundaries also make a significant and positive contribution to the village environment and should be retained unless there is an overwhelming community need for their use for other purposes*

## **8.3 Ringmer community swimming pool**

8.3.1 Physically associated with Ringmer Community College but managed separately by Wave Leisure is a swimming pool, built by the community. The pool is used by the college during school hours but available for community use at other times.

**Policy 8.3:** *The community swimming pool is a valued community asset. Proposals for its further development or to make it more accessible to the community will be supported.*

## **8.4 Sports pitches and tennis courts**

8.4.1 While there are prominent sports pitches within Ringmer on the village green, Cheyney Field and Caburn Field, both the evidence collected for this Neighbourhood Plan and formal studies by the local authorities confirm that there is a serious deficiency in the provision of outdoor sports facilities in the parish. This deficiency is not evenly spread between sports. There appears to be adequate provision, through village sports clubs, for cricket, bowls and croquet. Provision of football pitches is woefully inadequate to meet current needs. Ringmer has no rugby or hockey team, no netball team, no athletic facilities,

and few facilities for informal sport of any type. Uniquely for a village of its size in Lewes District, Ringmer has no public tennis courts. A tennis club was identified as a high priority in the 2003 Ringmer Village Plan but this need has not been met. There is a particular dearth of facilities for women's sports. If Ringmer is to become a healthier and more inclusive community additional sports pitches and facilities will be required. The increase in Ringmer's household number proposed in the period to 2030 under this plan will of course increase demand proportionately.

- 8.4.2 Sports pitches need not only initial provision, but also maintenance, management, changing facilities and associated car parking. Exploration of options has identified a greenfield site east of Ringmer Community College as the most suitable village location for this purpose. This site forms part of the strategic Green Gap between Ringmer village and the Broyleside, so is accessible from both. Management, changing facilities and car parking for pitches here could be shared with Ringmer College, and the sports pitches themselves would not compromise the strategic Green Gap (policy 5.4). This site was reserved for leisure and recreational use, to remedy the deficiency of sports pitches available in Ringmer, in policy RG3 in the 2003 Lewes Local Plan. Policy RG3 is a saved, NPPF-compliant, policy that remains in force.
- 8.4.3 While it has not proved possible to develop this site for recreational purposes to date it is essential that it retains its designation if current and expected future needs are to be met. No other site offers such a convenient location, ease of community access and proximity to the Community College which itself is seen as a potential key partner in any such development. Looking ahead, contributions from the community infrastructure levy, direct contributions from forward looking developers, and national funding for local sports facilities could provide the basis for moving forward over the planning period.

**Policy 8.4:** *Land to the east of Ringmer Community College, identified on map 8.1, is allocated to meet the identified shortage of outdoor sports facilities in Ringmer. Any associated built facilities necessary, including changing rooms and parking, should be located on the Ringmer Community College campus or on land immediately adjacent to the College boundary.*



**Map 8.1, identifying the area allocated for new outdoor sports facilities**

## 8.5 Outdoor play facilities for children

- 8.5.1 Ringmer Green and three of the other public open spaces noted above in section 8.2 are equipped with play equipment for younger children. There are informal play areas, with minimal equipment, for older children at Anchor Field and Fingerpost Field, and there is a skateboard ramp, extended in 2012, at Anchor Field. These facilities are considered broadly adequate to meet current demand, though the space available at Anchor Field is heavily used, rather small, with a busy estate road along one side and subject to other

**Policy 8.5:** *While current demand for outdoor play facilities is met by current provision, development of new outdoor play facilities will be supported as required to meet additional demand created by new development.*

pressures. A significant proportion of the Anchor Field site was sacrificed a few years ago to house the new Ringmer Health Centre.

## 8.6 Outdoor facilities for young people & adults

- 8.6.1 Outdoor provision of facilities for young people and adults is much more limited than provision for younger children. There is a skateboard ramp in Anchor Field, extended in 2012, used by both children and young people. There is limited space for informal football in Anchor Field and Fingerpost Field. There is a scout and guide hut well located in Cheyney Field, with open land around it. Ringmer has many runners, cyclists and horse riders, and if there were better, safer and more accessible facilities it would have many more. The lack of facilities limits activity.

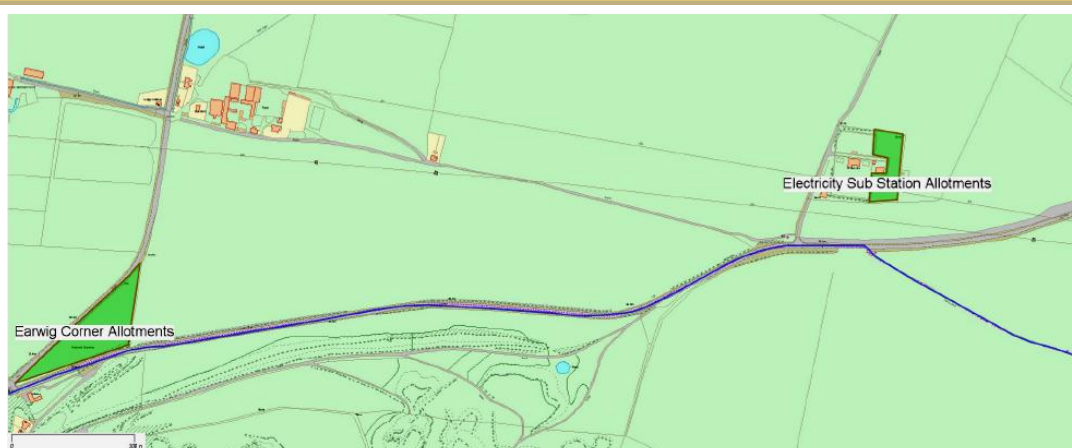
**Policy 8.6:** *Proposals to provide new facilities for outdoor activities for young people and adults will be supported provided that they comply with other Neighbourhood Plan policies.*

## 8.7 Allotments and the community orchard

8.7.1 There are five sets of allotments in Ringmer parish. These are allotments managed by Ringmer parish council near the Electricity substation; allotments in Green Close and Broyle Close, managed by Lewes District Council; allotments at Earwig Corner, owned by Lewes District Council but managed by an allotment association for the benefit of Lewes residents; and allotments at Ham Lane that are privately owned and managed. Additional land is available to extend the allotment area at the Electricity substation should increased demand make this necessary.

