

“Ringmer to 2030”

Appendix F

Housing sites allocated for development, 2010-2030



Peters Cottages, Potato Lane (an exception site)



Orchard House, Bishops Lane



South of Nought, Church Hill

Old Chapel Farm barn conversion, Green Lane



Phase 1 (2010-2015)**Target: 50**

It is proposed in Neighbourhood Plan policy 7.9 that all Phase 1 housing should be accommodated under current planning policies and without extending the existing Ringmer village or Broyleside planning boundaries. Sites included are available now, or will be available by 2015.

Already built, building or with planning permission

Ringmer village			5
New flat above shop, 86 Springett Avenue	1	LW/08/1007 (commenced 2011)	
Hedgerow, Norlington Lane	1	LW/09/0034 (built 2011)	
Orchard House, Bishops Lane	1	LW/10/0025	
South of Nought, Church Hill	2	LW/12/0567	
Broyleside			2
14A, Elphick Road	1	LW/07/1581 (built 2011)	
5 Yew Tree Close	1	LW/13/0062	
Countryside			15
Howells Bank Farm barn	1	LW/98/0290 (built 2012)	
Chalkham Farm farmhouse	1	LW/10/1104	
Ham Farm barn conversion	1	(building 2014)	
Upper Clayhill Farm barn conversion	1	LW/12/0499	
Highfield Farm farmhouse	1	LW/12/0503	
The Holdings ancillary & barn conversions	3	LW/12/0671, LW/12/0941 & LW/14/0264	
Old Chapel Farm barns conversion	1	LW/13/0825	
Shortgate Farm barn conversion	1	LW/13/0216	
Upper Lodge tack barn conversion	1	LW/13/0280	
Turnpike Farm barn conversion	1	LW/14/0021	
The Byres, Wellingham Lane, barn conversions	2	LW/14/0155 & LW/14/0430	
Lower Clayhill Farm barn conversion	1	LW/14/0248	
Countryside (exception sites)			4
Peters Cottages	4	LW/09/0980 (built 2011)	
Total			26

Further allocations for Phase 1

Ringmer village			25
Westbourne, Lewes Road	12	RES1	
East of Little Manor, Vicarage Way	5	RES2	
North-west & south-east of Anchor Field	8	RES3	
Broyleside			9
Careys Cowshed, Broyle Lane	3	RES4	
Parcels of land at Broyle Close	6	RES5	
Countryside			7
Upper Broyle Farm farmhouse, Broyle Lane	1	RES6	
Downsview Farm, farmhouse & herd manager cottage	2	RES7	
Holfords Cottages, Norlington Lane	2	RES8	
Red Barn Farm barn conversion	1	RES9	
Lower Mount Farm	1	RES10	
Countryside (exception sites)			14
Neaves House paddock	6	RES11	
Lower Lodge Farm	8	RES12	
Already built, building or with planning permission			26
Further allocations			55
TOTAL for phase 1			81

Phase 2 (2016*-2024) Target: 120

It is proposed in Neighbourhood Plan policy 7.10 that the additional sites below should be allocated for development in phase 2. The 2016 starting date for Phase 2 is on the assumption that key infrastructure provision will have been made by this date. Phase 2 development will include the allocation of new greenfield sites within the Ringmer village and Broyleside planning boundaries, which are to be extended at the start of phase 2 as indicated in Neighbourhood Plan maps 7.1 and 7.2 respectively. All the development sites below to be included in phase 2 are available now or will be available within the Phase 2 period of the Neighbourhood Plan.*

Surplus carried forward from Phase 1			31
Ringmer village			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	
Broyleside			30
Lower Lodge Farm	30	RES18	
Countryside			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	
Countryside (exception sites)			0
TOTAL for phase 2			170
TOTAL for phases 1 & 2			220

Phase 3 (2025-2030) Target: 70

It is proposed in Neighbourhood Plan policy 7.11 that the following additional sites will be allocated for residential development on phase 3. It is anticipated that most of the Phase 3 housing requires will be provided through redevelopments within the existing Ringmer village planning boundary. To the extent that delivery of such redevelopment cannot be guaranteed in 2014, a reserve site that is known to be available is additionally identified to be brought forward if necessary to meet the planned target.

The proposal to allocate site RES26 (Caburn Field) in phase 3 was made on the basis of the Jan 2013 version of the proposed submission Lewes District Core Strategy (Local Plan part 1). The focused amendments to the Core Strategy made in May 2014 introduced Caburn Field as a deliverable site for 40 residential units, separate from, and in addition to, the overall target for new Ringmer housing of 220 units. Ringmer Parish Council have, in their response to the consultation on these focused amendments, queried the evidence for the deliverability of this site in the period proposed in the Core Strategy, as incompatible with the evidence collected for this Neighbourhood Plan. This issue is currently unresolved. However, should the Core Strategy be adopted with a separate target for residential development for Caburn Field, in addition to the overall Ringmer housing target of 220, then site RES26 will be omitted from the phase 3 allocations below, so that the Ringmer Neighbourhood Plan will remain in conformity with the adopted Core Strategy.

Surplus carried forward from Phase 2			50
Ringmer village			90
Caburn Field redevelopment*	40	RES26	
Redevelopment of shopping precinct maisonettes	14	RES27	
Busy Bee redevelopment	8	RES28	
Farthings garden, North Road	6	RES29	
Pippins garden development, Bishops Lane	6	RES30	
East of Chapters, Bishops Lane	6	RES31	
Orchard adjacent to Vicarage Close	10	RES32	
Broyleside			0
Countryside			5
Barnfield Farm barn conversions	2	RES33	
Plashett Park Farm barn conversions	3	RES34	
Countryside (exception sites)			0
TOTAL for phase 3			145
*See entry RES26 below re eligibility for inclusion of this site			
TOTAL for phase 3 if site RES26 excluded			105

Reserve site for Phase 3

The reserve site will be allocated for development ONLY if sites allocated above for phases 1-3 fail to come forward as expected.

