

“Ringmer to 2030”

Sustainability Appraisal Report for the Ringmer Neighbourhood Plan



***Ringmer Parish Council
August 2014***

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Appendix 1 – SA/SEA Scoping Report

1. Non-technical Summary

- 1.1 This Sustainability Appraisal (SA) Report is written to accompany the Ringmer Neighbourhood Plan. The Neighbourhood Plan has been produced by Ringmer Parish Council. It was prepared with significant community involvement to guide development in the parish until 2030.
- 1.2 The Ringmer Neighbourhood Plan has been developed to conform with the existing Lewes District Local Plan (2003) and its successor, the Lewes District Joint Core Strategy (Local Plan part 1), which is about to be submitted for examination. It is also designed to conform with national policy contained in the National Planning Policy Framework (NPPF) and has taken into account other relevant documents that relate to planning in Ringmer.
- 1.3 The plan covers a number of different aspects, with policies relating to countryside and heritage, employment, residential development, social and leisure facilities and infrastructure. It includes general planning policies for Ringmer and a Village Design Statement. The development of the neighbourhood plan policies has centred around four key principles, listed below.
- Key Principle 1: Ringmer is, and should stay, a village
 - Key Principle 2: Ringmer should regain sustainability
 - Key Principle 3: Ringmer should be a balanced, healthy and inclusive community
 - Key Principle 4: Ringmer and the South Downs National Park
- 1.4 European law and UK planning regulations require that those who produce land use plans which could have significant environmental impacts undertake a Strategic Environmental Assessment. This Sustainability Appraisal has therefore been written to comply with such requirements. In addition, the Sustainability Appraisal also considers social and economic impacts of the Neighbourhood Plan in order to ensure that the plan contributes to sustainable development.
- 1.5 The SA has been integrated into the plan-making process. In July 2012 a Scoping Report was produced. After considering a number of different influences on the plan and providing a portrait of the parish, the Scoping Report identified the main issues (environmental, social and economic) that the Neighbourhood Plan should be aware of and developed a sustainability framework, unique to Ringmer Parish, in order to appraise the content of the Neighbourhood Plan. The framework was based on the 19 objectives below with indicators for each objective. As can be seen, it includes objectives with regards to the Lewes Downs Special Area of Conservation.

Number	Objective
1	To increase the present level of employment opportunities in Ringmer
2	To maintain a productive and prosperous agricultural and woodland/tree/hedgerow management sector within the Ringmer economy
3	To maintain and increase the range of services available in Ringmer parish
4	To maintain and increase the contribution of tourism in and immediately around Ringmer to the local economy
5	To increase, relative to appropriate comparators, median household incomes in Ringmer and to reduce the proportion of Ringmer households experiencing deprivation
6	To maintain Ringmer's 'village feel' as a vibrant, successful, balanced and inclusive rural community. There are both social and landscape aspects to 'village feel'

Number	Objective
7	To deliver of the target numbers of new market-sector houses and affordable houses proposed in the Neighbourhood Plan on schedule, and appropriately distributed within Ringmer parish
8	To reduce congestion on the road system connecting Ringmer to Lewes and the A27 trunk road and at pinch points on the local road system, while maintaining and improving road safety
9	To avoid exacerbating existing vehicle parking problems by ensuring that all new and amended residential, employment or leisure developments include sufficient off-road parking
10	To maintain and improve the present low crime rates in Ringmer parish
11	To maintain and improve access to the countryside for recreational purposes
12	To protect and enhance Ringmer's most important and highly valued countryside landscapes, and also the Lewes Downs SAC (immediately adjacent to the parish boundary)
13	To maintain and enhance biodiversity within Ringmer parish by protecting areas of high wildlife value including chalk downland, ancient woodland and hedgerows, the Plashett Wood SSSI, wildflower meadows, brookland, ponds and other areas and features of importance to protected and threatened species
14	To protect and enhance Ringmer's countryside
15	To enhance the protection of Ringmer's built heritage and the understanding of Ringmer's history
16	To enhance the amount of waste recycled and to reduce the amount of waste sent to landfill
17	To ensure that drinking water is available and used effectively in this water-stressed area
18	To ensure effective drainage and avoid flooding of residential or employment premises throughout Ringmer parish
19	To minimise Ringmer's contribution to climate change

- 1.6 Following consultation on the Scoping Report and the finalisation of the sustainability framework, options for Neighbourhood Plan policies were appraised against the sustainability framework. The appraisals served to both ensure that a policy would not have significant environmental impacts and that a policy would contribute towards sustainable development.
- 1.7 The appraisals have been undertaken as part of an iterative process. Policies that have been amended, either to reflect the results of consultation or to improve impacts that a policy would have, have been subject to reappraisal. Where more than one option for a policy area was identified, the appraisals have assisted the selection of particular options.
- 1.8 Whilst the policies have been subject to appraisal and thus likely impacts have been assessed, it is recognised that policies within the plan may not achieve their desired consequences. As a result, a monitoring framework has been developed that seeks to introduce steps in order to ensure that negative impacts are avoided, or in cases that they have occurred, seeks to rectify any problems. This monitoring framework is based on the sustainability framework.

2. Introduction

- 2.1 Ringmer Parish Council has prepared a Neighbourhood Plan (NP), which will form a part of the Lewes District Local Plan once it has been adopted. The Neighbourhood Plan has been submitted to Lewes District Council and the South Downs National Park Authority, for the two authorities to undertake consultation on the Neighbourhood Plan before it is submitted for examination.
- 2.2 The Neighbourhood Planning (General) Regulations 2012 make clear that neighbourhood plans should show how they contribute to the achievement of sustainable development and that they are compatible with EU obligations. With regards to the latter point, it is therefore important that, as a land-use plan, the Neighbourhood Plan complies with the EU's Strategic Environmental Assessment Directive. In order to meet the requirements, the Parish Council has produced this Sustainability Appraisal Report (SA) to accompany the Neighbourhood Plan.
- 2.3 The SA builds on the work contained in the SA/SEA Scoping Report, which is available on the Ringmer parish council website www.ringmerparishcouncil.org.uk, was consulted on between 6 July and 17 August 2012. It is appended as Appendix 1 to the SA report. The report set out the proposed scope of the Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for consultation with the relevant environmental bodies and other relevant stakeholders. The consultation attracted responses from the Environment Agency, Natural England, a District councillor, a parish councillor and two members of the public. A Lewes District Council Neighbourhood Planning officer provided advice with respect to one comment from a member of the public. After consideration of these responses, the 19 sustainability objectives and indicators listed in section 2 below were adopted.
- 2.4 The SA report will be made available for public comment alongside the draft Neighbourhood Plan.
- 2.5 This Sustainability Appraisal Report has not been produced exactly as envisaged by the SA/SEA Scoping Report's 'next steps' section. Nevertheless, sustainability has been an important consideration in developing the Neighbourhood Plan, and the Sustainability Appraisal has been pivotal throughout its preparation. The Vision and Key Principles guiding the Neighbourhood Plan are in sections 2 and 3 of the main Plan. The environmental, social and economic baseline for Ringmer is in Section 1 of the Neighbourhood Plan and Section 4 of the SA/SEA Scoping Report. Importantly, this Sustainability Appraisal meets the requirements of the SEA directive. This is set out in Table 1 below.

Table 1 – Requirements of the SEA Directive

The SEA Directive's Requirements	Where covered
In preparing an environmental report, the information that it gives should include (Art. 5 and Annex 1):	
a) an outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes;	See section 5, and sections 1-5 of the SA/SEA Scoping Report (appendix 1 below).
b) the relevant aspect of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	SA/SEA Scoping Report section 4.
c) the environmental characteristics of areas likely to be significantly affected;	
d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs);	
e) the environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	Habitat Regulations Scoping Report and sections 3-4 below. The most relevant site of environmental importance is the Lewes Downs SAC, which abuts the Ringmer parish boundary.
f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects;	Sections 5-13 below.
g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The Neighbourhood Plan has been designed to avoid or mitigate such effects in so far as possible. This is shown in the appraisals of the policies in sections 5-13 (See, as examples, policies 5.7, 5.10, 7.9, 9.1 & 9.10.)
h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 5-13 below, and also Neighbourhood Plan appendix A.
i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Section 14 below.
j) a non-technical summary of the information provided under the above headings	Section 1 above.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	The report conforms to this requirement.

The SEA Directive's Requirements	Where covered
When preparing the environmental report, consultation should take place with:	
authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).	Natural England, the Environment Agency and English Heritage have been given the opportunity to comment on the SA/SEA Scoping Report and on the Neighbourhood Plan in the regulation 14 consultation.
authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).	Natural England have been given the opportunity to comment on the Habitat Regulations Scoping Report. All three agencies will be given a further example to comment on the Neighbourhood Plan and its associated documents, including this Sustainability Appraisal, in the Regulation 16 consultation.
other EU Member states, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	Not applicable.
The plan or programme should take into account the environmental report and the results of consultations into account in decision-making (Art. 8).	The Neighbourhood Plan has been influenced by comments made in previous informal and formal consultations and by this Sustainability Appraisal.
When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed:	
the plan or programme as adopted;	These requirements will be met when the Neighbourhood Plan is made.
a statement summarising how environmental considerations have been integrated into the plan or programme (Art. 5 – 8);	
the measures decided concerning monitoring (Art. 9 and 10).	
Environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).	This Table details where this requirement has been met
To monitor the significant environmental effects of the plan's or programme's implementation (Art. 10).	Monitoring arrangements are covered in section 14 below.

2.6 The report is structured as follows;

Section 3 lists the sustainability objectives and indicators adopted following consultation on the SA/SEA Scoping Report (2012).

Section 4 explains how the appraisal has been carried out.

Sections 5-12 present the appraisals carried for the Key Principles and the policies of sections 4-10 of the Neighbourhood Plan.

2.7 How to comment on this Sustainability Appraisal.

This SA has been made available for comment alongside the Neighbourhood Plan. Comments can be made:

by e-mail: ldf@lewes.gov.uk.

by post: Neighbourhood Planning, Southover House, Southover Road, Lewes, BN7 1AB.

3. Sustainability objectives & indicators

- 3.1 As one of the main aims of the current planning system is to bring about sustainable development, the sustainability appraisal will need to assess the ability of the Neighbourhood Plan to contribute towards sustainable development. The SA/SEA Scoping Report (2012) developed an agreed definition of what sustainable development is and also created the objectives and indicators that will be used to test the Neighbourhood Plan.
- 3.2 The 19 objectives and indicators agreed, after consultation, are listed below. They include economic (objectives 1-5 below), social (objectives 6-11 below) and environmental (objectives 12-19 below) objectives. Specific indicators are listed for each objective. For the derivation of these objectives and indicators see the SA/SEA Scoping Report (2012). Although this report is not a full Strategic Environmental Assessment, several SA objectives do relate to the key factors to be considered in such an assessment.

3.3 ECONOMIC objectives & indicators

Objective 1 (ECON1):

To increase the present level of employment opportunities in Ringmer

Indicators for objective 1:

- Numbers employed in Ringmer parish
- Numbers and levels of activity of employment sites in Ringmer parish
- Level of occupancy of employment sites in Ringmer parish
- Proportion of Ringmer residents whose employment is based in Ringmer parish
- Proportion of Ringmer residents out-commuting to employment by private car
- Availability of up-to-date e-communications in all areas of Ringmer parish

Objective 2 (ECON2):

To maintain a productive and prosperous agricultural and woodland/tree/hedgerow management sector within the Ringmer economy

Indicators for objective 2:

- Value of production in these sectors
- Employment in agriculture and woodland/tree/hedgerow management
- Availability of local marketing outlets for locally-produced products of these sectors

Objective 3 (ECON3):

To maintain and increase the range of services available in Ringmer parish

Indicators for objective 3:

- Range of retail premises in Ringmer parish
- Range of services available in Ringmer parish
- Proportion of Ringmer residents travelling by private car to access shops & services elsewhere

Objective 4 (ECON4):

To maintain and increase the contribution of tourism in and immediately around Ringmer to the local economy

Indicators for objective 4:

- Numbers and activity of tourism-based businesses in and immediately around Ringmer parish

- Employment in tourism
- Availability of B&B and self-catering accommodation in Ringmer parish

Objective 5 (ECON5):

To increase, relative to appropriate comparators, median household incomes in Ringmer and to reduce the proportion of Ringmer households experiencing deprivation

Indicators for objective 5:

- Changes in median household income, relative to changes in appropriate comparators (e.g. Lewes District, South East England, England)
- Unemployment rates for Ringmer residents
- Educational attainment of Ringmer children
- Proportion of households categorised as experiencing deprivation

3.4 SOCIAL objectives & indicators

Objective 6 (SOC6):

To maintain Ringmer's 'village feel' as a vibrant, successful, balanced and inclusive rural community. There are both social and landscape aspects to 'village feel'.

This objective is Ringmer residents' top priority.