8.7.2 The Ringmer community orchard was planted in December 2005 as part of the Ringmer Village Plan. About 50 fruit trees were planted on an acre of land at Broyle Place Farm provided by a local farmer. The orchard is maintained by a local community group and is used very successfully as an educational resource by local schools. The annual fruit crop is made available to the local community.

**Policy 8.7:** *The number of allotments available to Ringmer residents will be maintained at a level commensurate with demand. Should new demand make it necessary, additional allotments will be developed at appropriate locations to meet this demand. Proposals to extend the community orchard will be supported provided that they comply with other Neighbourhood Plan policies.*



Allotments at Earwig Corner and the Electricity sub-station



Allotments at Ham Lane and Green Close  
**Map 8.2, identifying allotment locations**



Broyle Close allotments

## 8.8 Tourist attractions in and around Ringmer

- 8.8.1 The Glyndebourne Opera House, the East Sussex Gliding Club, the Southdown Hunt, Raystede animal welfare centre and Bentley Wildfowl are all significant national or regional tourist attractions in, or immediately around, Ringmer but serving a much wider area than Ringmer itself. While Ringmer residents benefit substantially from ready access to all these leisure activities, relevant policies for their maintenance and further development are considered from the perspective of the employment opportunities they offer in section 6.6. No additional policy is considered necessary.

## 8.9 Community assets

- 8.9.1 The Localism Act makes provision for local communities to create and maintain a register of community assets, providing a level of protection for land and buildings considered important by the community. Appendix H is a list of such assets considered important by the Ringmer community.

**Policy 8.9:** *The community assets listed in appendix H should be retained for the benefit of the community unless their role is replaced by higher quality assets to meet the same need at a suitable alternative location or it can be demonstrated that their continuing in their present role is no longer required by the community or no longer viable.*



## Section 9 Infrastructure requirements

- 9.1 The main road network serving Ringmer parish
- 9.2 The local road network within Ringmer parish
- 9.3 Provision of cycle ways and safe routes for cycles and mobility scooters
- 9.4 Road safety
- 9.5 Public transport
- 9.6 Primary & nursery education
- 9.7 Secondary & further education and services for young people
- 9.8 Health service provision
- 9.9 Water supply
- 9.10 Drainage & sewerage
- 9.11 Electricity & gas supply
- 9.12 Waste disposal & recycling
- 9.13 Cemeteries
- 9.14 e-communications

### 9.1 The main road network serving Ringmer parish

#### 9.1.1 The three main roads serving Ringmer are:

- The A26 from Lewes to Uckfield, which passes north-south through western Ringmer but does not serve either Ringmer Green or the Broyleside.
- The B2192, which leaves the A26 at Earwig Corner, just north of Lewes, and runs through Ringmer Green and the Broyleside to Heathfield.
- The B2124, which leaves the B2192 at the Broyleside and runs to Hailsham and Eastbourne.

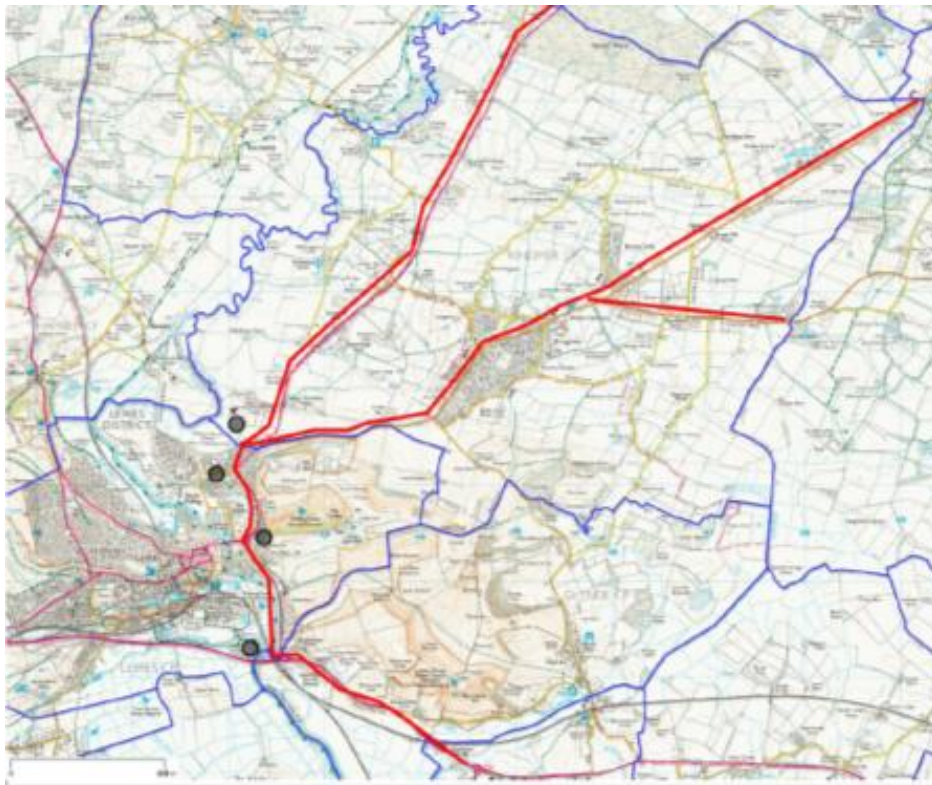
9.1.2 Although the A26 is an A road, the section through Ringmer parish is not part of the trunk road system and, despite their differing formal status, the three roads are of similar width and capacity as they pass through the rural parts of the parish. Each consists of a single lane in each direction, with many minor junctions and individual accesses.