Ringmer village			up to 30
Potters Field, Bishops Lane (part)	up to 30	RES35	
TOTAL			up to 30

KEY PRINCIPLES

Availability, Suitability and Achievability

The principle employed is that for sites to qualify for inclusion in phase 1 or phase 2 of the Neighbourhood Plan they must have been confirmed as deliverable within these phases. To be confirmed as deliverable, they must be available for development within these periods, and they must also be considered by the Steering Group to be suitable for development, without any unresolved issues affecting the achievability of development on the site.

Acceptable criteria for availability are:

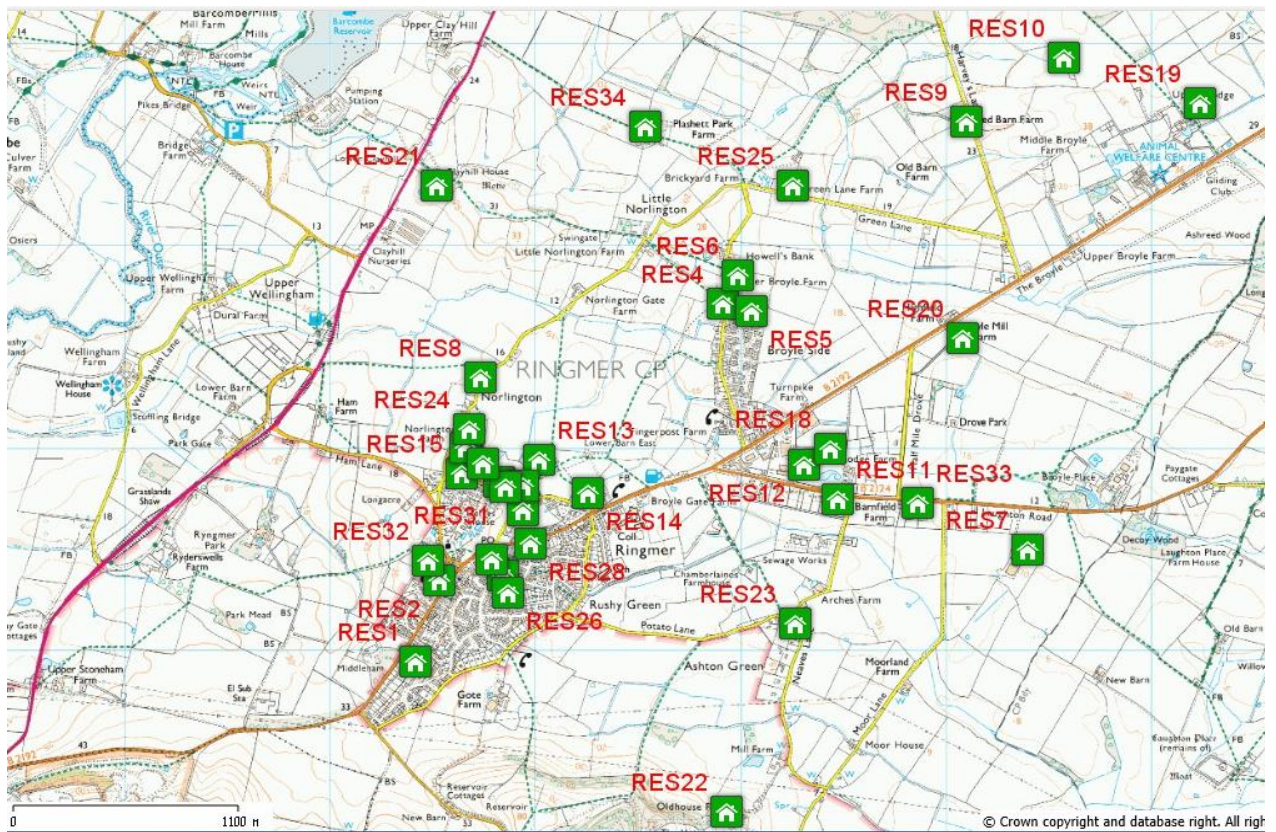
- (a) An actual planning application has been made by the landowner or their representatives; or
- (b) The site is identified as available in the 2014 Lewes District SHLAA; or
- (c) Availability has been confirmed to the Steering Group by the landowner or their representatives.

For sites to qualify for inclusion in phase 3 of the Neighbourhood Plan sites they must either meet the criteria for availability above or Steering Group must have taken the view that they are likely to become available within the Neighbourhood Plan period. They must also be considered by the Steering Group to be suitable for development, and with good prospects that any barriers to the achievability of development on the site can be resolved. As the availability of all phase 3 sites is not confirmed by the landowner, a reserve site is identified to ensure the delivery of the planned development total. This reserve site is considered less suitable for development than the sites given higher priority, but is confirmed as available, if required.

Phasing mechanism: As all phase 1 development can be accommodated on sites within existing planning boundaries and/or by conversion of existing buildings and/or on exception sites, revision of the Ringmer village and Broyleside planning boundaries to encompass phase 2 and phase 3 greenfield sites will be deferred to the start of phase 2.

Movement of sites between phases: Any sites not delivered in, or not required in, an earlier phase can be developed in a later phase. To make allowance for delays in delivery, more sites are allocated for each phase than are required to deliver the planned number of housing units.