Indicators for objective 6:

Social aspects

- Residents' perceptions that Ringmer remains a vibrant rural village community
- Range of retail premises in Ringmer parish
- Range of services available in Ringmer parish
- Range and activity of community organisations providing social, leisure and recreational activities
- Availability in Ringmer of nursery and primary school places for all Ringmer children seeking them
- Availability in Ringmer of facilities required by older and disabled people
- Age distribution and household income distribution of Ringmer residents

Landscape aspects

- Protection of the Ringmer Green Conservation Area and public open spaces
- Quality of access to the countryside from Ringmer village and the Broyleside
- Provision of accessible natural and semi-natural countryside, including woodland
- Village scale of the built environment
- Built environment of rural rather than urban or suburban style and design

Objective 7 (SOC7):

To deliver of the target numbers of new market-sector houses and affordable houses proposed in the Neighbourhood Plan on schedule, and appropriately distributed within Ringmer parish

Indicators for objective 7:

- Provision of new market-sector houses of appropriate types, against the Neighbourhood Plan target
- Provision of new affordable houses, against the Neighbourhood Plan target
- Balance of new housing provision between Ringmer village, the Broyleside and the rural areas of Ringmer parish

- Affordability of market sector housing in Ringmer
- Numbers of households with a strong Ringmer connection (including Ringmer employment) seeking Ringmer accommodation and assessed as categories A or B on the Lewes District Council housing list
- Availability of accommodation suitable for the elderly or disabled

Objective 8 (SOC8):

To reduce congestion on the road system connecting Ringmer to Lewes and the A27 trunk road and at pinch points on the local road system, while maintaining and improving road safety

Indicators for objective 8:

- Proportion of Ringmer residents out-commuting to employment by private car
- Proportion of Ringmer residents travelling by private car to access shops & services elsewhere
- Peak hour traffic queues on the B2192/A26
- Infrastructure improvements of the B2192/A26 route to Lewes and the A27 trunk road
- Completion and level of use of cycleways connecting Ringmer village to Lewes, the Broyleside to Ringmer village and accessing rural employment sites
- Public transport (bus) services between Ringmer and key destinations, including the railway network
- Traffic flows at key pinch points on the local road network (including North Road, Bishops Lane & Church Hill)
- Traffic flows on lanes designated for local recreational use (Norlington Lane, Green Lane, the northern part of Broyle Lane, Potato Lane and the southern section of Neaves Lane)
- Traffic speeds on the restricted section of the B2192 and on other restricted roads
- Road safety data on accidents and casualties

Objective 9 (SOC9):

To avoid exacerbating existing vehicle parking problems by ensuring that all new and amended residential, employment or leisure developments include sufficient off-road parking

Indicators for objective 9:

- Monitoring of all Ringmer planning applications to ensure that planning approvals for new developments include provision for sufficient off-road vehicle parking, and that that planning approvals for existing premises do not compromise existing necessary parking provision

Objective 10 (SOC10):

To maintain and improve the present low crime rates in Ringmer parish

Indicators for objective 10:

- Sussex police crime statistics

Objective 11 (SOC11):

To maintain and improve access to the countryside for recreational purposes

Indicators for objective 11:

- Quality of access to the countryside from Ringmer village and the Broyleside
- Provision of accessible natural and semi-natural countryside, including woodland
- Number and condition of public and licensed footpaths in Ringmer parish
- Traffic flows on lanes designated for local recreational use (Norlington Lane, Green Lane, the northern part of Broyle Lane, Potato lane and the southern section of Neaves Lane)

3.5 ENVIRONMENTAL objectives & indicators

Objective 12 (ENV12):

To protect and enhance Ringmer's most important and highly valued countryside landscapes, and also the Lewes Downs SAC (immediately adjacent to the parish boundary)

Indicators for objective 12:

- Quality of the landscape in the part of the parish within, or impacting upon, the SDNP
- Quality of the landscape in the rural areas of the parish identified as of especial value to residents in sections 5.2-5.4 of the Neighbourhood Plan
- Levels of recreational use of the Lewes Downs SAC by Ringmer residents
- Peak hour traffic queues on the sections of the B2192 and A26 adjacent to the Lewes Downs SAC

Objective 13 (ENV13):

To maintain and enhance biodiversity within Ringmer parish by protecting areas of high wildlife value including chalk downland, ancient woodland and hedgerows, the Plashett Wood SSSI, wildflower meadows, brookland, ponds and other areas and features of importance to protected and threatened species.

Indicators for objective 13:

- Amount and quality of chalk downland
- Amount and quality of ancient woodland and hedgerows
- Quality of the Plashett Wood SSSI
- Amount and quality of wildflower meadows and traditionally managed brookland
- Numbers and quality of green corridors, ponds and lakes
- Populations of threatened and protected species

Objective 14 (ENV14):

To protect and enhance Ringmer's countryside

Indicators for objective 14:

- Proportion of new development taking place on previously developed or previously used land
- Permanent loss of countryside to new development
- Impact of new development on adjoining countryside areas
- Degradation of countryside by inappropriate agricultural or non-agricultural activity
- Quality of the landscape in the rural areas of the parish

Objective 15 (ENV15):

To enhance the protection of Ringmer's built heritage and the understanding of Ringmer's history

Indicators for objective 15:

- Systematic review of the English Heritage list of listed buildings in Ringmer parish
- Protection of heritage buildings and structures not currently included on the English Heritage list
- Avoidance of inappropriate new development affecting Ringmer's five ancient settlements
- New development in key areas preceded by adequate archaeological investigation

Objective 16 (ENV16):

To enhance the amount of waste recycled and to reduce the amount of waste sent to landfill

Indicators for objective 16:

- Volume of waste produced
- Proportion of waste effectively and economically recycled

Objective 17 (ENV17):

To ensure that drinking water is available and used effectively in this water-stressed area

Indicators for objective 17:

- Installation of water meters in Ringmer domestic and employment premises
- Water use per domestic household
- Proportion of households possessing water butts or grey water systems
- Effective water use systems installed in new residential and employment premises
- Improved capacity and effectiveness of Barcombe Mills water treatment works

Objective 18 (ENV18):

To ensure effective drainage and avoid flooding of residential or employment premises throughout Ringmer parish

Indicators for objective 18:

- Headroom capacity at Ringmer sewage works and assessment of its vulnerability to flood risk
- Effectiveness of foul drainage systems throughout Ringmer parish
- Effectiveness of surface water drainage throughout the developed areas of Ringmer parish
- Existing residential and employment premises at risk of flooding
- Number of planning applications approved in areas of known flood risk or contrary to advice given by the EA on flood risk/flood defence grounds

Objective 19 (ENV19):

To minimise Ringmer's contribution to climate change

Indicators for objective 19:

- New development to meet high energy conservation standards
- New development located to minimise travel by the private car
- Provision of safe alternative travel options to private car usage
- Provision of additional woodland as a carbon sink

4. The Sustainability Appraisal

- 4.1 As identified in the SA/SEA Scoping Report, it is important to identify the relationship between the plan’s Principles and the SA’s objectives. An appraisal of the plan’s objectives against the sustainability objectives has been undertaken. The assessment is described below in Section 5.
- 4.2 The framework of 19 sustainability objectives, with indicators for each, above was developed and consulted upon in the SA/SEA Scoping Report consulted upon from 6 July to 17 August 2012. No objections or additions to the set of 19 economic, social or environmental objectives proposed, or to their indicators, were received. Each policy has therefore been appraised against the entire set of 19 SA objectives, and the outcomes are presented below.
- 4.3 Where alternative options were considered as part of developing the policy, the alternative options are appraised against each other.
- 4.4 There are inevitably some conflicts between the various aims and objectives of the Neighbourhood Plan. The Neighbourhood Plan has sought to identify such conflicts and resolve them where possible. One of the main conflicts is the importance of accommodating development to meet community needs whilst ensuring that the highly valued character of the parish, widely described as its ‘village feel’, is maintained and enhanced. The central importance to residents of Ringmer’s ‘village feel’ has been emphasised in successive consultations, including those for the 1988 Ringmer Village Appraisal, the 2003 Ringmer Village Plan and those carried out in 2011-2013 for this Neighbourhood Plan. The term describes residents’ perceptions of Ringmer’s scale, its geography, its heritage, its relationship to the surrounding countryside and its vibrant social dynamic as a rural community. The maintenance of Ringmer’s ‘village feel’ despite necessary development is identified as a key requirement of the Neighbourhood Plan.
- 4.5 Except where otherwise indicated, policies were appraised against the alternative of not including the policy in the Neighbourhood Plan.
- 4.6 Abbreviations are used below for the SA Objectives as follows:
- ECON1, 2, 3, 4, 5 are the Economic objectives of the SA
 - SOC6, 7, 8, 9, 10, 11 are the Social objectives of the SA
 - ENV12, 13, 14, 15, 16, 17, 18, 19 are the Environmental objectives of the SA
- 4.7 The consideration of the likely effects of the Neighbourhood Plan has been informed by the baseline data collected in the SA/SEA Scoping Report. The policies have been appraised against each of the SA Objectives and a ‘score’ provided ranging from Major Positive (significantly beneficial) to Major Negative (significantly adverse). In some cases the appraisal will depend on the implementation of the Neighbourhood Plan. Summary appraisal tables are provided at the end of each relevant section and are presented in the format as shown below. The final ‘Overall’ column identifies the cumulative impacts and summarises what the overall impact of each policy on the Neighbourhood Plan will be.

SA Objectives								Overall
Policies ↓	++		-		+	+	+	+
	+-			+	--	+		
		-	+	+				+

The following symbols have been used to record the impact of each option against each SA Objective:

Positive or negative (depending on implementation of NP)			+-
Major Positive	++	Major Negative	--
Positive	+	Negative	-
Neutral			

5. Appraisal of the Neighbourhood Plan's Key Principles

An appraisal of the plan's objectives against the sustainability objectives has been undertaken and is described below. The results of the appraisal are shown in Table 2.

Key Principle 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.

SA: This key principle appraises strongly positively against objectives ECON2, SOC6 & ENV14. It appraises positively against objectives SOC8, SOC9, SOC10, SOC11, ENV12, ENV13, ENV15 & ENV19. The Neighbourhood Plan proposes to deliver new employment and residential development in ways and at locations that avoid compromising 'village feel', so that it appraises neutrally against objectives ECON1 & SOC7. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Key Principle 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 the 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.

SA: This key principle appraises strongly positively against objectives ECON1, ECON3, ECON5, SOC7, SOC8 & ENV19. It also appraises positively against objective ENV18 but, because some limited greenfield development will be necessary and additional employment development will create additional waste, negatively against objectives ECON2, ENV14 & ENV16. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Key Principle 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 20th 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.

SA: This key principle appraises strongly positively against objectives ECON5, SOC6 & SOC7. It appraises positively against objectives SOC9, SOC10, SOC11, ENV14 & ENV16. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Key Principle 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.

SA: This key principle appraises strongly positively against objectives ECON2, SOC11, ENV12 & ENV14. It appraises positively against objectives SOC6, ENV13 & ENV15. As the necessary employment and residential development is planned for delivery without compromising the SDNP, it appraises neutrally against objectives ECON1 & SOC7. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Table 2 Appraisal of NP Principles

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
Key Principle 1: Ringmer is, and should stay, a village																			
	++				++		+	+	+	+	+	+	++	+				+	+
Key Principle 2: Ringmer should regain sustainability																			
++	-	++		++		++	++						-		-		+	++	+
Key Principle 3: Ringmer should be a balanced, healthy and inclusive community																			
				++	++	++		+	+	+			+		+				+
Key Principle 4: Ringmer and the South Downs National Park																			
	++				+					++	++	+	++	+					+

As shown in Table 2, the majority of the Neighbourhood Plan’s Key Principles and Sustainability Appraisal objectives are positively compatible or neutrally appraise against each other.

6. Appraisal of the policies included in section 4 of the Neighbourhood Plan

Policies included in section 4 of the Neighbourhood Plan are:

- 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

The appraisal of each of these policies is given below and shown in Table 3.

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.*

SA: This policy appraises strongly positively against SA objective ENV12. It also appraises positively against policies ECON4, SOC11, ENV13, ENV14 & ENV15. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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

SA: This policy appraises positively against SA objective SOC6 (key objective). It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives SOC6 (key objective), ENV12, ENV13 & ENV14. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises strongly positively against SA objective SOC11 and positively against SA objectives SOC6 (key objective), SOC8, ENV12, ENV13, ENV14 & ENV15. It appraises neutrally against the

important objectives ECON1 and SOC7 as the necessary employment and housing can be provided elsewhere in Ringmer. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises strongly positively against SA objective SOC8. It appraises positively against objective SOC6 (key objective). It appraises neutrally against the important objectives ECON1, ECON4 and SOC7 providing that the necessary employment, tourism and housing can be provided at appropriate locations. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.