9.1.3 The main dual carriageway trunk roads in this part of East Sussex used by long distance commuters are the A27 (accessed from Ringmer via the A26 at Southerham roundabout, near Lewes) to Brighton and towns along the south coast) and the A23/M23 (which links Brighton and the A27 to the M25). Commuters whose overall direction of travel is north towards Greater London will thus normally leave Ringmer via Earwig Corner and the A26 to access the A27 at Southerham roundabout. This congested route is inadequate for the demands currently placed upon it. Approved development in Uckfield and Hailsham (in Wealden District) and further development planned in the Wealden District Core Strategy will inevitably exacerbate this long-term problem (Lewes Town Transport Study, 2011).

9.1.4 The A26, B2192 and B2124 through Ringmer all carry substantial commuter traffic. This traffic all converges at Earwig Corner (A26/B2192 junction), where the capacity of the junction is exceeded at every morning rush hour, causing delays. The section of the A26 south from Earwig Corner to the eastern entrance to Lewes town centre at the junction with Phoenix causeway, and then through the Cuilfail tunnel, Lewes, to the A27 at Southerham roundabout, also shows severe rush hour congestion. In the evening rush hour similar queues develop to the south of Earwig Corner, on Malling Hill, and back up through the

A26/Church Lane and A26/Phoenix Causeway junctions in Lewes, causing congestion in Lewes town that contributes to poor air quality there. These queues of standing traffic are close to the Lewes Downs SAC.

**Policy 9.1:** *Substantial Ringmer developments that, individually or in aggregate, will add significantly to traffic flows at Earwig Corner and on the A26 between Earwig Corner and the Southerham roundabout will be deferred until there are firm commitments and realistic plans to mitigate the combined effects on this section of road of additional Ringmer development and the much larger development planned for Lewes, Uckfield & Hailsham.*



**Map 9.1** *The main road network linking Ringmer to Lewes and the A27 trunk road at Southerham is shown in red. The problematic A26 junctions identified in the Lewes Town Transport Study, 2011, are indicated (•). Earwig Corner is the most northerly of these four junctions and Southerham roundabout the most southerly.*

## 9.2 The local road network within Ringmer parish

9.2.1 There are a variety of local roads within Ringmer parish, ranging from the secondary routes to Glynde and Barcombe and traditional country lanes to modern estate roads serving 20<sup>th</sup> and 21<sup>st</sup> century development. Some former country lanes, such as Gote Lane, Harrisons Lane, Church Hill/Ham Lane and Bishops Lane, are now used as secondary routes or for access to modern housing developments, without ever having been upgraded to the standard appropriate for their new role. The unimproved nature of these quite heavily used lanes makes an important contribution to Ringmer's 'village feel', at the cost of some potential risk to road safety.

9.2.2 Particularly difficult situations occur when unimproved lanes that have become used as secondary routes or for access to housing developments are subject to on-road parking by residents or become used by commuters diverting from the B2192 to the A26 via minor roads to gain improved access to Earwig Corner. This was a particular issue for Bishops Lane, until ameliorated by physical width restrictions in the northern section of the lane. North Road, a narrow lane running across Ringmer Green that cannot readily be improved without damage to the conservation area, is a busy access route for the Delves estate and housing in the central section of Bishops Lane. Additional pinch points are identified at the Norlington Lane/Back Green/Ham Lane junctions and in the Vicarage Way/Church Crescent one-way system where narrow roads in the heart of the conservation area by the church are affected by on-road parking.

**Policy 9.2:** *New development must avoid creating or exacerbating road safety hazards or congestion at identified pinch-points in the local road network. Effective restrictions to discourage commuter traffic diverting from the B2192 to the A26 via Bishops Lane must be retained.*



**Map 9.2** *Identified pinch points in the local road network are indicated in red*



The northern end of Bishops Lane, Ringmer showing the reduced width, green corridor (to the left) and the overgrown ancient hedgerow (to the right)



Church Hill, looking towards the blind bend outside St Mary's Church.



Heavy traffic using Church Hill. Not an unusual sight!

### 9.3 Provision of safe routes for cycles and mobility scooters

- 9.3.1 The Lewes District Informal Recreational Space Study (2005) concluded that there was a need to address the issues of green travel within the parish, and between Ringmer and Lewes. If there were a safe travel route available the Broyleside settlement would be within easy cycling or mobility scooter distance of services in Ringmer village, and both settlements would be within a reasonable cycling or mobility scooter distance of Lewes. Most Ringmer employment sites lie outside Ringmer village, and several are in the rural areas of the parish. Many Ringmer Community College students and a number of those employed in Ringmer live within cycling distance. However, bicycles are little used for such journeys because of the lack of any safe cycling routes. There are currently no safe routes for mobility scooter riders wishing to complete longer journeys.
- 9.3.2 A Ringmer-Lewes cycleway has been planned, and the first section from Ringmer village to the Ringmer-Lewes boundary has been constructed. Funding is now in place for its completion, which is scheduled for 2015.