LOCATION OF PROPOSED DEVELOPMENT SITES IN RINGMER PARISH



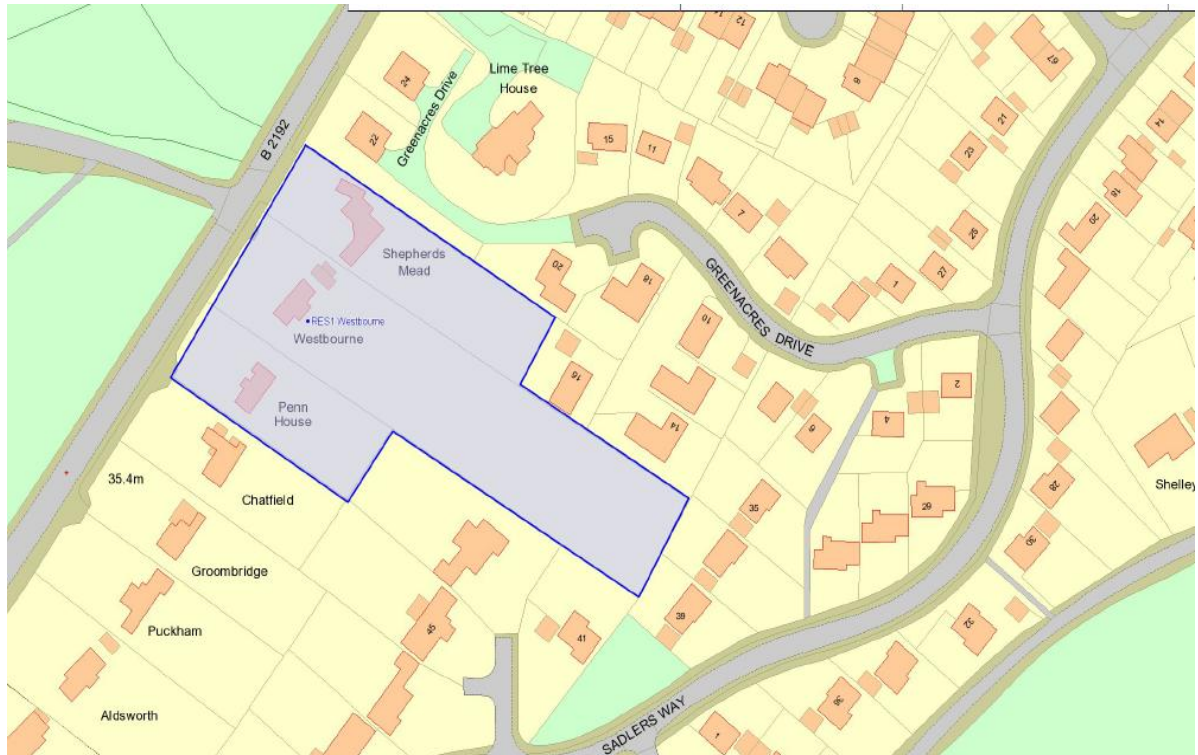
DETAILS OF SITES

Site RES1 Westbourne, Lewes Road

This site is made up of the sites of three adjacent houses called Westbourne, Shepherds Mead and Penn House. All three, especially Westbourne, have large gardens. The site lies within the Ringmer village planning boundary. The Lewes Road frontage of the site, including the current three houses, lies within an Area of Established Character. This is 2014 SHLAA site 14RG. A development brief has been prepared for this site.

Available for development:	Confirmed to Steering Group by landowners
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	Lewes Road
Site area:	0.85 ha
Number of new units proposed:	12

Site Plan



Site RES2 East of Little Manor, Vicarage Way

This is an unused site within the Ringmer village planning boundary, and within the Ringmer Green Conservation Area. It adjoins the SDNP boundary. A development brief has been prepared for this site.

Available for development:	Confirmed to Steering Group by representatives of the landowners (a trust)
Development suitable and achievable:	Yes
Access to the site:	Vicarage Way
Site area:	0.13 ha
Number of new units proposed:	5

Site Plan



Site RES3

North-west and south-east of Anchor Field

These two sites are owned by Lewes District Council. They are within the Ringmer village planning boundary. The part of the site to the north-west of the Anchor Field car park is a vacant site that formerly accommodated the Ringmer Youth Club. The part of the site to the south-east of the Anchor Field playing field is a garage block used until recently by Lewes District Council for sorting recycled materials.

Available for development:	Confirmed to Steering Group by a representative of the landowner (District Council)
Development suitable and achievable:	Yes
Access to the site:	Anchor Field
Site area:	0.12 ha
Number of new units proposed:	8

Site Plan



Site RES4 Careys Cowshed, Broyle Lane

This site lies largely within the Broyleside planning boundary, though a small part of the rear of the site lies just outside the current boundary. The site holds a redundant agricultural building currently used as a stable block. There have been a series of planning applications for residential development on this site, which have been refused because the site was identified for community/recreational use in the 2003 Lewes District Local Plan (site RG4). This Neighbourhood Plan has received evidence that the community/recreational use envisaged for RG4 is no longer achievable. This 2014 SHLAA site 12RG, in which the capacity proposed is 6 units.

Available for development:	Confirmed to Steering Group by landowners, listed as available in the 2014 SHLAA and planning applications made
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	Broyle Lane
Site area:	0.13 ha
Number of new units proposed:	3

Site Plan



Site RES5

Parcels of land at Broyle Close

This proposal is for additional development on land owned by Lewes District Council within a former council development. This site is within the Broyleside planning boundary. The additional units can be achieved by re-development of garage blocks to provide residential units above garages and/or by development on green areas not required for amenity purposes. This is 2014 SHLAA site 32RG.

Available for development:	Confirmed to Steering Group by representative of the landowner (District Council) and listed as available in the 2014 SHLAA
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	Broyle Close
Site area:	0.38 ha
Number of new units proposed:	6

Site Plan



Site RES6

Upper Broyle Farm farmhouse, Broyle Lane

Upper Broyle Farm is owned by the Brinkhurst family, who have farmed in the immediate area for more than a century. Some farmland, including this farmyard, is owned by the family, and additional land is rented. Until recently they farmed from a rented farmhouse on Green Lane, but this is no longer available, so the farmer has to live off-site. A new farmhouse is required. Such development at this rural location is in accordance with NPPF para.55. This section of Broyle Lane is a country lane subject to Neighbourhood Plan policy 4.4.