In addition provision should be made for off-road visitor parking, in accordance with the scale recommended by East Sussex County Council.

SA: This policy is the key policy for delivering SA objective SOC9 and appraises positively against objectives SOC6 (key objective), SOC8, SOC10 & ENV14. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives SOC6 (key objective), ENV12 & ENV14. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives SOC6 (key objective) and ENV14. It would appraise negatively against the important objectives ECON1, ECON2 & ECON4 only for new developments or activities with a strong adverse impact on the health or quality of life of others. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Table 3 Appraisal of polices in NP Section 4

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
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																			
+/-	+/-		+/-		+								+						+

7. Appraisal of the policies included in section 5 of the Neighbourhood Plan

Policies included in section 5 of the Neighbourhood Plan are:

- 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

The appraisal of each of these policies is given below and shown in Table 4.

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.*

SA: This policy appraises strongly positively against SA objective ENV14. It also appraises positively against SA objectives ECON2, ECON4, SOC6 (key objective), SOC11, ENV13 & ENV19. It appraises neutrally against the important objectives ECON1 and SOC7 as sufficient sites are allocated in the Neighbourhood Plan to ensure they can be achieved. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON2, SOC11, ENV12, ENV13, ENV14 & ENV15. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON4, SOC11 & ENV12. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives SOC6 (key objective), SOC11, ENV12 and arguably also ECON3 & ENV14. It appraises neutrally against the important objectives ECON1 and SOC7

as the necessary employment and housing can be provided elsewhere in Ringmer. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises strongly positively against SA objective SOC11 and positively against SA objective SOC6 (key objective). It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises strongly positively against SA objective SOC11 and positively against SA objective SOC6 (key objective), SOC8, ENV13 & ENV19. It would appraise negatively against objective ECON2 only if the land used for this purpose was currently in productive agricultural use. It appraises neutrally against other objectives. Overall the policy appraises positively.

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.*

SA: This policy appraises strongly positively against SA objective ENV15 and positively against objectives ECON4 & SOC6 (key objective). It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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), must be accompanied by appropriate assessment and field evaluation.*

SA: This policy appraises strongly positively against SA objective ENV15. It appraises neutrally against the important objectives ECON1 and SOC7 provided that developers of affected areas take the opportunities offered to complete archaeological exploration well in advance of scheduled development. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises strongly positively against SA objective ENV13. It also appraises positively against objective SOC6 (key objective) but could be argued to appraise negatively against objective ENV14 by reducing development density. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.

SA: This policy appraises strongly positively against SA objective ENV13. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Table 4 Appraisal of policies in NP Section 5

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
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																			
												++							+

8. Appraisal of the policies included in section 6 of the Neighbourhood Plan

Policies included in section 6 of the Neighbourhood Plan are:

- 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

The appraisal of each of the policies 6.1 -6.6 is given below and shown in Table 5.

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].*

SA: This policy is the key policy for achieving SA objective ECON1 and Key Principle 2. It also appraises positively against objectives ECON3, ECON5 & (providing that a good proportion of new employment is taken by local residents) ENV19. Like any policy favouring additional development, especially development on greenfield land, it appraises negatively against objectives SOC8, ENV14, ENV16 & potentially ENV18, though the impact on objectives SOC8 and ENV18 could be reduced by necessary infrastructure improvement. There is minimal negative impact on objective ECON2, as none of the new sites proposed is, or is likely to be, in productive agricultural use. It appraises neutrally against the objectives SOC6 (key objective), ENV12 & ENV13 provided that appropriate precautions are taken in site selection. It appraises neutrally against other objectives.

SA against alternative policy options: the following options were appraised:

- Option 1: the policy as above; option 2: the policy as above, except that extensions to sites EMP7 & EMP19 are deleted from appendix 6.2.
- Option 2 appraises much less positively than option 1 against objectives ECON1, ECON3, ECON5 & ENV19, and is much less likely to deliver the increased sustainability sought [key principle 2] but appraises less negatively against objectives SOC8, ENV14, ENV16 & potentially ENV18.

Overall option 1 is considered to appraise more positively than option 2.

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.*

SA: This policy is the key policy for delivering objective ECON2. It appraises positively against objectives ECON1, ECON5, SOC11, ENV12, ENV13, ENV14 & ENV19. Like any policy favouring additional development, it appraises negatively against objectives SOC8, ENV16 & ENV18, though the impact on objectives SOC8 and ENV18 could be reduced by necessary infrastructure improvement. It appraises neutrally against objective SOC7 as the necessary housing can be delivered elsewhere in the parish. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises strongly positively against objective ECON3. It appraises positively against objectives ECON1, ECON5, SOC9, ENV12, ENV15 & ENV19. Like any policy favouring additional development, it appraises negatively against objectives SOC8, ENV16 & ENV18, though the impact on objectives SOC8 and ENV18 could be reduced by necessary infrastructure improvement. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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].*

SA: This policy appraises strongly positively against objective ECON3. It also appraises positively against objectives ECON1, ECON5, SOC9 & ENV19. Like any policy favouring additional development, it appraises negatively against objectives SOC8, ENV16 & ENV18, though the impact on objectives SOC8 and ENV18 could be reduced by necessary infrastructure improvement. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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].*

SA: This policy appraises positively against objectives ECON1, ECON3, ECON5, SOC9, ENV12 & ENV19. Like any policy favouring additional development, it appraises negatively against objectives SOC8, ENV14, ENV16 & ENV18, though the impact on objectives SOC8 and ENV18 could be reduced by necessary infrastructure improvement. The policy appraises neutrally against other objectives. Overall it is considered to appraise positively.

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].*

SA: This policy appraises positively against objectives ECON1, ECON5, SOC9 and (depending on the specific proposal) SOC11. It appraises negatively against objectives ECON2, SOC8, ENV16 and (depending on the specific proposal) ENV14, though the impact on objective SOC8 could be reduced by necessary infrastructure improvement, and travel patterns reduce the impact on SOC8 compared to development for other employment categories or housing. The policy appraises neutrally against other objectives. Overall it is considered to appraise positively.

Table 5 Appraisal of polices in NP Section 6

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
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																			
+	-			+			+-	+		+-			+-		-				+

Appraisal of possible new employment sites

An appraisal of nine potential new employment sites against the sustainability objectives was undertaken in connection with policy 6.1. Six of these sites, mainly extensions to existing employment sites or redundant agricultural sites, were identified in the Ringmer Village Plan Employment Strategy (2006) or in the preliminary stages of this Neighbourhood Plan. Three additional sites were identified in the Lewes District Employment and Economic Land Assessment (2010) carried out by Nathaniel Lichfield and Partners (EELA). The results of this appraisal are shown below in Table 6.

Each site was appraised individually against the 19 economic, social and environmental sustainability objectives. In carrying out the appraisals against objective ENV13 only known impacts on protected species were considered. It is recognised that ecological studies required prior to the submission of planning applications may identify additional issues and constraints.

While all sites considered have the capacity to provide additional employment, only three sites (EMP19, EMP20 and EMP23) were considered to appraise positively overall. A fourth site, EMP7, was considered to appraise neutrally overall providing that development was deferred until phase 2 of the Neighbourhood Plan, when the negative assessment against objective ENV18 would be mitigated by improvements to the foul drainage infrastructure. The remaining sites were considered to appraise negatively.

Table 6 Appraisal of possible new employment sites

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
EMP 7 – extension to Broyle Business Area, south of Caburn Enterprise Park Neighbourhood Plan Appendix D, site 4																			
++	-	+		+			-						-		-		+		
EMP 19 – extension to Goldcliff Nursery site to include former Nursery, Old Uckfield Road Neighbourhood Plan Appendix D, site 6																			
++		+		+			-								-				+
EMP 20 - Lower Clayhill Business Area, Uckfield Road, to include former chicken farm Neighbourhood Plan Appendix D, site 5																			
++		+		+			-								-				+
EMP 23 – former farmyard at Bridge Farm, Barcombe Mills Neighbourhood Plan Appendix D, site 10																			
++		+		+			-								-				+
EMP 4 – westward extension of Diplocks Business Park, to include Potters Field Neighbourhood Plan Appendix D, site 7																			
++	--	++		+			--			-		-	-	-	-		-	+	--
EMP 6 – extension to include land to the south of Ringmer Business Centre Neighbourhood Plan Appendix D, site 8																			
++	--	+		+			-						-		-		+-		-
EELA site P1 – land near Earwig Corner and Malling Down Neighbourhood Plan Appendix D, site 1																			
++	--	+		+			-				--		-	-	-			+	-
EELA site P11 – land east and south of Caburn Enterprise Park Neighbourhood Plan Appendix D, site 3																			
++	--	+		+			-						--		--		+-		-
EELA site P12 – land on Gote Farm Neighbourhood Plan Appendix D, site 2																			
++	--	+		+	--		-				--		-	-	-		+-		--

9. Appraisal of the policies included in section 7 of the Neighbourhood Plan

Policies included in section 7 of the Neighbourhood Plan are:

- 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

The appraisal of each of the policies 7.1 – 7.11 is given below and shown in Table 7.

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).*

SA: This policy appraises positively against objectives ECON3 and SOC7 and could, depending on the type of housing, appraise positively against objective ECON5. Like any policy favouring additional development, especially development on greenfield land, it appraises negatively against objectives ECON2, SOC6, SOC8, ENV14, ENV16 & ENV18, though the impact on objectives SOC6, SOC8 and ENV18 could be reduced if housing delivery was accompanied by necessary infrastructure improvement. Careful design and choice of location is required to avoid negative impact against objectives SOC9, SOC10, ENV12 & ENV13. As the Core Strategy housing target for Ringmer is higher than the new housing number required to meet local needs, and part of the new housing will go to new commuters, it appraises negatively against objectives SOC6 (key objective) & ENV19. It appraises neutrally against other objectives. Overall this policy appraises negatively, but it is required by Neighbourhood Planning regulations under the Localism Act and NPPF paragraph 184 that insist the overall new housing number must conform to the Core Strategy.

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 the 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.*

SA: This policy appraises positively against objectives ECON5, SOC6 (key objective), SOC7 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against objectives ECON5, SOC6 (key objective) & SOC7. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against objectives ECON2, ECON5, SOC6 (key objective) & SOC7. Re-use of appropriate redundant rural buildings appraises positively against objective ENV15. Negative appraisal against objectives ENV12 & ENV13 can be avoided by careful choice of location. Development in the countryside appraises negatively against objective ENV19. The policy appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON2, SOC6 (key objective), ENV14 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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].

SA: This policy appraises positively against objectives ECON2, SOC6 (key objective), ENV12, ENV14, ENV15. As these buildings are mainly in the countryside, it appraises negatively against objective ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.

SA: This policy appraises strongly positively against SA objective SOC6 (key objective). It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON1, SOC6 (key objective), SOC8 & ENV18. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

SA against alternative policy options: the following options were appraised:

Option 1: the policy as above; option 2: variants of the policy in which a larger number of housing units were developed in phase 1, including housing on greenfield sites.

Option 2 appraises more positively than option 1 against SA objective SOC7, because some new housing would be provided earlier than in option 1. However, option 2 appraises strongly negatively against objectives SOC6 (key objective), SOC8 and ENV18, because this new housing would be delivered before key infrastructure was available. As any additional housing in this phase would be for new commuters, it would also appraise negatively against objective ENV19 and be in contradiction to key principle 2. The use of greenfield sites would appraise negatively against objectives ECON2 & ENV14.

Overall option 1 is considered to appraise much more positively than option 2.

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

Sites within the Ringmer village planning boundary (30):

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

Sites within the Broyleside planning boundary (11):

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

Sites in the rural areas of Ringmer parish (22)

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

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.

SA: This policy appraises positively against SA objectives SOC6 (key objective), SOC7, SOC 8, ENV14 & ENV18. The high proportion of affordable housing in this phase appraises positively against objective ECON5. As a significant proportion of phase 1 housing will be in the countryside, it appraises negatively against objective ENV19. To the extent that new housing development attracts new commuters it would also appraise negatively against objective ENV19. It appraises neutrally against other objectives. Overall this policy is considered to appraise positively. Overall it is considered to appraise positively.

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):

Diplocks Business Park redevelopment as mixed use (12)

RES13

Behind Old Forge Pine (20)

RES14

Bishops Field stages 1 & 2 (50)

RES15

Chapters garden, Bishops Lane (4)

RES16

Sunnymede Garden, Norlington Lane (9)

RES17

Sites within the extended Broyleside planning boundary (30):

Lower Lodge Farm (30)

RES18

Sites in the rural areas of Ringmer parish (14)

Farmhouse, Upper Lodge Farm (1)

RES19

Broyle Mill Farm barn conversions (3)

RES20

Clay Hill House barn conversion (1)

RES21

Barn complex, Old House Farm (5)

RES22

Rural brownfield site, Ashton Green (2)

RES23

Norlington Farm barn conversion (1)

RES24

Green Lane Farm, barn conversion (1)

RES25

The sites are identified in greater detail in appendix F.