**Policy 9.3:** *High priority will be given to the completion of the cycleway/mobility scooter route between Ringmer village and Lewes, and to the creation of a new route between the Broyleside and the main service sites in Ringmer village. Employment and leisure sites should be linked to Ringmer village by routes safe for bicycles and mobility scooters. New development should contribute to achieving these objectives.*

### 9.4 Road safety

- 9.4.1 The majority of Ringmer housing and services, including the shops, both schools and the health centre, lie to the south of the B2192 in Ringmer village. However, several proposed sites for new housing lie to the north of the B2192 or B2124. There is a pedestrian crossing at the west end of Ringmer village, near the Forges mini-roundabout, and a light-controlled crossing at Ringmer Green, opposite the village hall. However there is no safe pedestrian crossing point at the east end of the village, where the schools are located, or within the Broyleside. There are concerns that access for local traffic onto the B2192 and the B2124 may be unsafe at some locations in the Broyleside where the junction of Broyle Lane with the B2192 is unsatisfactory and traffic speeds are regarded as excessive.

**Policy 9.4:** *Proposals for new housing development on the north side of the B2192 or B2124 must either demonstrate that there is a safe pedestrian route for new residents to access services and schools on the south side of the B2192 in Ringmer village, or it must contribute to the provision of a safe pedestrian crossing for this purpose. New housing development or employment development within the Broyleside settlement must, where appropriate, contribute towards the provision of effective traffic calming and road safety improvements on the B2192 or B2124, to ensure that the traffic created by the new development can access the main road system safely.*

### 9.5 Public transport

- 9.5.1 There is no railway service to or through Ringmer. Ringmer residents wishing to travel by rail usually access the national railway system at Lewes or, less commonly, Uckfield. Buses from Ringmer to Lewes do not pass the railway station, while Lewes station car parking is limited and increasingly expensive.

- 9.5.2 There is a regular bus service from the Broyleside through Ringmer village to Lewes and Brighton (2 buses per hour during the working day). A second bus service from Brighton and Lewes to Uckfield and Tunbridge Wells (2 buses per hour during the working day) passes through Ringmer parish along the A26, but does not serve Ringmer village or the Broyleside. Both services travel via the B2192/A26 junction at Earwig Corner, and are thus subject to unpredictable peak hour delays. There are very few bus services running eastwards from Ringmer to Hailsham or Eastbourne, other than services provided for students at Ringmer Community College, and no buses pass Raystede (150,000 visitors per year) at the times it is open. Residents do not presently consider it practical to travel by bus to employment, shops and services at locations other than Lewes, Falmer or Brighton.
- 9.5.3 The bus service to Lewes and Brighton is important. It must be maintained and if possible improved. Use of public transport would be facilitated if a regular bus service between Ringmer village and Uckfield and Tunbridge Wells could be developed by the diversion of a higher proportion of no.29 buses through Ringmer village. It would also improve use of public transport, and make some proposed development sites more sustainable, if Raystede could be served by the modification of an existing service.
- 9.5.4 There is no policy 9.5.

## **9.6 Primary & nursery education**

- 9.6.1 Education facilities in Ringmer include Ringmer Primary School, Ringmer Nursery School and other facilities for pre-school children, including a Children's Centre serving Ringmer and the surrounding rural parishes. All these facilities are in Ringmer village, apart from one private nursery school in Wellingham. There are no facilities available in the Broyleside.
- 9.6.2 Ringmer Primary School primarily serves the population of Ringmer parish, as neighbouring villages (apart from Glynde) have their own small primary schools. After a period of falling school rolls, during which the capacity of the primary school was substantially reduced, the 21<sup>st</sup> century has seen a marked rebound in recruitment. The present school building is inadequate for continued recruitment at even the current level and there are extant plans to increase the capacity of the Primary School to a 1½ stream entry. This is scheduled to be delivered by 2015-6, but will meet only existing need, plus the need generated by the relatively small amount of new development envisaged in phase 1 (see 7.8 & 7.9). The governors believe that the school site could accommodate further extension to permit a 2-stream entry, which should be sufficient to accommodate the level of housing growth envisaged in policy 7.1 above. Any significantly larger level of new development would require a new larger primary school on an extended site. A single village primary school with the capacity to accept all Ringmer's children is an essential element in maintaining the community's 'village feel'.
- 9.6.3 Pre-school education is available in Ringmer from a variety of providers. The principal provider is the Ringmer Nursery School, a not-for-profit school co-located with Ringmer Primary School that is managed by a voluntary committee. This co-location is a valued asset to the community, easing the path into formal education.

**Policy 9.6:** Maintenance of a primary school able to accept all Ringmer children of primary school who wish to attend it is essential to maintain Ringmer's 'village feel'. Significant extension of the school building will be required to accommodate the current population. New residential development must be accompanied by the provision of adequate additional primary school accommodation for the children of new residents. It is also a high priority that pre-school education should be available in Ringmer for all who wish to use it. The co-location of the Ringmer Nursery School with Ringmer Primary School is valued by the community and should be maintained. Expansion of the Primary School should not be at the expense of displacement of the Ringmer Nursery School.

## 9.7 Secondary & further education and services for young people

- 9.7.1 Ringmer Community College offers education to students aged 11-19 and serves a wide geographic area. Only a minority of its students are resident in Ringmer, and places at the Community College are available to all resident students seeking them. No level of development currently envisaged would affect this. The Community College has good academic facilities.
- 9.7.2 Youth services formerly provided by East Sussex County Council from the Ringmer Youth Club premises at Anchor Field (demolished in 2010) were moved to the Community College but have now been discontinued. There is thus a significant unmet social need.