Available for development:	Confirmed to Steering Group by landowner
Development suitable and achievable:	Yes
Access to the site:	Broyle Lane
Site area:	0.47 ha
Number of new units proposed:	1

Site Plan



Site RES7

Downsview Farm, farmhouse & herd manager cottage

Downsview Farm is a relatively new agricultural enterprise established in the 21st century by the daughter of a long-established Ringmer farmer on a substantial agricultural land unit that, at acquisition, had no buildings or farmhouse. The enterprise has gained permission for substantial farm buildings that house one of Ringmer’s two dairy herds and an established ice-cream business (featured on ‘The Apprentice’). Dairy produce and ice cream from the farm have been on sale in Ringmer village and other local shops for several years, so that this farm is a significant contributor to local food networks. The farm has temporary permission for a mobile home occupied by the farmer, which has been renewed once and will expire during phase 1 of the Neighbourhood Plan. Accommodation is required for the farmer, and also for the herd manager, who currently commutes from Eastbourne. This rural development is in accordance with NPPF para.55.

Available for development:	Confirmed to Steering Group by landowner
Development suitable and achievable:	Yes
Access to the site:	B2124
Site area:	0.78 ha
Number of new units proposed:	2

Site Plan



Site RES8

Holfords Cottage, Norlington Lane

This site at the heart of the Norlington settlement contained a small timber-framed late-Georgian house that a century ago was butchered into a pair of farm cottages. The structure became unsound and residential use was discontinued about 40 years ago. The house has crumbled to a state of terminal dereliction, and is far beyond restoration. The derelict site disfigures the otherwise very attractive Norlington settlement. Permission was given in 1981 for the erection of two new houses on this previously-used site [LW/81/0091] but has long expired. To conform with the requirements of NPPF para.55 the design of the new houses at this rural location will need to be of exceptional quality or innovative nature. Norlington Lane is a country lane subject to Neighbourhood Plan policy 4.4.

Available for development:	Confirmed to Steering Group by landowner
Development suitable and achievable:	Yes
Access to the site:	Norlington Lane
Site area:	0.13 ha
Number of new units proposed:	2

Site Plan



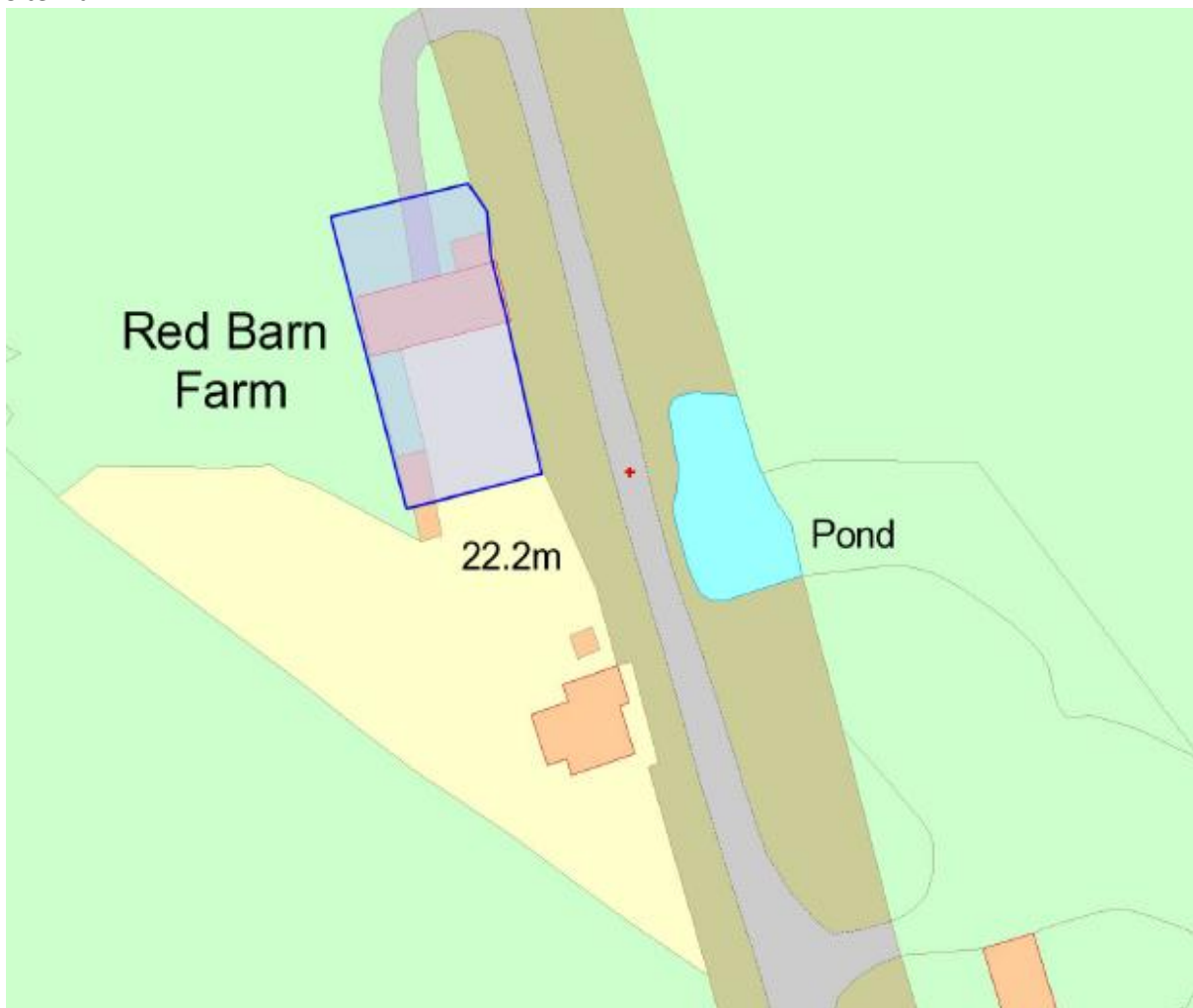
Site RES9

Red Barn Farm barn conversion

This is a traditional late-Georgian brick and timber barn of listable quality (see appendix B, heritage building H9). It has long been redundant from its agricultural role, but remains in sound condition. Conversion to residential use at this rural site would be in accordance with NPPF para.55.