SA: This policy appraises positively against the important SA objective SOC7. As much phase 2 development is delivered on greenfield sites on agricultural land it appraises negatively against objectives ECON2 & ENV14. Providing that the start of phase 2 does not precede the delivery of key infrastructure improvements it will not appraise negatively against objectives SOC6 (key objective), SOC8 and ENV18. To the extent that new housing development attracts new commuters it will appraise negatively against objective ENV19. Overall this policy appraises negatively, but it is required by Neighbourhood Planning regulations under the Localism Act and NPPF paragraph 184 that insist the overall new housing number must conform to the Core Strategy.

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>
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SA: This policy appraises positively against the important SA objective SOC7. As relatively little phase 3 housing is to be delivered on greenfield sites, and key infrastructure should be in place, it will not appraise negatively against objectives SOC6 (key objective), SOC8 and ENV18, and there should be limited negative impact against objectives ECON2 & ENV14. It appraises negatively against objective ENV19 only to the extent that new housing development attracts new commuters. Overall this policy is considered to appraise neutrally, even if the reserve greenfield site were to be required.

Table 7 Appraisal of policies in NP Section 7

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall	
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																				
	+/-				+/-	+	+/-						+/-					+/-		

Appraisal of possible sites for new residential development

All candidate sites for new residential development were appraised individually against the 19 economic, social and environmental sustainability objectives. The sites appraised included the following categories.

- All Ringmer sites proposed to the 2010-2013 Lewes District Strategic Housing Land Availability Assessments (SHLAA) that were considered deliverable or developable in any SHLAA iteration.
- All residential development sites considered at consultation meetings 6 and 7 held in Feb 2013.
- All residential development sites proposed to the Steering Group by their proponents.
- Some additional sites brought forward for consideration by the Steering Group.
- Site SP5 from the PSCS.

In carrying out the appraisals the following points were considered.

- In the appraisal against objective ECON3 a broad interpretation of ‘services’ was adopted, to include co-provided recreational and leisure facilities.
- Appraisals against objective ENV13 considered only known impacts on protected species. It is recognised that ecological studies required prior to the submission of planning applications may identify additional issues and constraints.
- Appraisals against objective ENV16 were based on the assumption that the waste created by a given total number of new homes would not be affected by their location within the parish. However, developments so large that their inclusion would increase the total housing number were considered to increase waste production.

- Appraisals against objective ENV18 were considered to be negative only if the new housing were located so as to connect to the Ringmer (Neaves Lane) sewage works prior to its planned upgrade. It is assumed that once the planned upgrade is completed adequate sewage works capacity will become available in this part of Ringmer parish. Such sites are coloured blue in the table below.
- Sites outside Ringmer village were considered to be likely to make a greater contribution to climate change than sites more sustainably located in and around Ringmer village, except when the site was specifically required to accommodate a rural worker. This is recognised as a reasonable assumption, rather than formally evidenced, as all new Ringmer housing for out-commuters is inherently unsustainable.

This appraisal is shown below in Table 8. The use of these appraisals in site assessment is explained in Neighbourhood Plan appendix A, sections 7.5.8 and 7.5.9 and, for individual sites, in sections 7.9-7.11.

Table 8 Appraisal of possible sites for new residential development

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
RES1 - Westbourne, Lewes Road																			
						++	-										+		+
RES2 - East of Little Manor, Vicarage Way																			
						+								+-			+-		+
RES3 - North-west and south-east of Anchor Field																			
						++											+		+
RES4 - Careys Cowshed, Broyle Lane																			
		-				+											+-	-	-
RES5 - Parcels of land at Broyle Close																			
						++											+-	-	+
RES6 - Upper Broyle Farm farmhouse, Broyle Lane																			
+						+													+
RES7 - Downsview Farm, farmhouse & herd manager cottage																			
+						+													+
RES8 - Holfords Cottage, Norlington Lane																			
					+	+					+			+					+
RES9 - Red Barn Farm barn conversion																			
						+								+				-	+
RES10 - Lower Mount Farm																			
						+					+							-	+
RES11 - Neaves House paddock exception site																			
	-			+		++							-				+-	-	
RES12 - Lower Lodge Farm exception site																			
	-			+		++							-				+-	-	
RES13 - Diplocks Business Park redevelopment as mixed use																			
+-		+-		+-		++	-										+-		+
RES14 - Behind Old Forge Pine																			
	-					++	-			-		+-	-				+-		-
RES15 - Bishops Field stages 1 & 2																			
	-					++	--						-				+-		-
RES16 - Chapters garden, Bishops Lane																			
						+	-										+-		
RES17 - Sunnymede garden, Norlington Lane																			
						+	-										+		
RES18 - Lower Lodge Farm																			
+	--					++	-			++		++	++				+-	-	+
RES19 - Farmhouse, Upper Lodge Farm																			
	+					+													+
RES20 - Broyle Mill Farm barn conversions																			
						+												-	
RES21 - Clay Hill House barn conversion																			
						+								+				-	+
RES22 - Barn complex, Old House Farm																			
						+					+			++				-	+

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
RES23 - Rural brownfield site, Ashton Green																			
						+					+		-					-	
RES24 - Norlington Farm barn conversion																			
						+					+			+					+
RES25 - Green Lane Farm barn conversion																			
						+												-	
RES26 - Caburn Field redevelopment																			
		-			+	++	-										+		-
RES27 - Redevelopment of Shopping Precinct maisonettes																			
						++	-	-									+		
RES28 - Busy Bee redevelopment																			
-		-				+											+		-
RES29 - Farthings garden, North Road																			
						+	-										+		
RES30 - Pippins garden development, Bishops Lane																			
						+	-										+		
RES31 - East of Chapters, Bishops Lane																			
	-					+	-										+		-
RES32 - Orchard adjacent to Vicarage Close																			
+		+				++	-										+		+
RES33 - Barnfield Farm barn conversions																			
			-			+												-	-
RES34 - Plashett Park Farm barn conversions																			
						+								+				-	+
RES35 - Potters Field, Bishops Lane (part)																			
	-					++	-			-		-	-	-			-		-
SHLAA 01RG – Broyle Gate Farm (consultation meeting 7, area 1)																			
	-	++				++	-					-	-				+	-	-
- B2192 frontage opposite Ringmer Community College (consultation meeting 7, area 2)																			
	-					++	-			-			-				+		-
SHLAA 21RG – East of Diplocks (consultation meeting 7, area 4)																			
	-					++	-			-			-				+		-
SHLAA 24RG – Glebe land, Ham Lane (consultation meeting 7, area 7)																			
	-					++	-			-		-					+		-
SHLAA 27RG – Ham Lane (within SDNP)																			
	-					++	-			-		-					+		-
SHLAA 10RG – Land off Vicarage Way (within SDNP)																			
	-					++	-			-		-	-				+		-
SHLAA 22RG – Land adjacent to The Forges (within SDNP)																			
	-					++	-			-		-	-				+		-
- Land north of Broyle Close (consultation meeting 6, area 1)																			
	-					++	-			-		-	-				+	-	-
SHLAA 33RG – Fingerpost Field and Farm (consultation meeting 6, area 2)																			
	-	++				++	-						-	+			-	-	-
SHLAA 26RG – Fingerpost Farm																			
	-					++	-			-			-	-	-		-	-	-
SHLAA 04RG – Rangers Farm (consultation meeting 6, area 3)																			
-	-					++	-						-				+	-	-

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
- Paddock adjoining Neaves House (consultation meeting 6, area 4)																			
	-					++	-						-				+	-	-
SHLAA 30RG – Turnpike Farm (consultation meeting 6, area 6)																			
	-				-	++	-				-		-				+	-	-
SHLAA 29RG – North and east of Broyleside (consultation meeting 6, area 7)																			
	-				-	++	-				-		-		-		-	-	-
SP5 – Core Strategy contingent strategic site																			
	-				-	++	-			-		-	-	-			-		-

10. Appraisal of the policies included in section 8 of the Neighbourhood Plan

Policies included in section 8 of the Neighbourhood Plan are:

- 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
- 8.9 Community assets

The appraisal of each of these policies is given below and shown in Table 9.

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].*

SA: This policy appraises positively against SA objectives ECON3, SOC6 (key objective) and ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises strongly positively against SA objective SOC6 (key objective). It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON3, SOC8 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON3, SOC6 (key objective), SOC9, SOC10 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.

SA: This policy appraises positively against SA objective ECON3. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.

SA: This policy appraises positively against SA objectives ECON3, SOC6 (key objective), SOC10, SOC11 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.

SA: This policy appraises positively against SA objectives ECON2, ECON3, SOC11, ENV13 & ENV14. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

There is no policy 8.8

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.

SA: This policy appraises positively against SA objectives ECON1, SOC6 (key objective), ENV15 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Table 9 Appraisal of policies in NP Section 8

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
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																			
	+	+								+		+	+						+
8.9 Community assets																			
+					+									+				+	

11. Appraisal of the policies included in section 9 of the Neighbourhood Plan

Policies included in section 9 of the Neighbourhood Plan are:

- 9.1 The main road network serving Ringmer parish
- 9.2 The local road network within Ringmer parish
- 9.3 Provision of cycleways 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

The appraisal of each of these policies is given below.

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.*

SA: This policy appraises strongly positively against SA objective SOC8. It also appraises positively against SA objectives ECON1 (congestion makes Ringmer a worse place to do business), ECON2, ECON3, ECON4, ECON5, ENV12 & ENV19. It appraises negatively against objective SOC7 only in if the planned improvements fail to materialise or their delivery is unduly delayed. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON3, ECON4, SOC6 (key objective), SOC8, SOC9, ENV14 & ENV19. It will appraise neutrally against objective SOC7 providing that new sites for residential development are appropriately designed and located. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON4, SOC8, SOC11 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives SOC8 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

There is no policy 9.5

Policy 9.6: *Maintenance of a primary school able to accept all Ringmer children of primary school age 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.*

SA: This policy appraises strongly positively against SA objective SOC6 (key objective). It also appraises positively against objectives ECON1, ECON3, SOC8 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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].*

SA: This policy appraises strongly positively against objective SOC10, and positively against SA objectives ECON1, ECON3, ECON5, SOC8 & ENV19. It appraises neutrally against other objectives.

Policy 9.8: *New developments at appropriate locations to meet health service needs that are not currently met in Ringmer will be supported, providing they are in conformity with the general planning policies for Ringmer [section 4].*

SA: This policy appraises positively against SA objectives ECON1, ECON3, ECON5, SOC8 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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].*

SA: This policy appraises positively against SA objectives ECON1 & ENV17. If the site has to be expanded onto agricultural land it appraises negatively against objective ECON2 & ENV14. It appraises neutrally against other objectives and might be considered to appraise neutrally overall. Nevertheless, given the importance of the provision of additional drinking water for the ability to deliver new housing and employment over a wide area served by this water treatment works, this policy is considered essential.

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.*

SA: This policy is the key policy to deliver SA objective ENV18, and appraises positively against SA objective ECON3. It appraises negatively against the important objectives ECON1 & SOC7 only in the event that the planned improvements fail to materialise or their delivery is unduly delayed. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON1, ECON5, SOC6 (key objective), ENV12 & ENV14. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy is the key policy to deliver objective ENV16, and appraises positively against SA objectives ECON3, SOC8 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON3 & ENV13. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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].*

SA: This policy appraises strongly positively against SA objective ECON1 and positively against objectives ECON2, ECON3, ECON4, ECON5 & ENV19. Given the landscape impact of new telecommunications masts, it appraises negatively against objective ENV14. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Table 10 Appraisal of polices in NP Section 9

ECON1	ECON2	ECON3	ECON4	ECON5	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
9.1 The main road network serving Ringmer parish																			
+	+	+	+	+		+-	++				+							+	+
9.2 The local road network within Ringmer parish																			
		+	+		+	+-	+	+					+					+	+
9.3 Provision of cycleways and safe routes for cycles and mobility scooters																			
			+				+			+								+	+
9.4 Road safety																			
							+											+	+
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																			
++	+	+	+	+									-					+	+

12. Appraisal of the policies included in section 10 of the Neighbourhood Plan

Policies included in section 10 of the Neighbourhood Plan are:

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

The appraisal of each of these policies is given below.

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.*

SA: This policy appraises positively against SA objective SOC6 (key objective). It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON2, SOC6 (key objective), SOC9 & ENV14. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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).*

SA: This policy appraises positively against SA objectives SOC6 (key objective) & ENV15. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON5 & SOC10. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives SOC6 (key objective), SOC8, SOC11 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives SOC6 (key objective), ENV13 & ENV14. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON5, SOC6 (key objective), SOC7 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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].*

SA: This policy appraises positively against SA objectives ECON5, SOC6 (key objective), SOC7 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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].*

SA: This policy appraises positively against SA objectives ECON5, SOC6 (key objective), SOC7 & ENV19. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

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.*

SA: This policy appraises positively against SA objectives ECON5, SOC6 (key objective), SOC7, SOC8, ENV13, ENV14, ENV15 & ENV18. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Policy 10.11: Advertising signs and roadside locational signs should be designed to harmonise with the village streetscene 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.