**Policy 9.7:** Proposals for developments to facilitate the provision of an effective youth service serving Ringmer and the wider rural area will be supported providing that they comply with the general planning policies for Ringmer [section 4].

## 9.8 Health service provision

- 9.8.1 A Lewes-based primary care practice has a modern branch health centre in Ringmer village (Anchor Field surgery, opened 2009) that has the physical capacity to meet anticipated new development in Ringmer and the surrounding rural area up 2030. There is also a pharmacy in Ringmer village, a dentist, a veterinary practice and a range of private sector complementary medicine services.
- 9.8.2 The dental practice serves patients from a wide area, and NHS provision is restricted, so that many Ringmer residents must travel elsewhere to access dental services, especially NHS dental services. There is no optician in Ringmer.

**Policy 9.8:** New developments at appropriate locations to meet health service needs that are currently met in Ringmer will be supported, providing they are in conformity with the general planning policies for Ringmer [section 4].

## 9.9 Water supply

- 9.9.1 Water is supplied to Ringmer by South East Water, who have a water treatment works and storage reservoir within Ringmer parish at Barcombe Mills that supplies water to a large area. South East Water operates in an area of England that is assessed as suffering from serious water stress. The South East Water water resources management plan WRMP14 proposes improving the efficiency and increasing the capacity of the Barcombe Mills water treatment works [employment site EMP22]. There is some potential for expansion of site EMP22 should this be necessary to ensure adequacy of water supply [see appendix 6].

**Policy 9.9:** *Applications to improve the efficiency and increase the capacity of the Barcombe Mills water treatment works will be supported, providing they are in conformity with the general planning policies for Ringmer [section 4].*

## 9.10 Drainage & sewerage

- 9.10.1 Waste water and sewerage in Ringmer village and the Broyleside are provided by Southern Water. The Ringmer Sewage Works, located in Neaves Lane, is located less than 10 metres above sea level and drains into Glynde Reach. It is operating at close to licence and design capacity, with a headroom of only an additional 40 households. There is evidence that Glynde Reach suffers from serious pollution, with lower water quality than any other East Sussex river in 2009 and a further substantial fall in water quality between 2009 and 2013. Many of the rural parts of Ringmer parish do not have access to mains drainage, and rely on private cesspits or similar arrangements.
- 9.10.2 Several areas of Ringmer have suffered from flooding in recent years. There has been a long history of flooding affecting a significant number of Broyleside houses near the Norlington Stream. There are unresolved drainage issues affecting several low-lying parts of the village, in particular Green Close where the foul sewer draining the northern part of Ringmer village is believed by residents to have unresolved problems. The two main sewers serving Ringmer village both have material capacity issues. A number of individual houses have been affected by these and also by excessive run-off in very wet weather. Several sections of the parish along the River Ouse, Glynde Reach and tributary streams are very low-lying and in wet weather the water table rises to close to ground level in many low lying parts of Ringmer village. At such times standing water is often to be seen in the pasture fields to the north and east of the village.

**Policy 9.10:** *New development in the areas of Ringmer served by the Ringmer sewage works will be permitted only when effective mains drainage and sewerage systems are provided and when such development can be accommodated within the capacity of the Ringmer sewage works. Development proposals must assess the capacity of the local sewerage system, and where this is insufficient the development will need to provide a connection to the nearest point of adequate capacity, as advised by Southern Water. New development in areas that lie below the 15 metre contour, or have a history of recurrent flooding, unresolved drainage or sewerage problems, will be permitted only when flood protection of the new development is ensured and it can be demonstrated that there will be no adverse effect on the drainage or flood protection of existing development.*



## 9.11 Electricity & gas supply

9.11.1 Electricity is available throughout Ringmer parish, though in many areas it is carried by overhead cables. High frequencies of power outages are experienced by residents whose supply is carried by overhead cables, and such cables have a negative impact on the landscape. Mains gas is available only within Ringmer village and the Broyleside.

**Policy 9.11:** *The electricity supply to new residential or commercial developments in Ringmer village and the Broyleside, and where practicable to new employment developments in rural parts of the parish should be provided by underground cables. Where practicable, and especially within the SDNP, existing overhead supply lines should be replaced by new underground cables. Proposals to make mains gas available over a wider area in Ringmer parish will be supported.*

## 9.12 Waste disposal & recycling

9.12.1 General waste is collected weekly and doorstep recycling for a limited range of materials fortnightly throughout Ringmer. This service is efficient and appreciated. There is a small and limited recycling facility in Ringmer village at Anchor Field, located inconveniently close to the Ringmer Health Centre and children's play areas. Lewes District Council has until recently used some former residential garages in Anchor Field as a depot for sorting its doorstep recycling collections. This site is not well located, as it is surrounded by residential housing and a children's play area, and causes some nuisance to neighbours.

9.12.2 Improved recycling facilities are essential as landfill disposal routes in East Sussex are vanishingly scarce. However effective recycling depends on the local availability of recycling depot facilities accessible to the public and to the electric vehicles used for the current doorstep recycling collection. There are also important gaps in current facilities. There is no local provision for the recycling of building waste or for some types of recyclable plastics. Recycling of compostable green waste is available only where residents pay for a commercial service. There is a large composting facility only a very short distance across the Ringmer boundary, but Ringmer residents who choose not to use the commercial green waste service are required to make individual much longer journeys through the congested heart of Lewes to dispose of such material.