Available for development:	Confirmed to Steering Group by representatives of the landowner (a trust)
Development suitable and achievable:	Yes
Access to the site:	Harveys Lane
Site area:	0.1 ha
Number of new units proposed:	1

Site Plan



Site RES10

Lower Mount Farm

This long-abandoned farmstead contained a pair of early Victorian estate cottages, set two fields back from Harveys Lane. Residential use of the site was abandoned half a century ago. It lacks current road access. Only some walls and hard surfaces, overgrown by scrub, remain of the buildings once on the site, but they are too substantial for the site to be returned to agricultural use. Representatives of the landowning trust have identified this to the Steering Group as the potential site of a new landmark residence. To conform with the requirements of NPPF para.55 the design of the new house at this rural location will need to be of exceptional quality or innovative nature.

Available for development:	Confirmed to Steering Group by representatives of the landowner (a trust)
Development suitable and achievable:	Yes, though a new access lane will be required
Access to the site:	Harveys Lane
Site area:	0.6 ha
Number of new units proposed:	1

Site Plan



Site RES11

Neaves House paddock exception site

This paddock is the site of a long-abandoned poultry farm, of which no visible sign remains. It is bounded on the west by Neaves House, on the north by the B2124, on the east by Neaves Lane and on the south by a lane serving the Hunt Kennels. Neaves House is the last house of the inter-war ribbon development along the south side of the B2124 (Laughton Road). The whole paddock was considered as a potential residential development site, but considered less suitable than other alternatives. However, a part of the paddock’s frontage to the B2124 was considered suitable for development as a small-scale exception site. This small frontage section of the paddock is 2014 SHLAA site 35RG.

Available for development:	Confirmed to Steering Group by landowner
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA), as an exception site only
Access to the site:	B2124
Site area:	0.4 ha
Number of new units proposed:	6

Site Plan

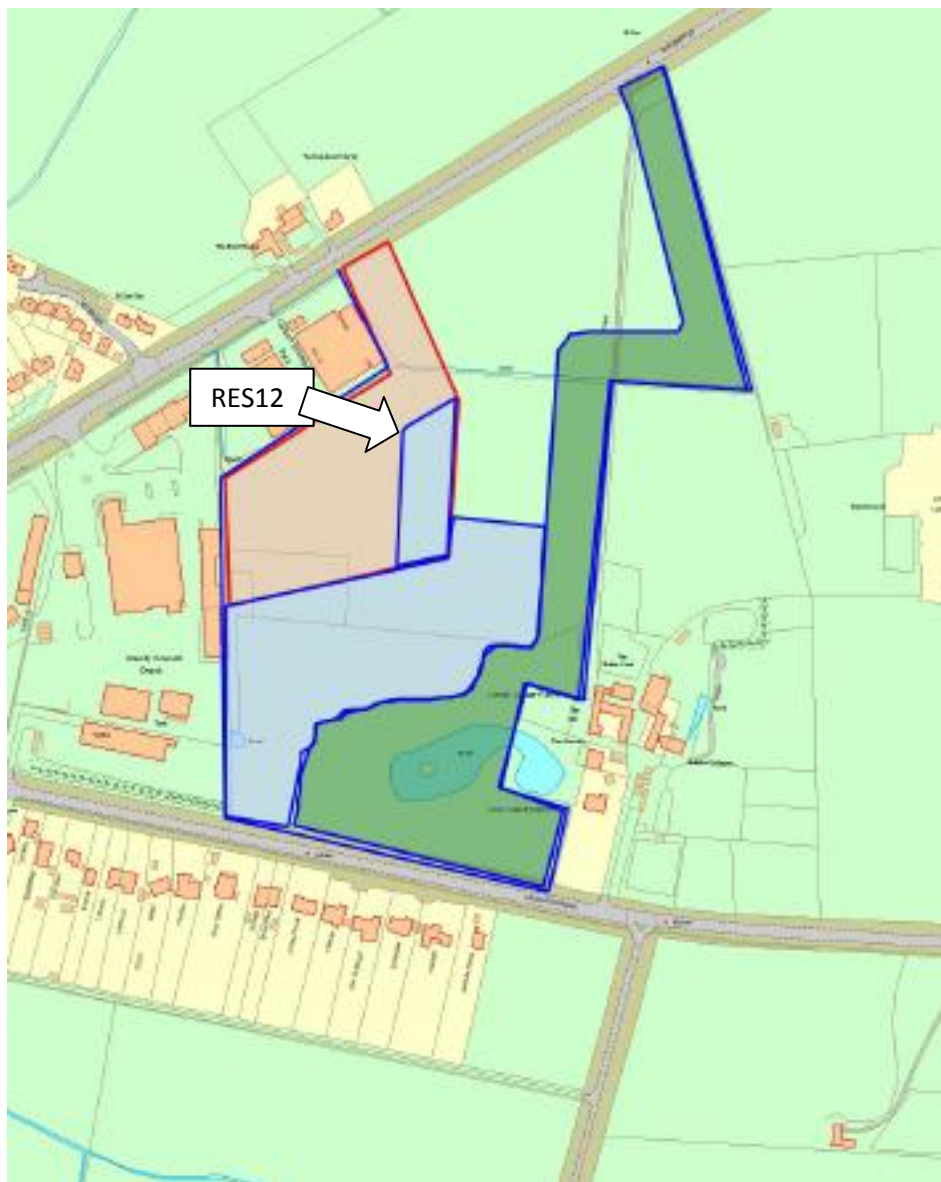


Site RES12 Lower Lodge Farm exception site

This site lies adjacent to the Broyleside planning boundary and between the B2192 and B2124. Residential development of this site as an exception site is proposed as part of a larger overall development that also includes some residential development (see site RES18 below), additional employment space (see site EMP7 in appendix C) and a new community woodland. This site forms a part of 2014 SHLAA site 31RG (a larger site). A development brief has been prepared for this site (combined with RES18, EMP7 and the new community woodland).