SA: This policy appraises positively against SA objectives SOC6 (key objective), SOC8, ENV12 & ENV14. Any negative impact on objective ECON1 should be minor. It appraises neutrally against other objectives. Overall it is considered to appraise positively.

Table 11 Appraisal of polices in NP Section 10

ECON	ECON	ECON	ECON	ECON	SOC6	SOC7	SOC8	SOC9	SOC10	SOC11	ENV12	ENV13	ENV14	ENV15	ENV16	ENV17	ENV18	ENV19	Overall
10.1 Design, massing and height of buildings																			
					+														+
10.2 Making good use of available land																			
	+				+			+					+						+
10.3 Materials																			
					+									+					+
10.4 Housing space standards																			
				+					+										+
10.5 Pedestrian movement - twittens																			
					+		+			+								+	+
10.6 Hard & soft landscaping																			
					+								+	+					+
10.7 Types of residential development																			
				+	+	+												+	+
10.8 Housing for the elderly & disabled																			
				+	+	+												+	+
10.9 Housing for supported living																			
				+	+	+												+	+
10.10 Development briefs																			
				+	+	+	+						+	+	+			+	+
10.11 Roadside advertising in the countryside																			
					+		+				+		+						+

13. Conclusions

- 13.1 The great majority of the policies included in this Neighbourhood Plan appraise clearly positively, or at least on balance positively, against the 19 economic, social and environmental objectives developed through the SA/SEA scoping report (2012) and adopted in this SA. There are three exceptions, policies 7.1, 7.10 and 9.9.

Policy 7.1 is required for this Neighbourhood Plan to conform to the housing target set by a strategic policy of the PSCS, and policy 7.10 identifies greenfield sites necessary to implement policy 7.1.

The key issue responsible for these negative appraisals is a housing target that exceeds the needs of the local community, and which will result in additional out-commuting. However, the policies themselves are essential for this Neighbourhood Plan to meet the basic conditions. Policy 9.9 makes provision for the expansion of a water treatment works located in Ringmer parish but providing water for domestic and commercial users over a wide area. This has balancing positive and negative appraisals from the perspective of Ringmer itself but is considered an essential policy for the wider area.

- 13.2 For most policies the consequences of including the policy in the Neighbourhood Plan were appraised against the alternative option of omitting the policy. However, for a limited number of policies the proposed policy has been appraised against specified alternative policies. This applies particularly to the possible alternative selection of potential greenfield residential development sites.

14. Next steps and monitoring

- 14.1 The SA report will be made available for public comment alongside the draft Neighbourhood Plan. The SA will be reviewed, including the scoring of the policy appraisals, if any changes are made to the plan as a result of the consultation.
- 14.2 Monitoring is an important part of ensuring that the plan is SEA compliant and that it helps to deliver the sustainability objectives.
- 14.3 It is proposed that the sustainability indicators listed in section 3 above are monitored on an annual basis by the District Council, with the assistance of the Parish Council, as part of the production of the Authority Monitoring Report. It should be noted that while all indicators are designed to give quantitative assessments and information on the changes in many will be available on a regular basis, not all the underpinning statistics are updated on an annual basis.
- 14.4 This monitoring framework will highlight whether or not Ringmer's sustainability is improving as intended. If one or more indicators are found to perform more poorly than desired, then consideration will be given to how performance against those indicators can be improved.
- 14.5 When such consideration is undertaken the District Council, working with the Parish Council, will be mindful of factors such as the robustness of the data available and the extent to which the Neighbourhood Plan is responsible for the changes to the indicators.
- 14.6 It may that an indicator performs poorly due to outside influences, unrelated to the Neighbourhood Plan. In that case it would not necessarily be appropriate to make changes to the Neighbourhood Plan.
- 14.7 Alternatively, monitoring may identify that a policy is having negative impacts on Ringmer's sustainability. If so, the weight attached to that policy will be reduced. This decision will be made by the District Council, working with the Parish Council, and will be reported in the Authority Monitoring Report.

Abbreviations

EA	Environment Agency
NP	Neighbourhood Plan
PSCS	Proposed Submission Core Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SSSI	Site of Special Scientific Interest

Appendix 1 – SA/SEA Scoping Report

“Ringmer to 2030”

SA/SEA Scoping Report for the Ringmer Neighbourhood Plan

July 2012

Contents

1. Introduction
2. Background
3. Plans, policies and other documents relevant to the Neighbourhood Plan
4. The baseline situation: a portrait of Ringmer parish
5. Key sustainability issues affecting Ringmer parish
6. Sustainability objectives and indicators
7. Next stages for the Sustainability Appraisal and the Neighbourhood Plan

1. Introduction

1.1 Ringmer Parish Council has commenced work on preparing a Neighbourhood Plan, which will form a part of the Local Development Framework (LDF) once it has been adopted. In accordance with European and national legislation, documents prepared under the Local Development Framework (LDF) must be subject to the Sustainability Appraisal process and Strategic Environmental Assessment (SEA). Therefore, the Sustainability Appraisal and SEA requirements will need to apply to the development of the Neighbourhood Plan. This report sets out the scope of the Sustainability Appraisal, incorporating a SEA, for consultation with the relevant environmental bodies and other relevant stakeholders.

1.2 The report is structured as follows;

Section 2 summarises the purpose of the Neighbourhood Plan and how Ringmer Parish Council has progressed it to date. This section also presents an introduction to the Sustainability Appraisal and SEA process.

Section 3 sets out how the Ringmer Neighbourhood Plan will be influenced by a number of other plans, policies and objectives. This section is linked to Appendix A that contains a review of the plans, policies and objectives.

Section 4 presents the current baseline information, setting out the social, economic and environmental characteristics of the parish. Any difficulties in collecting this information have been documented.

Section 5 outlines the key sustainability issues the parish faces.

Section 6 sets out the sustainability objectives and indicators as a basis on which to measure the effectiveness of the emerging Neighbourhood Plan and options considered in its development.

Section 7 presents a summary of the next stages of the Sustainability Appraisal process and the production of the Neighbourhood Plan. The structure and level of detail to be provided in subsequent Sustainability Appraisal reports is also identified.

How to comment on this report

- 1.3 This Scoping Report has been issued for consultation. Comments on the Scoping Report can be made between Friday 6 July & Friday 17 August 2012. At this stage we would welcome your views on the economic, social and environmental characteristics identified for the parish, and the sustainability issues, objectives and indicators. We would also appreciate it if you are able to identify any additional plans, policies and other documents that we have not identified in Appendix A of this report. Comments can be sent:

By e-mail: clerk.ringmerparishcouncil@btconnect.com

By post: The Clerk, Ringmer Parish Council, Ringmer Village Hall, Lewes Road, Ringmer, East Sussex, BN8 5QH

2. Background

Ringmer Parish Council – Neighbourhood Plan

- 2.1 Ringmer Parish Council has begun the process of preparing a Neighbourhood Plan for Ringmer parish under the Localism Act, 2011. The Neighbourhood Plan, when completed and approved, will form part of the Lewes District Local Development Framework (LDF). The LDF consists of a number of Local Development Documents (LDDs) that will replace the policies contained within the District Council's Local Plan.
- 2.2 The central element of the LDF is its Core Strategy, which is still under development. An Emerging Core Strategy was published in September 2011 and has been subject to consultation. Lewes District Council and the South Downs National Park Authority expect their Core Strategy to be adopted in 2013.
- 2.3 The Ringmer Village Plan was adopted in 2003, after an extensive local opinion survey and consultation. An Employment Strategy for Ringmer was developed from this in 2006 and a Strategy for Residential Development in Ringmer was developed in 2009. Both were subject to extensive consultation with residents prior to adoption. The Ringmer Village Plan and the Ringmer Neighbourhood Plan application under the Vanguard scheme (made in partnership with Lewes District Council and the South Downs National Park Authority) shared the aim of enabling Ringmer to become a more sustainable rural community, with increased local employment and a decreased need for commuting. The consultations undertaken in developing the Village Plan will contribute to the evidence base from which the Neighbourhood Plan will be developed, but will not dictate its contents.
- 2.4 The Parish Council commenced the early engagement process on the Neighbourhood Plan in Spring 2011. Following the publication, for consultation, of this Scoping Report the Parish Council will also publish a draft Neighbourhood Plan. Comments received on these documents will help inform the preparation of a Neighbourhood Plan document, which should be issued for consultation later in 2012.
- 2.5 This Scoping Report sets out the first few stages of the Sustainability Appraisal process, which incorporates the requirements of the European Directive on Strategic Environmental Assessment.

What is Sustainable Development?

- 2.6 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term social, economic and environmental issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:

(a) Living within Environmental Limits

Respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

(b) Ensuring a Strong, Healthy and Just Society

Meeting the diverse needs of present and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.

(c) Building a Strong, Stable and Sustainable Economy

Providing prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.

(d) Promoting Good Governance

Actively promoting effective, participative systems of governance in all levels of society – engaging people’s creativity, energy and diversity.

(e) Using Sound Science Responsibly

Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

- 2.7 The commitment to the achievement of sustainable development was set out in legislation introduced at both a European and national level; in 2004 the European Directive on Strategic Environmental Assessment (SEA) was implemented in the UK, as was the Planning and Compulsory Purchase Act. This sets out the requirement for Strategic Environmental Assessment (SEA) and Sustainability Appraisal.

What is a Sustainability Appraisal and Strategic Environmental Assessment (SEA)?

- 2.8 A Sustainability Appraisal aims to predict and assess the economic, social and environmental effects that are likely to arise from documents such as a Neighbourhood Plan. It is a process for understanding whether policies, strategies or plans promote sustainable development, and for improving those policies etc to deliver more sustainable outcomes.
- 2.9 The Strategic Environmental Assessment (SEA) aims to predict and assess the environmental effects that are likely to arise from plans, policies and strategies, such as a Neighbourhood Plan. It is a process for assessing and mitigating the negative environmental impacts of specific plans and policies. The SEA process has been incorporated into the Sustainability Appraisal process. Therefore, where this report refers to the Sustainability Appraisal it can be assumed that this also means the SEA.

Compliance with Government Regulations and the SEA Directive

- 2.10 In undertaking the appraisal process, the requirements of the European Directive 2001/42/EC (the SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations), which transpose the Directive into English law, will be followed. In addition, this appraisal process will follow the requirements of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework (para.165). The Department of Communities and Local Government (DCLG) Plan Making Manual, which is contained on the Planning Advisory Service website, has and will guide the appraisal process. Of particular importance is the Sustainability Appraisal guidance, which has replaced the 2005 government guidance on ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’.

3. Plans, policies and other documents relevant to the Neighbourhood Plan

- 3.1 To establish a clear scope for the sustainability appraisal of the Neighbourhood Plan it is necessary to review and understand the wider range of plans, policies, strategies, guidance, evidence papers and initiatives that are relevant to it. These range from documents produced by the European Union to the Ringmer Village Plan. These documents inform the key sustainability issues and in turn the sustainability objectives. Appendix A of this report sets out in detail the documents identified as informing and affecting the emerging Neighbourhood Plan.
- 3.2 There is a hierarchy of EU, national, regional and local documents that affect the emerging Neighbourhood Plan. One of the main plans that will influence the development of the Neighbourhood Plan is the Lewes District Core Strategy, which is still under development. The Neighbourhood Plan is required to conform with this Core Strategy, which will include contributing to the District's employment and housing requirements.
- 3.3 There are likely to be some conflicts between the different documents that will impact upon the Neighbourhood Plan. The Neighbourhood Plan will need to identify such conflicts and resolve them where possible. One of the main conflicts is the importance of accommodating development to meet community needs whilst ensuring that the highly valued character of the parish, widely described as its "village feel", is maintained and enhanced. The central importance to residents of Ringmer's "village feel" has been emphasised in successive consultations, including those for the 1988 Ringmer Village Appraisal, the 2003 Ringmer Village Plan and those carried out in 2011-2012 for this Neighbourhood Plan. The term describes residents' perceptions of Ringmer's scale, its geography, its heritage, its relationship to the surrounding countryside and its vibrant social dynamic as a rural community. The maintenance of Ringmer's "village feel" despite necessary development is identified as a key requirement of the Neighbourhood Plan.
- 3.4 Through consulting upon this Scoping Report the parish council wish to ensure that all relevant policy issues have been identified, and that all the plans, policies and other documents that are relevant in a rapidly developing policy context are included in Appendix A. The parish council will thus welcome any comments through the consultation on this report drawing our attention to any conflicts and challenges that we have not identified or identifying any relevant documents that are not included in Appendix A.