**Policy 9.12:** *Proposals for developments necessary to increase the range of materials recycled from the doorstep or from a convenient location in or near Ringmer village will be supported provided there will be no undue negative visual impact or an adverse impact on neighbouring amenities and they are in conformity with the general planning policies for Ringmer [section 4]. To improve sustainability and avoid unnecessary travel contributing to poor air quality in Lewes, new arrangements for the local recycling of garden waste and construction waste should be a priority.*

## 9.13 Cemeteries

9.13.1 Ringmer old churchyard, immediately around Ringmer parish church, has been closed for some years, and Ringmer new churchyard, nearby, has remaining capacity for only an estimated 15 years. It is likely that additional churchyard space will be required later in the planning period, and that this will be provided by the parish council rather than the church.

**Policy 9.13:** Land adjoining, and to the south-west of, the new churchyard (map 9.3) is identified as a potential site for a new cemetery and will be protected from alternative uses unless and until an alternative site is acquired



**Map 9.3** Land to the south-west of the New Churchyard identified as a potential new cemetery

## 9.14 e-communications

9.14.1 There is good mobile telecommunications reception for the major mobile networks in most parts of Ringmer village but more patchy coverage in the Broyleside and the rural areas of the parish. Broadband is available in the main areas of Ringmer parish that are covered by the Ringmer or Lewes telephone exchanges, though its speed may be affected by distance from the exchange. Current theoretical maximum speed from the Ringmer exchange is 20 Mbps, though many residents and businesses experience considerably lower speeds. Superfast fibre broadband is not currently available from the Ringmer exchange, and the exchange is not accessible to companies other than BT. High broadband speeds are valued by residents, and essential for business use or for working from home. Local loop unbundling, allowing competition between providers, would create competition that would lower the cost. It is not possible to predict how e-communications will develop over a period of time as long as the planning period to 2030. However, to ensure commercial competitiveness and maintain sustainable working at home as a viable option, it is essential that first class e-communications facilities are provided in Ringmer throughout the planning period. As a first step, good mobile phone and broadband coverage should be available throughout the parish, and the availability of superfast fibre broadband and local loop unbundling at the Ringmer telephone exchange will be sought.

**Policy 9.14:** *Proposals for development necessary to facilitate the provision of first class e-communications facilities throughout Ringmer parish will be supported providing that they are in conformity with the general planning policies for Ringmer [section 4].*

## Section 10

## Village Design Statement

### Key aspects of the Village Design Statement

Key aspect 1 Context

Key aspect 2 Historical setting

Key aspect 3 Landscape setting

Key aspect 4 The evolving settlement pattern

Key aspect 5 Character areas

### Village Design Statement policies

Policy 10.1 Design, massing and height of buildings

Policy 10.2 Making good use of available land

Policy 10.3 Materials

Policy 10.4 Housing space standards

Policy 10.5 Pedestrian movement - twittens

Policy 10.6 Hard & soft landscaping

Policy 10.7 Types of residential development

Policy 10.8 Housing for the elderly & disabled

Policy 10.9 Housing for supported living

Policy 10.10 Development briefs

Policy 10.11 Roadside advertising in the countryside

### Key aspects of the Village Design Statement



## **Key aspect 1 Context**

10. Ka1.1 This Village Design Statement, advised and encouraged by NPPF paragraphs 8, 17, 28, 35 and 56-66, is a guide for future change covering all types of development. It reflects the influence the past, including significant post-war development, has had on the present physical character of Ringmer which the Neighbourhood Plan Vision seeks, where appropriate, to retain and enhance.
- 10.Ka1.2 A development brief will normally be prepared before allocation of significant sites for employment, housing, leisure or other purposes [NPPF Paragraph 58]. Exceptionally development briefs may also be prepared for smaller sites where the location is particularly sensitive. This process will provide developers with guidance and certainty of what is required, and contribute to ensuring that development in Ringmer parish helps support Key Principles 1 and 4 so that the Neighbourhood Plan achieves its overall objectives.

## **Key aspect 2 Historical setting**

- 10.Ka2.1 Ringmer evolved from five original agricultural settlements dating from between the 5th and 10th centuries. These have now shrunk to the rural hamlets or even single farms that still encircle, but remain detached from, the current parish cores of Ringmer village and Broyleside. These two cores are thought to date back to the 13th century with Ringmer village expanding around the parish church as a trading settlement sited on poor land central to the earlier farming settlements of Wellingham, Middleham-Gote, Ashton and Norlington. Most of Ringmer's oldest vernacular houses are to be found in these older settlements. Trading premises such as blacksmiths and carpenters, and Ringmer's medieval pottery industry founded on the heavy gault clay, created the heart of the present Ringmer. As the farming settlements contracted over the centuries, Ringmer village grew, around its central village green.
- 10.Ka2.2 The ancient parish highway system, extended by some straight 18<sup>th</sup> century enclosure roads within the former Broyle deer park, experienced some minor improvements in the late 19<sup>th</sup> and 20<sup>th</sup> centuries but otherwise remained little changed until significant housing development began in the 1960s. The 19<sup>th</sup> century railways had all bypassed Ringmer so the village, with its agricultural emphasis, had no spur to growth until middle class motoring took hold in the inter-war period and the first modern houses began to be built. This was also the time of the first social housing, in the Broyleside, which was completed by the then Chailey Rural District Council. The Glyndebourne Estate also built houses for its workers, some of architectural merit, using its own construction company, the Ringmer Building Works. This became a significant regional building contractor in 1930s and was the major employer in the village until the 1960s, but closed in the 1980s. The Glyndebourne Opera House is now a major employer since its expansion in the 1990s, along with Ringmer Community College, East Sussex County Council Highways department and its contractors, several commercial estates, Raystede Animal welfare centre, the Primary School and the village care homes. A smaller employer of great historical interest is the Southdown and Eridge Hunt, whose kennels are based in a former Napoleonic horse artillery barracks in the Broyleside.