Available for development:	Confirmed to Steering Group by the landowner and listed as available in the 2014 SHLAA
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	B2124
Site area:	0.3 ha
Number of new units proposed:	8

Site Plan



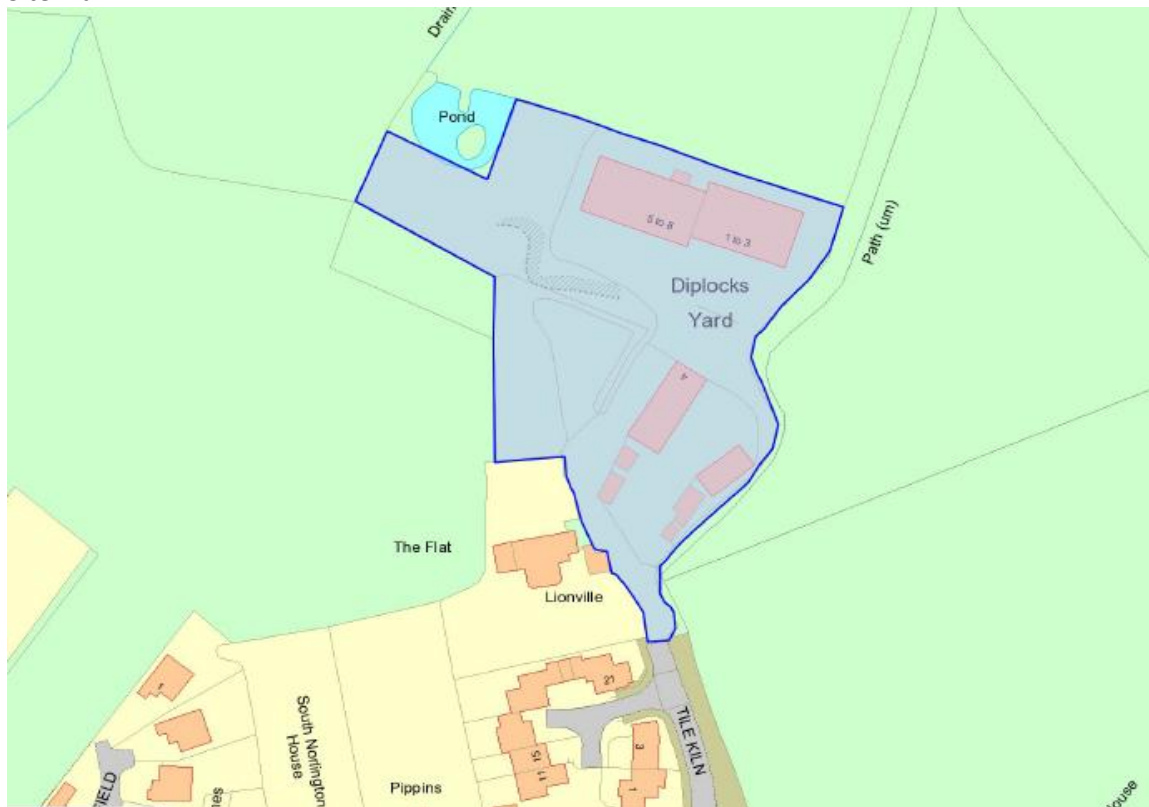
Site RES13

Diplocks Business Park redevelopment as mixed use

This site is currently an employment site within the Ringmer village planning boundary (appendix C, site EMP4). It includes a long-established knackers business with an incinerator, and also contains a number of low quality business units, housing a range of employment uses, that would benefit from up-grading. The knackers yard and incinerator are in close proximity to the Victorian house (Lionville) long used by the business owners, and also to a group of 21st century houses (Tilekiln). There is a public footpath along the edge of the site. While Neighbourhood Plan policy 6.1(a) seeks to retain employment premises in their current role, and this is the only major business site within the Ringmer village planning boundary, Steering Group accepts that the proximity of the knackers yard to Tilekiln is undesirable, and that the highly desirable upgrading of the business units is only likely to occur if accompanied by enabling residential development. Residential development here will only be acceptable as part of an overall mixed use scheme. It is likely that contaminated land will be an issue for redevelopment here. The allocated site excludes the large pond adjoining the site. It also excludes the site of Lionville, which is an attractive Victorian house built by noted village builder William F. Martin using local bricks made with clay taken from the surrounding field and individually dated 1894. Lionville’s garden contains a pond that has a recorded history of more than 50 years as a breeding pond for Great Crested newts. This allocated site thus differs in detail from SHLAA site 02RG, which envisages solely residential development for a total of 36 units. A development brief has been prepared for this site.

Available for development:	Confirmed to Steering Group by the landowners
Development suitable and achievable:	Yes, for mixed use only (confirmed by 2014 SHLAA as suitable)
Access to the site:	Tilekiln/Bishops Lane
Site area:	0.8 ha
Number of new units proposed:	12

Site Plan



Site RES14

Behind Old Forge Pine

This site comprises a small paddock, some commercial buildings of little merit and a former Victorian forge building, now housing the Old Forge Pine furniture showroom and workshop. It lies to the north of the B2192 at its junction with Bishops Lane. To the front of the site is an area of gravel, used for customer and community parking, that is the property of the landowner but over which there are established highway rights. The commercial buildings are within the Ringmer village planning boundary, and the paddock adjoins the boundary. The boundary of the paddock with the countryside is marked by an established hedge that includes some veteran trees. A public footpath crosses the paddock. The Old Forge Pine building is considered to add value to the streetscene and is to be retained. This is 2014 SHLAA site 20RG. A development brief has been prepared for this site.