4. The baseline situation: a portrait of Ringmer parish

General characteristics

- 4.1 Ringmer parish is located in Lewes District and the county of East Sussex. It lies 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.
- 4.2 The total **population** of the parish is 4,624 (2011 mid-year estimate), compared to 97,653 for Lewes District. This represents about 4.5% 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 South Downs National Park boundary, over 98% of the parish population lives outside the National Park.
- 4.3 **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 extended its hours of opening to 9.30-4.30 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.
- 4.4 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 at Southerham roundabout. Ringmer's principal roads are the A26, which runs north-south between Lewes and Uckfield through the western rural part of Ringmer parish; the B2192, which runs from the A26 at Earwig Corner through Ringmer village and the Broyleside north-eastwards towards Heathfield and the Weald; and the B2124 which 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

- 4.5 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 modern 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

Parliamentary Enclosure Act in Sussex. 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.

- 4.6 Ringmer includes one **Site of Special Scientific Interest (SSSI)**, the Plashett Wood. 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 Areas 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 deserves protection. 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.
- 4.7 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.
- 4.8. 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) but is slightly higher than 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.

- 4.9 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, and 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.
- 4.10 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 one Scheduled Ancient Monument, the Clay Hill motte, which is believed to have been the site of an archiepiscopal hunting lodge serving the Plashett Park.
- 4.11 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 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, recycling cardboard and disposal of green 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. 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. Approximately a quarter of waste collected in Lewes District is either recycled, composted or has its energy recovered, whilst the rest is sent to landfill. This does not compare well to the East Sussex average, where approximately 56% is either recycled, composted or has its energy recovered, whilst the rest is sent to landfill. However, the recently completed Energy from Waste Incinerator in Newhaven is expected to reduce the amount of waste sent to landfill and increase the amount of energy that is recovered from waste collected throughout Lewes district.
- 4.12 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.
- 4.13 The **Strategic Flood Risk Assessment** (SFRA) 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.

- 4.14 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 sought. 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, but 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.
- 4.15 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

- 4.16 In 2001 only 1.3% of Ringmer residents described themselves as **non-white**, compared to 2.1% in Lewes District and 8.7% in the UK overall. 98% of Ringmer residents were born in the UK, compared to 97% of District residents and 94% of UK residents. 75% of Ringmer residents defined themselves as **Christian**, compared to 72% in both Lewes District and the UK. The remainder described themselves as of no religion or declined to say, with all other religions far below 1% of Ringmer residents. This information may well prove significantly out of date when the 2011 census results become available. 22% of Ringmer residents were **aged 65 or older** in 2011, compared to 24% of residents in Lewes District. Both values are significantly higher than the national average (17%). 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 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.
- 4.17 The **health** of the residents of Lewes District is good. Life expectancy from birth is 80.5 for males and 84.3 for females, which is higher than the national averages (77.8 and 82.0) and the East Sussex averages (79.2 and 83.0). Furthermore, only 8.5% of the population of Lewes District is categorised as being in not good health, lower than the national average (9.2%). There are however large variations across the District, with 12.8% of the residents of Peacehaven East being not in good health compared to the 4.3% of residents in the Plumpton, Streat, East Chiltington and St. John (Without) ward being placed in this category. This information is not available separately for Ringmer parish as a whole (there are two superoutput areas entirely within Ringmer parish, but a third combines a section of Ringmer with two adjoining estate-dominated

parishes which have rather different social characteristics), but the best available evidence suggests that the health of Ringmer residents reflects that of the District as a whole.

- 4.18 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 3rd least deprived decile overall and also for older people and the 5th decile for child deprivation. The remaining SOA, including both eastern Ringmer and the adjoining parishes, is in the 5th decile overall and the 3rd or 4th 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.
- 4.19 **Crime** figures suggest that Ringmer can be considered a safe place to live, even by the standards of Lewes District. The 2008/09 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.
- 4.20 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 figures from the Department for Communities and Local Government (DCLG), the **median house price** in Lewes District was £215,000, higher than the national (£174,995) and East Sussex averages (£195,000) 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.
- 4.21 The estimated number of **households** in Ringmer parish in 2011 was 2,015, comprising 4.5% of the 42,979 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.

4.22 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 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.

4.23 **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.

4.24 When considering all residents between 16 and 74, census figures show that only 23% of Ringmer residents have **no qualifications**. This percentage is lower than the values for Lewes District (26%) and the UK (29%). Conversely, a higher percentage of Ringmer residents are **graduates** (24%), than in Lewes District (21%) or the UK (20%).

4.25 **Car ownership**, including multiple car ownership, is much higher in Ringmer than in the District or the UK as a whole (table below). The Ringmer households without cars are overwhelmingly pensioner households (too old too poor to drive). Half of all Ringmer households with a car in 2001 had two or more cars. When compared to residents in Lewes town, only half the proportion of Ringmer households managed without a car, while twice as many Ringmer households had two or more cars. This difference is even more stark if pensioner households are excluded.

Cars per household	Ringmer	Lewes District	UK
None	15%	21%	27%
Two or more	42%	33%	29%
Three or more	10%	7%	6%

4.26 The high Ringmer car ownership figures reflect the dependence of rural life on travel by private car. The **main roads** serving Ringmer are a non-trunk road section of the A26 (which runs from Lewes to Uckfield through western Ringmer), the B2192 and the B2124. All three roads 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 southern end of the Broyleside, so that their combined through traffic then travels along the B2192 through Ringmer village. Ringmer has very 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 queues at the Earwig Corner junction of the B2192 and A26, followed by a series of restricted junctions at A26/Church Lane, A26/Phoenix Causeway and the A26/A27 at Southerham. The North of Lewes Traffic Survey (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 intention of Wealden District Council, included in its Core Strategy approved in 2012, to allow development of 1,000 additional houses on a

strategic site by the A26 at Uckfield will generate substantial additional traffic (estimated at 700 vehicle movements per day) through this congested system. Traffic attempting to avoid this bottleneck results in rat-running along small Ringmer lanes inadequate to cope with more than very local traffic.

- 4.27 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 but with services to Sussex coastal towns only. 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.
- 4.28 There is a regular weekday **bus service** between Brighton, Lewes and Ringmer which terminates at the Broyleside. A second bus service between Brighton, Lewes, Uckfield and Tunbridge Wells passes along the A26 through western Ringmer. There are special services bringing students to Ringmer Community College and Sixth Form from a number of destinations, and occasional services from Ringmer to Eastbourne.
- 4.29 Despite these relatively good rural bus services, a high proportion of Ringmer residents whose employment is outside Ringmer commute to their employment by car. Travel for supermarket and other shopping is also overwhelmingly by private car. The 2012 Lewes DC Retail 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

- 4.30 For most of the 20th 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 employer in the parish is 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.
- 4.31 According to 2010 estimates, the **median household income** for Ringmer parish (£32,054) is higher than the average for Lewes District (£29,609) and national average (£28,445) but slightly lower than the South East average (£33,232). The 2001 census **unemployment** rate in Ringmer parish (3.1%) is lower than the District average (3.5%) and national averages (5.0%). These unemployment data must be regarded as significantly out of date.
- 4.32 An above average proportion (31%) of Ringmer residents are **employed** in health, education and public administration, compared to both Lewes District and the UK overall. While only a minority (4%) are employed in agriculture, this is a substantially higher proportion than for Lewes District overall, as would be expected for a rural parish. Employment in manufacturing (9%) is, by contrast, substantially lower than both Lewes

District and national averages. The proportion employed as professionals, managers or senior officials was higher (30%) in Ringmer parish than in Lewes District (28%) or in England & Wales (26%).

- 4.33 A new Lewes District Retail Study is due for publication 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.
- 4.34 **Tourism** is of high importance to the regional economy and plays a significant role in Ringmer. The Glyndebourne Opera House, the East Sussex Glider Club, Raystede Animal Welfare Centre and the Bentley Wildfowl Centre are all popular tourist destinations within, or immediately adjacent to the boundaries of, Ringmer parish. There are a small number of holiday-let units and some B&B accommodation available in Ringmer parish, along with a registered seasonal caravan and camping site at Lower Clay Hill. There is a second caravan site at Shortgate, just beyond the parish boundary. The creation of the South Downs National Park is considered unlikely to have any significant effect on the popularity of these attractions or the demand for these facilities.

Difficulties in Collecting Data/ Data Limitations

- 4.35 As health and multiple deprivation data, water consumption rates and refuse collection and recycling rates are not available at a parish level, it has not been possible to collect precise information relating to Ringmer parish. There are two superoutput areas that are entirely within Ringmer parish, but the third combines a section of Ringmer with two adjoining estate villages that are very different in character. Data available thus cannot be relied on to reflect the situation in Ringmer parish.
- 4.36 Some of the figures have been sourced from census data. As the census data for 2011 are not yet available, some of the information may not reflect the current situation and therefore analysis from such figures may not fully represent the present state of the parish.
- 4.37 The diversity of businesses, the high proportion of very small businesses working from domestic accommodation and the absence of any business association or organisation in Ringmer make the collection of accurate information about local employment challenging.
- 4.38 Ringmer parish council is keen to obtain additional and more up-to-date sources of information relating to the baseline data for the District through consultation on this document. If more information is obtained then it is possible that changes to the key issues and sustainability objectives and indicators may be required.

5 Key sustainability issues affecting Ringmer parish

5.1 Identifying the key sustainability issues facing Ringmer parish is an important part of the Sustainability Appraisal process. These issues were gathered from a variety of sources, such as:

- (a) A review of the plans, policies and other documents affecting development in the parish (found in Appendix A).
- (b) Collection and analysis of the baseline information (found in section 4)
- (c) Work undertaken on compiling the draft Ringmer Neighbourhood Plan

The key sustainability issues are summarised as follows:

Economic issues

- There is a need to maintain the present number and quality of employment opportunities in Ringmer parish and to provide additional local employment opportunities, to contribute to the East Sussex economy and to reduce the need for the present high level of out-commuting for employment.
- To support local employment and working from home, it is essential that the most modern e-communications are available throughout the parish.
- Agriculture and the management of woodland, trees and hedgerows remain important elements of the rural economy. It is important that opportunities in these areas are maintained and enhanced, and that the local processing and marketing of agricultural and woodland products facilitated.
- There is a need to maintain and where possible enhance the local provision of services for Ringmer residents, both to benefit the local economy and to reduce the need to travel.
- It is important to maintain and where possible enhance the role of Ringmer village as a rural service centre offering a range of services to a wider catchment area. Ringmer Community College and Sixth Form, the Ringmer Health Centre, Ringmer Library, Ringmer Children’s Centre, provision for the elderly, the bank, post office, pharmacy, veterinary surgery and local shops are recognised as key elements in this provision and the provision of adequate, accessible and affordable parking is identified as a key requirement.
- It is important to maintain and enhance the contribution of tourist attractions in, and immediately around, Ringmer to the local economy.
- Overall Ringmer is a relatively prosperous community. Median household incomes and educational qualifications are above the national and District averages and deprivation and unemployment rates are lower. Nevertheless, the parish does include a significant proportion of households experiencing deprivation, and it is important to ensure that the needs of these households are met.

Social issues

- It is considered by the community to be a top priority that Ringmer retains its “village feel” as a vibrant, successful, balanced and inclusive rural community.
- There is a need to provide the amount and types of housing necessary to maintain a balanced community, and especially the types of housing that will enable those employed locally to live locally.

- Ringmer has no railway access and, as in other rural areas, commuting to employment and access to non-local shops and services is predominantly by private car. In-commuting to Ringmer Community College and Sixth Form and Ringmer employment by private car is also significant. Congestion on the local road system, especially at peak commuting and hours, must be reduced, either by reducing demand or by infrastructure improvements. It should be noted that the principal pinch points on the local main road network lie within the SDNP.
- Inconsiderate on-road parking is a major cause of neighbourhood disputes. The provision of adequate off-road parking for residential, business and leisure use is essential to maintain community cohesion and avoid unnecessary and hazardous local congestion.
- It is a very high priority for a village community that Nursery and Primary School places are available within the village for all children whose parents wish to use them.
- There is a need to provide the services necessary for the number of very elderly and disabled residents within the community, which is already high and expected to increase. These include facilities for supported living and the provision of care homes.
- There is a need to provide additional community meeting facilities in Ringmer village and to provide such facilities for the Broyleside settlement.
- It is important to ensure that Ringmer remains a safe place to live and that the present low crime levels are maintained.
- It is important to maintain and enhance access to the countryside for recreational purposes. The serious under-provision of accessible natural or semi-natural countryside in Ringmer parish must be addressed.
- To maintain a healthy population it is important to preserve and enhance the opportunities for outdoor play, recreation and leisure activities, and for healthy modes of travel. The Ringmer-Lewes cycleway must be completed and safe new cycle and pedestrian routes should be provided between Ringmer village and the Broyleside, and to access employment areas and tourist attractions in the rural parts of the parish.