### Key aspect 3 Landscape setting

- 10.Ka3.1 Ringmer Parish extends into the South Downs National Park (SDNP). About a fifth of the land area of the parish is within the SDNP, including the remaining buildings in Gote, Middleham and Ashton. However, almost two thirds of the perimeter of the wedge shaped settlement pattern of Ringmer village also forms the SDNP boundary. The views from the village green and many houses are dominated by the Downland back drop, whilst Ringmer village and the Broyleside are significant in the views from the Downs themselves. The 'SDNP Integrated Landscape Character Assessment', in particular sections 'Open Downland A4' and 'Character Area 11', is therefore of overarching significance to Ringmer and informs its landscape policies. Development squeeze pressures from its location along the SDNP boundary, the funnelling of north/south traffic through Earwig Corner, the recreational imperative and the changing nature of farming in the Weald from improved grassland and arable towards hobby farming, are recognised as very significant issues in Ringmer. Ringmer Park as an historic picturesque feature, Glyndebourne and Gote Farm, all within the SDNP, are regarded as important landscape elements. The retention of hedgerows and verges allows the natural scale of fields to remain and softens the vista to the more open north. It also encourages many common and unusual species to thrive. The flood plains of the River Ouse and Glynde Reach (the most heavily polluted watercourse in East Sussex) are recognised to require specialist consideration. These watercourses are barely above sea level.

### Key aspect 4 The evolving settlement pattern

- 10.Ka4.1 In addition to its ancient peripheral hamlets, Ringmer parish today has two separate cores – Ringmer village, deemed in the PSCS to be a 'rural service centre', and the Broyleside deemed a 'local village'. Both are of medieval origin.
- 10.Ka4.2 **Ringmer village** evolved organically around St Marys Church, the village green, Cheyney Field (formerly called Crockendale), the medieval pottery industry which progressed to tile and brick manufacture, local tradesmen's premises and shops, a village inn, and more recently the schools and a workhouse. It evolved into a tight wedge shaped community with a clearly defined perimeter, now deeply inset into the flank of the SDNP. Within this wedge a limited degree of sustainable development might be accommodated along the northern side of Bishops Lane, subject to overriding Neighbourhood Plan and Core Strategy policies, but any further development north-eastwards would force a visual and functional creeping fragmentation of the village perimeter across green fields, leading to ultimate coalescence with Broyleside. This would create an accidental and unplanned 'New Town' with the infrastructure of a village. It would be clearly visible from the SDNP, from the village green and from the Broyleside itself.
- 10.Ka4.3 **The Broyleside**, originating as a medieval daughter-settlement of Norlington against the Broyle boundary, lies half a mile and more to the north-east, across the strategic Green Gap of open fields. This settlement is predominantly formed of single rows of houses along the western side of Broyle Lane and the southern side of the Laughton Road, but with additional estate-style housing development up to 200 metres deep on the eastern side of Broyle Lane. The industrial area linking these two residential areas contains the largest of Ringmer's business estates, where its scale and nature is long established. Much of the area was formerly occupied by the Ringmer Building Works, once Ringmer's largest employer, but the site is now sub-divided between a number of businesses.

These business developments are accessed from both the southern side of the B2192 and the northern side of the B2124.

- 10.Ka4.4 Although the Broyleside has distinct edges to the strategic Green Gap and to the east, it needs a clearer sense of place and enclosure. Any further development of housing and industry here would, therefore, benefit by concentrating on thoughtfully controlling its perimeter, as well as its core, to strengthen social and spatial cohesion and sustainability.

### Key aspect 5 Character areas

- 10.Ka5.1 Because of the complexity of its historical growth pattern, Ringmer today can best be understood by breaking it down into Character Areas. These are summarised below and described in more detail in appendix A.

- **Character Area 1** covers the heart of Ringmer village around the village green and its Conservation Area. This area contains a mixture of buildings from successive stages of village development.



Ringmer Green Looking towards the Small House, North Road



Ringmer Village Hall (within the conservation area)



Ringmer Village Green and War Memorial





The Anchor Inn, Ringmer Green. Overshadowed by a poorly designed 1960s development of shops and maisonettes



Affordable Housing at its best, Lewes Road, Ringmer



Little Manor, Lewes Road, Ringmer

- **Character Area 2** includes the substantial 1930's 'Sussex vernacular' houses built in their own grounds along the southern side of the western approach to Ringmer both before and after World War 2 and some larger bungalows along Gote Lane. They are focused into two Areas of Established Character.



Lewes Road, Ringmer

- **Character Area 3** covers roadside and laneside inter-war development, most prominent along the Laughton Road, on part of Neaves Lane and along the south side of the B2192 near Shortgate, where smaller inter-war houses, mainly single-storey and on large plots, are seen in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries as development and re-development opportunities.



Laughton Road, Ringmer



Neaves Lane, Ringmer

- **Character Area 4** is a small but interesting row of inter-war estate workers houses built on the east side of Harrisons Lane.



Harrisons Lane , Ringmer

- **Character Area 5** comprises the remainder of the Village including the area between the B2192 and Gote Lane, the B2192 and Bishops Lane (excluding around the Green), and the remainder of the Broyleside. Although all these contain some houses of interest, they predominantly comprise typical market and social, brick and tile, post-war housing estate developments of varying density and nature.



Ballard Drive, Ringmer



Sadlers Way, Ringmer



Norlington Court, Ringmer



The Forges, Ringmer – Ringmer's Latest Development

- **Character Area 6** comprises the Norlington and Wellingham linear medieval settlements, laid out along Norlington Lane and Wellingham Lane respectively, each surrounded by the remnants of their medieval Open Field systems.