Available for development:	Confirmed to Steering Group by representatives of the landowner (a trust), and listed as available in the 2014 SHLAA
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	Bishops Lane
Site area:	0.9 ha
Number of new units proposed:	20

Site Plan



Site RES15

Bishops Field stages 1 & 2

Bishops Field is a pasture field located on the north side of Bishops lane. It adjoins the Ringmer village planning boundary. An important public footpath, giving access from Ringmer Green to Norlington Lane, crosses one corner of the site. It is currently being promoted for residential development in conjunction with Potters Field (RES35 below) as part of a much larger development scheme than is considered acceptable in this Neighbourhood Plan. This site is 2014 SHLAA site 25RG. A development brief has been prepared for this site.

Available for development:	Yes (2014 planning application lodged)
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	Bishops Lane
Site area:	1.8 ha
Number of new units proposed:	50 in two stages

Site Plan

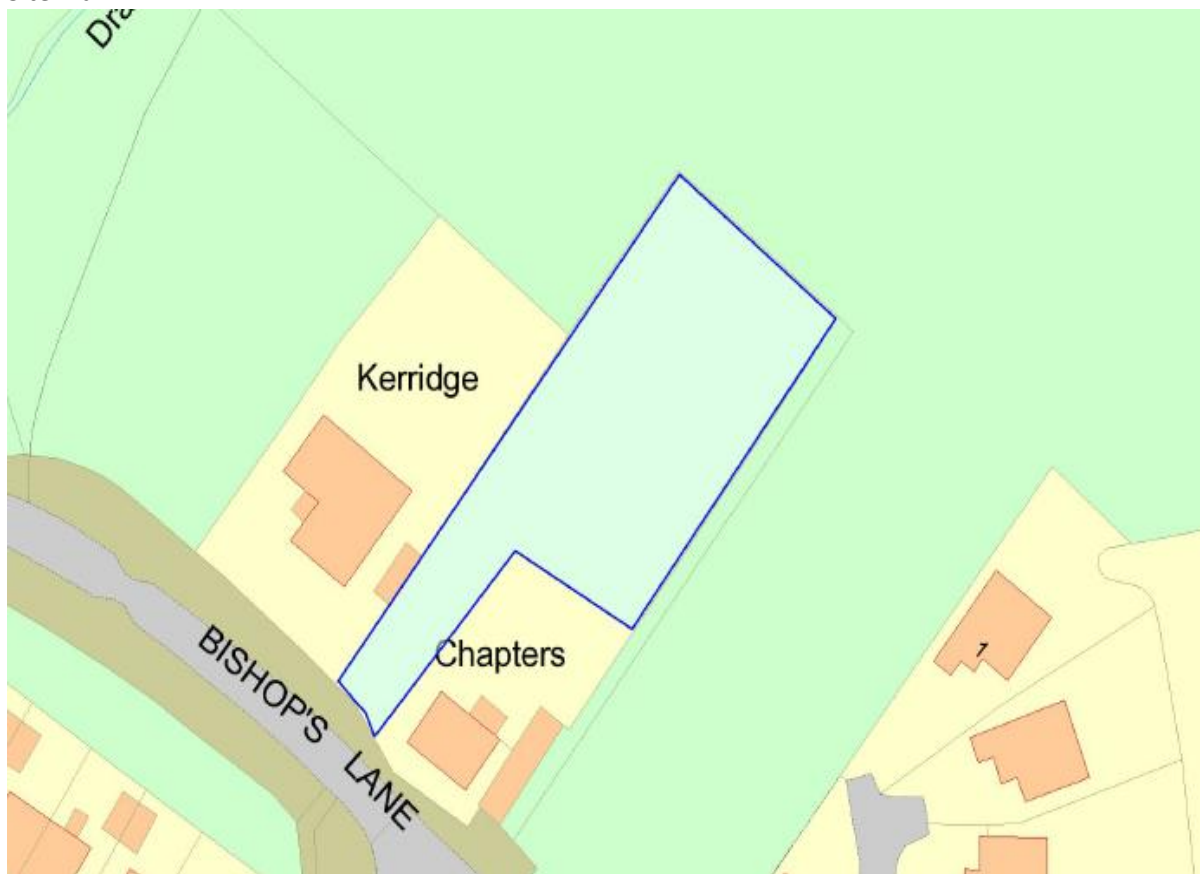


Site RES16 Chapters garden, Bishops Lane

Chapters is a large Victorian house built by W.F. Martin on a large plot taken from Potters Field. It lies to the north of Bishops Lane and close to, but outside, the Ringmer Green Conservation Area. It is a feature of the small area along Bishops Lane, opposite Ringmer Green, that the Parish Council would like to include within the Conservation Area. Chapters and its garden lie within the Ringmer village planning boundary. Redevelopment here should preserve the present Victorian house. This is 2014 SHLAA site 18RG (capacity estimated as 6 units).

Available for development:	Availability in phase 2 confirmed to Steering Group by the owner
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	Bishops Lane
Site area:	0.2 ha
Number of new units proposed:	4