Environmental issues

- It is essential to protect and enhance Ringmer's most important and most highly valued countryside landscapes, including the section of the SDNP within Ringmer parish and the Green Gap between the two settlements.
- It is essential that development in Ringmer avoids causing damage to the Lewes Downs SAC, immediately adjacent to the parish boundary.
- It is important to maintain and enhance biodiversity within the parish, by protecting areas of high wildlife value including chalk downland, ancient woodland and hedgerows, the Plashett Wood SSSI, wildflower meadows, brookland, ponds and other areas and features of importance to protected and threatened species.
- Ringmer's countryside is recognised as having intrinsic value to local residents and the wider community. It is essential that wherever possible new developments should be accommodated on previously developed land.
- It is important to ensure that Ringmer's historic buildings and features are better protected and conserved than they are at present.
- It is important to maximise the amount of waste that is recycled or put to other constructive uses, and to minimise the proportion sent to landfill.
- As Ringmer is in a water stressed area, it is important to protect and make good use of available resources and to minimise water use.

- Parts of Ringmer, including the Ringmer sewage works, are low lying. The sewage works currently operates at very close to its capacity. Surface water drainage is problematic in some areas of Ringmer, and there is a history of flooding affecting both developed and countryside areas of the parish. The foul and surface water drainage of developed areas of the parish must be improved, and flood risk should be reduced.
- Climate change, driven by enhanced carbon dioxide production from the consumption of unsustainable fuels or production of other greenhouse gases, threatens the natural environment. Development should minimise impact on climate change.

5.2 Consultees are requested to express their views if they believe there are any errors or omissions in the key sustainability issues identified above.

6. Sustainability objectives and indicators

- 6.1 As one of the main aims of the current planning system is to bring about sustainable development, the sustainability appraisal will need to assess the ability of the Neighbourhood Plan to contribute towards sustainable development. The Scoping Report set out in section 2.6 an agreed definition of what sustainable development is. The definition has been used, along with the key sustainability issues identified in the previous section of this report, to create the objectives and indicators that will be used to test the Neighbourhood Plan.
- 6.2 The majority of objectives match or are in accordance with the Regional Sustainability Framework for the South East, which the Neighbourhood Plan should be in conformity with.
- 6.3 In addition, to be in accordance with European and national legislation, documents prepared under the LDF, including the Neighbourhood Plan, must be subject to a Strategic Environmental Assessment (SEA). The SEA process aims to predict and assess economic, social and environmental effects that are likely to arise from documents such as the Neighbourhood Plan. The SEA process has been incorporated into the Sustainability Appraisal and thus, where the proposed sustainability objectives relate to characteristic areas that are associated with the Strategic Environmental Assessment, they are suffixed with SEA.

ECONOMIC objectives & indicators

Objective 1:

To increase the present level of employment opportunities in Ringmer

Indicators for objective 1:

Numbers employed in Ringmer parish

Numbers and levels of activity of employment sites in Ringmer parish

Level of occupancy of employment sites in Ringmer parish

Proportion of Ringmer residents whose employment is based in Ringmer parish

Proportion of Ringmer residents out-commuting to employment by private car

Availability of up-to-date e-communications in all areas of Ringmer parish

Objective 2:

To maintain a productive and prosperous agricultural and woodland/tree/hedgerow management sector within the Ringmer economy

Indicators for objective 2:

Value of production in these sectors

Employment in agriculture and woodland/tree/hedgerow management

Availability of local marketing outlets for locally-produced products of these sectors

Objective 3:

To maintain and increase the range of services available in Ringmer parish

Indicators for objective 3:

Range of retail premises in Ringmer parish

Range of services available in Ringmer parish

Proportion of Ringmer residents travelling by private car to access shops & services elsewhere

Objective 4:

To maintain and increase the contribution of tourism in and immediately around Ringmer to the local economy

Indicators for objective 4:

Numbers and activity of tourism-based businesses in and immediately around Ringmer parish

Employment in tourism

Availability of B&B and self-catering accommodation in Ringmer parish

Objective 5:

To increase, relative to appropriate comparators, median household incomes in Ringmer and to reduce the proportion of Ringmer households experiencing deprivation

Indicators for objective 5:

Changes in median household income, relative to changes in appropriate comparators (e.g. Lewes District, South East England, England)

Unemployment rates for Ringmer residents

Educational attainment of Ringmer children

Proportion of households categorised as experiencing deprivation

SOCIAL objectives & indicators

Objective 6:

RESIDENTS' TOP PRIORITY: To maintain Ringmer's "village feel" as a vibrant, successful, balanced and inclusive rural community. There are both social and landscape aspects to "village feel".

Indicators for objective 6:

Social aspects

Residents' perceptions that Ringmer remains a vibrant rural village community

Range of retail premises in Ringmer parish

Range of services available in Ringmer parish

Range and activity of community organisations providing social, leisure and recreational activities

Availability in Ringmer of nursery and primary school places for all Ringmer children seeking them

Availability in Ringmer of facilities required by older and disabled people

Age distribution and household income distribution of Ringmer residents

Landscape aspects

Protection of the Ringmer Green Conservation Area and public open spaces

Quality of access to the countryside from Ringmer village and the Broyleside

Provision of accessible natural and semi-natural countryside, including woodland

Village scale of the built environment

Built environment of rural rather than urban or suburban style and design

Objective 7:

To deliver of the target numbers of new market-sector houses and affordable houses proposed in the “*Ringmer to 2030*” on schedule, and appropriately distributed within Ringmer parish

Indicators for objective 7:

Provision of new market-sector houses of appropriate types, against the “*Ringmer to 2030*” target

Provision of new affordable houses, against the “*Ringmer to 2030*” target

Balance of new housing provision between Ringmer village, the Broyleside and the rural areas of Ringmer parish

Affordability of market sector housing in Ringmer

Numbers of households with a strong Ringmer connection (including Ringmer employment) seeking Ringmer accommodation and assessed as categories A or B on the Lewes DC housing list

Availability of accommodation suitable for the elderly or disabled

Objective 8:

To reduce congestion on the road system connecting Ringmer to Lewes and the A27 trunk road and at pinch points on the local road system, while maintaining and improving road safety

Indicators for objective 8:

Proportion of Ringmer residents out-commuting to employment by private car

Proportion of Ringmer residents travelling by private car to access shops & services elsewhere

Peak hour traffic queues on the B2192/A26

Infrastructure improvements of the B2192/A26 route to Lewes and the A27 trunk road

Completion and level of use of cycleways connecting Ringmer village to Lewes, the Broyleside to Ringmer village and accessing rural employment sites

Public transport (bus) services between Ringmer and key destinations, including the railway network

Traffic flows at key pinch points on the local road network (including Bishops Lane & Church Hill)

Traffic flows on lanes designated for local recreational use (Norlington Lane, Green Lane, the northern part of Broyle Lane, Potato lane and the southern section of Neaves Lane)

Traffic speeds on the restricted section of the B2192 and on other restricted roads

Road safety data on accidents and casualties

Objective 9:

To avoid exacerbating existing vehicle parking problems by ensuring that all new and amended residential, employment or leisure developments include sufficient off-road parking

Indicators for objective 9:

Monitoring of all Ringmer planning applications to ensure that planning approvals for new developments include provision for sufficient off-road vehicle parking, and that that planning approvals for existing premises do not compromise existing necessary parking provision

Objective 10:

To maintain and improve the present low crime rates in Ringmer parish

Indicators for objective 10:

Sussex police crime statistics

Objective 11:

To maintain and improve access to the countryside for recreational purposes

Indicators for objective 11:

Quality of access to the countryside from Ringmer village and the Broyleside

Provision of accessible natural and semi-natural countryside, including woodland

Number and condition of public and licensed footpaths in Ringmer parish

Traffic flows on lanes designated for local recreational use (Norlington Lane, Green Lane, the northern part of Broyle Lane, Potato lane and the southern section of Neaves Lane)

ENVIRONMENTAL objectives & indicators**Objective 12:**

To protect and enhance Ringmer's most important and highly valued countryside landscapes, and also the Lewes Downs SAC (immediately adjacent to the parish boundary)

Indicators for objective 12:

Quality of the landscape in the part of the parish within, or impacting upon, the SDNP

Quality of the landscape in the rural areas of the parish identified as of especial value to residents in sections 4.3-4.5 of "*Ringmer to 2030*"

Levels of recreational use of the Lewes Downs SAC by Ringmer residents

Peak hour traffic queues on the sections of the B2192 and A26 adjacent to the Lewes Downs SAC

Objective 13:

To maintain and enhance biodiversity within Ringmer parish by protecting areas of high wildlife value including chalk downland, ancient woodland and hedgerows, the Plashett Wood SSSI, wildflower meadows, brookland, ponds and other areas and features of importance to protected and threatened species.

Indicators for objective 13:

Amount and quality of chalk downland

Amount and quality of ancient woodland and hedgerows

Quality of the Plashett Wood SSSI

Amount and quality of wildflower meadows and traditionally managed brookland

Numbers and quality of ponds and lakes

Populations of threatened and protected species

Objective 14:

To protect and enhance Ringmer's countryside

Indicators for objective 14:

Proportion of new development taking place on previously developed or previously used land

Permanent loss of countryside to new development

Impact of new development on adjoining countryside areas

Degradation of countryside by inappropriate agricultural activity
Quality of the landscape in the rural areas of the parish

Objective 15:

To enhance the protection of Ringmer's built heritage and the understanding of Ringmer's history

Indicators for objective 15:

Systematic review of the English Heritage list of listed buildings in Ringmer parish
Avoidance of inappropriate new development affecting Ringmer's five ancient settlements
New development in key areas preceded by adequate archaeological investigation

Objective 16:

To enhance the amount of waste recycled and to reduce the amount of waste sent to landfill

Indicators for objective 16:

Volume of waste produced
Proportion of waste effectively and economically recycled

Objective 17:

To ensure that drinking water is used effectively in this water-stressed area

Indicators for objective 17:

Installation of water meters in Ringmer domestic and employment premises
Water use per domestic household
Proportion of households possessing water butts or grey water systems
Effective water use systems installed in new residential and employment premises

Objective 18:

To ensure effective drainage and avoid flooding of residential or employment premises throughout Ringmer parish

Indicators for objective 18:

Headroom capacity at Ringmer sewage works and assessment of its vulnerability to flood risk
Effectiveness of foul drainage systems throughout Ringmer parish
Effectiveness of surface water drainage throughout developed areas Ringmer parish
Existing residential and employment premises at risk of flooding
Number of planning applications approved in areas of known flood risk or contrary to advice given by the EA on flood risk/flood defence grounds

Objective 19:

To minimise Ringmer's contribution to climate change

Indicators for objective 19:

New development to meet high energy conservation standards
New development located to minimise travel by the private car
Provision of safe alternative travel options to private car usage
Provision of additional woodland as a carbon sink

7. Next stages for the Sustainability Appraisal and the Neighbourhood Plan

Introduction:

- 7.1 This document has set out baseline information for Ringmer parish, has highlighted the national and local requirements and influences affecting the production of the Neighbourhood Plan and the Sustainability Appraisal, has identified the key sustainability issues facing Ringmer parish, and has set out the proposed sustainability objectives and indicators that the Neighbourhood Plan, and options considered for it, will be appraised against.
- 7.2 This following section of the document explains the next steps in the process of preparing and appraising the emerging Neighbourhood Plan document.

Next Steps:

- 7.3 Consultation on this Scoping Report, along with the consultation on the application for the designation of the parish of Ringmer as a neighbourhood area, constitutes the first formal consultation stage for the Neighbourhood Plan and the Sustainability Appraisal process. At this stage, we would welcome any views and data that could be used to improve the baseline information, the sustainability issues and the objectives and indicators. Furthermore, we would welcome any relevant documents that have not been considered in the Scoping Report.
- 7.4 Following the consultation on the Scoping Report, changes will be made to the sustainability objectives and indicators, where appropriate. Policies considered for inclusion in the Draft Neighbourhood Plan will be tested against the Sustainability Appraisal objectives and indicators (also known as the sustainability framework), enabling a preferred strategy and policies to be identified. Also at this stage, the key principles of the Draft Neighbourhood Plan will be tested against the Sustainability Appraisal objectives, to see where both set of objectives conform and where there are tensions. These processes will thus inform the content of the Draft Neighbourhood Plan, which is due to be consulted upon later in 2012. This consultation document will be accompanied by a Sustainability Appraisal report.
- 7.5 Comments received at the Draft Neighbourhood Plan consultation stage will be assessed, with amendments being made to the appraisal of options, where this is considered necessary, and any further options that have been identified through this consultation being appraised. The Sustainability Appraisal will be used to assess the potential impacts of the strategy and policies that are set out in the Submission Neighbourhood Plan. The appraisal will also consider ways of mitigating the potential adverse impacts of these policies and maximising beneficial effects. The Submission Neighbourhood Plan and accompanying Sustainability Appraisal is expected to be put out for consultation in late 2012.
- 7.6 Following consultation and consequent amendment, the proposed Neighbourhood Plan and the Sustainability Appraisal will be formally submitted for examination. The Examination of the Neighbourhood Plan is planned to take place in late 2012 or early 2013, with the hope that the Neighbourhood Plan will be approved by referendum and adopted by the District Council in 2013.