## Village Design Statement Policies

10.1 Set out below are the detailed design policies of this Village Design Statement. It is intended that these will guide the preparation of development briefs for significant sites for employment, housing, leisure or other purposes and exceptionally for smaller sites where the location is particularly sensitive. Appendix A provides further background to these policies.

### Design, massing and height of buildings

**Policy 10.1:** *New development should be of high quality and be designed to fit in with its surroundings. To achieve this, applicants should give careful consideration to the height, massing and scale of a proposal. Houses of more than two storeys are generally inappropriate in a village setting. A degree of design variety within a development is essential but it must take into account the design and detailing of adjacent buildings and the spatial, visual and historical context in which it resides. This is particularly important in Character Areas 1, 2, 4 & 6, and especially within the Conservation Area or near heritage buildings. Exceptional modern design is not precluded. Development applications in Ringmer village should demonstrate how they enhance the visual integration of the village and its open spaces with the enveloping SDNP.*

### Making good use of available land

**Policy 10.2:** *Housing developments must make good use of available land. Housing densities outside the PSCS-recommended 20-30 units per hectare will require special justification.*

## Materials

**Policy 10.3:** The preferred external materials for houses are subdued red brick and tile, with roof pitches close to 45 degrees. White render or clapboard and flint walling are also acceptable but should not predominate. Dark grey slates on shallower roof pitches are also acceptable. Materials for other building types should be appropriate for their use and location (see NPPF para.28 for rural employment buildings).

## Housing space standards

**Policy 10.4:** Housing space standards should be no lower than those set out in the Mid Sussex District Council Dwelling Space Standards Supplementary Planning Document paragraphs 3.1 to 3.5 inclusive, 3.7 and 3.8. Developers should also adopt Secured by Design guidance and build housing for the elderly and disabled to Lifetime Homes standards. Developers are also encouraged to build all other housing to Lifetime Homes standards.

## Pedestrian movement - twittens

**Policy 10.5:** Developments of 20 or more houses should incorporate footpaths and twittens that link to existing village routes or communal spaces as appropriate. Twittens (defined as paved pedestrian ways also suitable for mobility scooter use) should be wide enough to allow two mobility scooters to pass. Roadways with shared pedestrian use e.g. crossings, turning areas, homezones and 20 mph zones, should be defined by paving with brick paviors to roadway specifications.

## Hard and soft landscaping

**Policy 10.6:** Development should feature both soft and hard landscaping to enhance its immediate environment, using appropriate native species where possible. The design of new developments should retain existing hedgerows where possible. Development on the edge of the settlements should be screened by tree planting or existing hedgerows or woodland. Planning applications will need to include landscaping details to ensure that this policy is met.

## Types of residential development

**Policy 10.7:** Larger developments (20 units or more) should be mixed, but with a high proportion of 2-3 bed houses suitable for young families. They should include some 1-2 bed starter homes and smaller homes built to Lifetime Homes standards for the elderly and disabled. Proposals for sheltered housing, self build schemes, flats or large houses will be considered on their merits.

## Housing for the elderly & disabled

**Policy 10.8:** In addition to the requirements of policy 10.7 above, developers will be encouraged to offer additional centrally located accommodation for the elderly and/or disabled that conforms to the general planning policies for Ringmer [section 4].

## Housing for supported living

**Policy 10.9:** Development of an additional supported living facility will be supported if required, providing that it conforms to the general planning policies for Ringmer [section 4].

## Development briefs

**Policy 10.10:** *Development briefs have been prepared for the development of significant or sensitive sites, including those planned to contain 20 or more houses [see appendix I]. Developers of these sites will be expected to engage with the local community before submitting detailed plans for approval*

## Roadside advertising

**Policy 10.11:** *Advertising signs and roadside locational signs should be designed to harmonise with the village street scene and to minimise their impact on the rural landscape. Applications for illuminated signs will require exceptional justification. To enhance road safety, locational signs for rural businesses and tourist attractions should be of sufficient size and clarity to enable drivers travelling at normal speed to slow down safely.*



## List of Appendices

<b>Appendix A</b>	<b>Evidence supporting the Ringmer Neighbourhood Plan</b>
<b>Appendix B</b>	<b>Ringmer heritage buildings meeting English Heritage criteria for listing</b>
<b>Appendix C</b>	<b>Major employment sites in Ringmer parish</b>
<b>Appendix D</b>	<b>Assessment of potential new employment sites in Ringmer parish</b>
<b>Appendix E</b>	<b>A new category of affordable housing for Ringmer</b>
<b>Appendix F</b>	<b>Housing sites allocated for development, 2010-2030</b>
<b>Appendix G</b>	<b>Assessment of Ringmer sites in the 2011 &amp; 2012 Lewes District SHLAA</b>
<b>Appendix H</b>	<b>Register of community assets in Ringmer parish</b>
<b>Appendix I</b>	<b>Development briefs for allocated sites</b>

## Abbreviations used

CPRE	Campaign for the Protection of Rural England
DCLG	Department for Communities and Local Government
IMD	Index of Multiple Deprivation
NALC	National Association of Local Councils
NPPF	National Planning Policy Framework
PSCS	Lewes District Proposed Submission Joint Core Strategy (January 2013)
PSCSFA	Lewes District Proposed Submission Joint Core Strategy including Focused Amendments (May 2014)
Ringmer F.C.	Ringmer Football Club
SAC	Special Area of Conservation
SDNP	South Downs National Park
SHLAA	Strategic Housing Land Availability Assessment
SNCI	Site of Nature Conservation Importance
SOA	Superoutput area
SSSI	Site of Special Scientific Interest
WRMP14	Water Resources Management Plan 2014