Appendix A: Documents affecting and informing the Neighbourhood Plan

National, International & Regional plans, policies and evidence

The National Planning Policy Framework (April 2012)

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Localism Act (2011)

www.legislation.gov.uk/ukpga/2011/20/contents/enacted

Neighbourhood Planning (General) Regulations issued under the Localism Act (March 2012)

www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansresponse

The South East Plan (2009)

[Webarchive.nationalarchives.gov.uk/20100528142817/http://gos.gov.uk/gose/planning/regionalPlanning/815640/](http://webarchive.nationalarchives.gov.uk/20100528142817/http://gos.gov.uk/gose/planning/regionalPlanning/815640/)

Although the intention to abolish the South East Plan has been announced by ministers, and relevant provisions are included in the Localism Act (2011), it currently remains in force.

East Sussex in Figures

www.eastsussex.gov.uk/community/local/factsandfigures/eastsussexinfigures/default.htm

East Sussex, South Downs and Brighton & Hove Waste and Minerals development Framework Submission stage (February 2012)

www.eastsussex.gov.uk/NR/rdonlyres/3F05A399-A3FB-40C7-A2F6-035B87ACC364/0/waste_minerals_plan_proposed_submission_draft.pdf

East Sussex Landscape Character Assessment (2010)

<http://www.eastsussex.gov.uk/environment/landscape/download.htm>

East Sussex Local Transport Plan (2011)

www.eastsussex.gov.uk/roadsandtransport/localtransportplan/default.htm

South East Water Water Resources Management Plan, 2010-2035 (2010) (currently being revised for 2014)

www.southeastwater.co.uk/pls/apex/PROD.download_file?p_doc_id=185

Southern Water Water Resources Management Plan (2009)

www.southernwater.co.uk/Environment/managingResources/publicConsultation.asp

The Environment Assessment of Plans and Programmes Regulations (2004)

<http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

The SEA Directive (EU, 2001)

http://europa.eu/legislation_summaries/environment/general_provisions/l28036_en.htm

Lewes District Council & SDNP Authority plans, policies and evidence.

Saved policies from the Lewes Local Plan (2003)

This local plan will in due course (anticipated 2013) be replaced by the new Local Plan based on the forthcoming Core Strategy.

<http://www.lewes.gov.uk/planning/localplan.asp>

Emerging Core Strategy (Sep 2011)

www.lewes.gov.uk/Files/plan_Emerging_Core_Strategy_Final.pdf

Emerging Core Strategy Sustainability Appraisal (incorporating SEA) (Sep 2011)

www.lewes.gov.uk/Files/plan_Emerging_Core_Strategy_SA_Final.pdf

Affordable Housing and CIL Viability Study (Dec 2011)

www.lewes.gov.uk/Files/plan_AH_CIL_viability_study.pdf

Employment Land Review Report (2010)

www.lewes.gov.uk/Files/plan_ELReport.pdf

Housing Background Paper (Sep 2011)

www.lewes.gov.uk/Files/plan_Housing_Background_Paper.pdf

Informal Recreational Space Study (2005)

www.lewes.gov.uk/Files/plan_recreational_space_study.pdf

Infrastructure Position Statement (Sep 2011)

www.lewes.gov.uk/Files/plan_Infrastructure_Position_Statement.pdf

Landscape Capacity Study (Sep 2011)

www.lewes.gov.uk/Files/plan_Landscape_Capacity_Study_Final.pdf

Lewes Town Transport Study (Jul 2011)

www.lewes.gov.uk/Files/plan_Lewes_Town_Transport_Study_July_2011.pdf

Ringmer Conservation Area Appraisal (2003)

www.lewes.gov.uk/Files/plan_caa_Ringmer.doc

Rural Settlement Study (2011)

www.lewes.gov.uk/Files/plan_Rural_Settlement_Study_2011.pdf

Shopping and Town Centre Study (2012)

www.lewes.gov.uk/Files/plan_LD_Shopping_and_town_centre_study.pdf

Strategic Flood Risk Assessment (2009)

www.lewes.gov.uk/Files/plan_sfra_ldc_final_report09.pdf

Strategic Housing Land Availability Assessment Report (Sep 2011)

www.lewes.gov.uk/Files/plan_SHLAA_-_Main_Report.pdf

Strategic Housing Land Availability Assessment – Appendices (Sep 2011)

www.lewes.gov.uk/Files/plan_SHLAA_-_Appendices_Report.pdf

Strategic Housing Land Availability Assessment – Map of Ringmer (Sep 2011)

www.lewes.gov.uk/Files/plan_SHLAA_map_Ringmer.pdf

Ringmer Parish Council plans, policies and evidence.

The Ringmer Village Appraisal (1988)

Published by Ringmer Parish Council

The Ringmer Village Plan (2003)

Published by Ringmer Parish Council

The Ringmer Village Plan Employment Strategy (2006)

www.tdbs.btinternet.co.uk/employmentstrat/strat.pdf

The Ringmer Village Plan Strategy for Residential Development (2009)

www.tdbs.btinternet.co.uk/ringmercouncilreports/3/housing_policy_jul09.pdf

Ringmer Neighbourhood Plan: Discussion Seminars: Notes of Proceedings (Nov/Dec 2011)
www.ringmerparishcouncil.org.uk: see under “Ringmer to 2030”

Ringmer Neighbourhood Plan Exhibition: Consultation Sheets (Feb 2012)
www.ringmerparishcouncil.org.uk: see under “Ringmer to 2030”

Name of plan, policy or evidence	Broad aims/relevant policies	Implications on Neighbourhood Plan/ Sustainability Appraisal
National, International and Regional Plans, Policies & Evidence		
National Planning Policy Framework (April 2012)	The NPPF guides the new planning system, replacing the set of Planning Policy Statements and Guidance Notes that guided the former planning system. It reaffirms previous guidance by stating that the planning system should contribute to the delivery of sustainable development and sets out the guiding principles for its achievement.	The Neighbourhood Plan should conform to national planning policy set out in the NPPF.
Localism Act (2011)	The Act introduces major changes to the Local Government. Of particular importance, is its creation of the Neighbourhood Planning tier of the planning system.	The Neighbourhood Plan will be prepared according to the legislation and regulations that govern it.
Neighbourhood Planning (General) Regulations (2012)	Sets out the processes involved for the creation of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.	
The South East Plan (2009)	Sets out the planning framework for the South East, of which Ringmer Parish is a part.	At the time of writing the SEP exists, but it is likely to be abolished before the Neighbourhood Plan is adopted. Thus, it is unlikely to have a large impact on the Neighbourhood Plan itself although its evidence base may be relied on if needed.
East Sussex and Brighton & Hove Waste Local Plan (2006)	The East Sussex and Brighton & Hove Waste Local Plan (2006)	The Neighbourhood Plan will be informed by these documents.
East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan – Proposed Submission Stage (2012)	sets out the strategy for waste management and planning in the City of Brighton and Hove and East Sussex, of which Ringmer Parish is a part. This plan will be replaced by the forthcoming Waste and Minerals Core Strategy and a Waste Sites Development Plan Document	
East Sussex Landscape Character Assessment (ESCC, 2010)	The document describes the area, of which Ringmer Parish forms a part, and identifies problems and pressures that	This document will be taken into account when considering landscape policies.

	should be overcome.	
East Sussex Local Transport Plan (2011)	The overarching objectives of this plan is to: <ul style="list-style-type: none"> • Improve economic competitiveness and growth • Tackle climate change • Improve safety, health and security • Provide sustainable transport opportunities to enhance social inclusion • Improve quality of life 	As the statutory transport plan for East Sussex, of which Ringmer Parish is a part, the Neighbourhood Plan should conform with relevant aspects of the plan.
The Water Resources Management Plans produced by Southern Water and South East Water	These explain how each company proposes to ensure that there is sufficient security of water supplies and sufficient provision of foul and other drainage to meet the anticipated demands of all its customers and protect the environment over the 25 year planning period from 2010 to 2035	The Neighbourhood Plan, will, where relevant, take account of these plans.
European Directive 2001/42/EC (SEA Directive) on the assessment of the effects of certain plans and programmes on the environment	Sets out detailed requirements for the assessment of environmental impact of plans such as Neighbourhood Plans.	The SA incorporates the requirements of this Directive as has been followed to appraise the policies of the Neighbourhood Plan.
The Environmental Assessment of Plans and Programmes Regulations (2004)	National interpretation of the SEA Directive and Habitats Directive.	The Sustainability Appraisal of the Neighbourhood Plan will have to comply with the requirements.
Lewes District Council and South Downs National Park Authority Plans, Policies & Evidence		
Lewes District Local Plan (2003)	At the time of writing the saved policies of the Local Plan guide development in Ringmer Parish.	The Neighbourhood Plan will be required to conform to the strategic-level policies set out in the Local Plan and/or Core Strategy current at the time of its adoption.
Emerging Core Strategy (Sep 2011)	The Core Strategy, will, when adopted, include strategic-level policies to guide development in Lewes District, which includes Ringmer Parish.	
Employment Land Review (2010)	The document assesses employment land in the District, including some within Ringmer Parish and considers the future employment land need.	The Neighbourhood Plan will take into account the available evidence base documents published by Lewes District Council and the South Downs National Park Authority, in so far as these affect Ringmer parish.
Housing Background Paper (Sep 2011)	The document explained how the District's housing target has been identified.	
Informal Recreational Space Study (Sep 2005)	The study looks at the provision of informal recreation space in the District and includes a section on Ringmer.	
Landscape Capacity Study (Sep 2011)	The document assesses certain landscapes in the District, some of which are in Ringmer, and looks at whether they have	

	capacity to change.	
Lewes Town Transport Study (July 2011)	Investigated a set of scenarios, including strategic development in Ringmer, to see the impacts on the transport network	
Ringmer Conservation Area Appraisal (July 2003)	The appraisal describes the Conservation Area in Ringmer, setting out the qualities that make it unique	
Rural Settlement Study (2011)	Assessed the rural settlements in the District, looking at their services. Ringmer village is categorised as a Rural Service Centre, and the Broyleside as a Local Village.	
Shopping and Town Centre Study (2012)	The study looks at the current shape of the town centres in the district and their future needs. It also examines shopping trends of people in different parts of the district, including in Ringmer.	
Strategic Flood Risk Assessment (2009)	The assessment identified the areas at risk of flooding in the district, including areas of Ringmer.	
Strategic Housing Land Availability Assessment (Sep 2011)	Assessed various sites in the District, including sites in Ringmer, submitted by developers for consideration as potential development sites.	
Ringmer Parish Council Plans, Policies & Evidence		
Ringmer Village Appraisal (1988)	Analysis of the Ringmer community and its priorities carried out in 1988, including evidence collection via a detailed household survey of community views on facilities and services, and the preferred direction of potential future development. Broadly similar in scope and content to the 2003 Village Plan.	Provides a historical context to the consistency of current residents' views on a range of issues relevant to the development of the Neighbourhood Plan.
Ringmer Village Plan (2003)	A Village Plan for Ringmer parish developed on the basis of extensive opinion surveys conducted amongst Ringmer residents and the views expressed by other stakeholders.	Forms part of the evidence base for the Neighbourhood Plan.
Ringmer Village Plan Employment Strategy (2006)	Development of the 2003 Village Plan to include detailed policies for the development and location of new employment opportunities in Ringmer. Its development included extensive consultation with residents.	Forms part of the evidence base for the Neighbourhood Plan, and provides a starting point for the development of employment policies.
Ringmer Village Plan Strategy for Residential Development (2009)	Development of the 2003 Village Plan to include detailed policies	Forms part of the evidence base for the Neighbourhood Plan, and

	for the types and amounts of new residential development needed in Ringmer. Its development included extensive consultation with residents.	provides a starting point of the development of policies for residential development.
Ringmer Neighbourhood Plan – Discussion Seminars: Notes of Proceedings (Nov/Dec 2011)	Evidence collection of the views of residents and other stakeholders about a wide range of potential draft policies proposed for inclusion in the Neighbourhood Plan. Also an opportunity for residents and other stakeholders to suggest additional or alternative policies.	Forms part of the evidence base for the Neighbourhood Plan.
Ringmer Neighbourhood Plan Exhibition: Consultation Sheets (Feb 2012)	Evidence collection of the views of residents and other stakeholders about a wide range of potential draft policies proposed for inclusion in the Neighbourhood Plan. Also an opportunity for residents and other stakeholders to suggest additional or alternative policies.	Forms part of the evidence base for the Neighbourhood Plan.

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