Site Plan



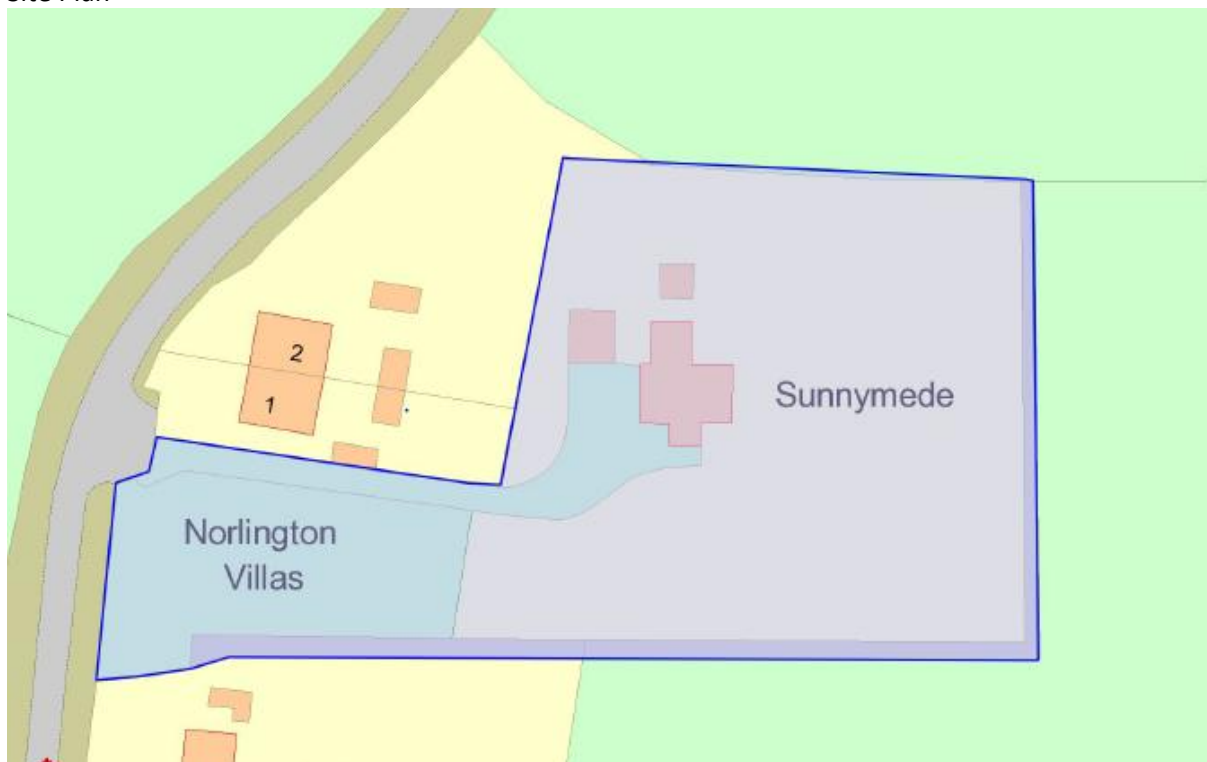
Site RES17

Sunnymede garden, Norlington Lane

Sunnymede is a house with a large garden, set back from Norlington Lane. Its site was, prior to the building of the house, part of Bishops Field. It is behind the cluster of other houses at the south-east end of Norlington Lane, and its garden abuts south and east to Bishops Field, whose development is proposed for phase 2. Sunnymede and its garden lie outside the Ringmer village planning boundary. Norlington Lane is a country lane subject to Neighbourhood Plan policy 4.4.

Available for development:	Availability in phase 2 confirmed to Steering Group by the owners
Development suitable and achievable:	Yes
Access to the site:	Norlington Lane or (if developed in conjunction with Bishops Field stage 2) Bishops Lane
Site area:	0.45 ha
Number of new units proposed:	9

Site Plan

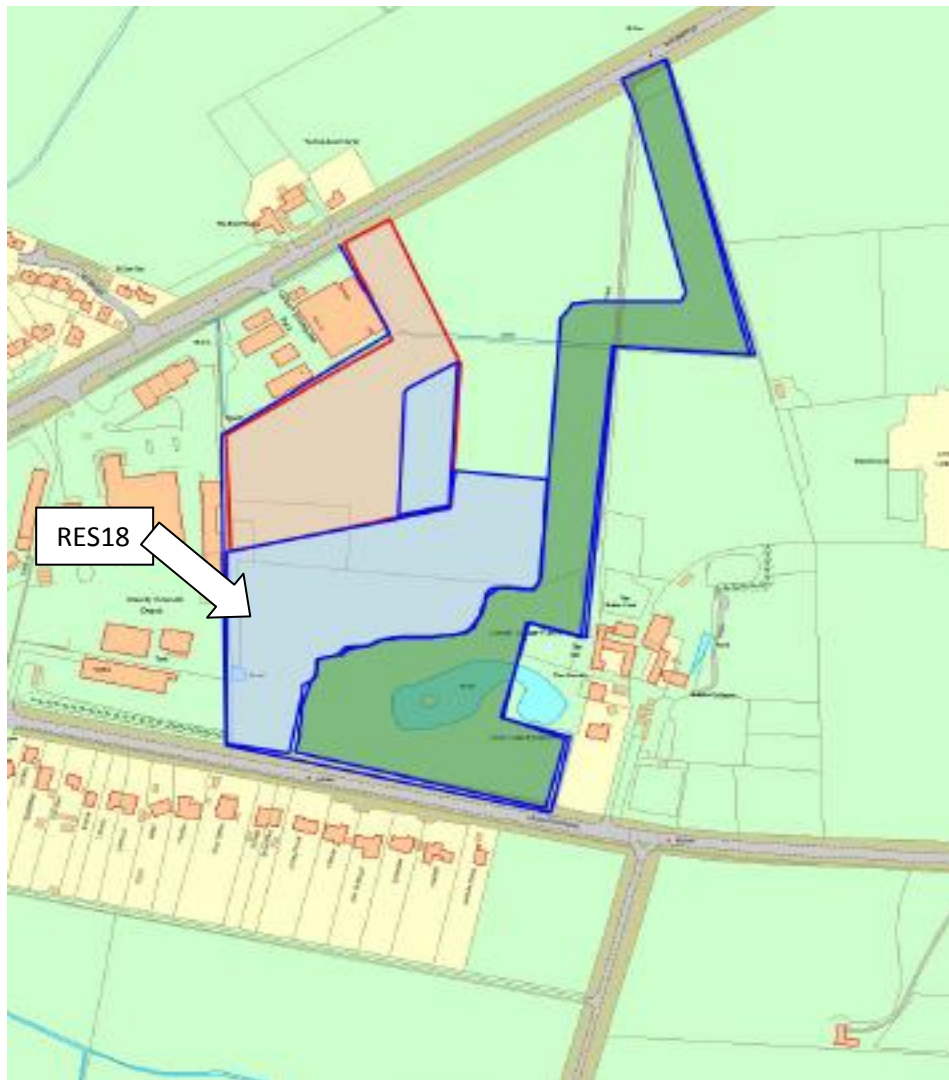


Site RES18 Lower Lodge Farm

This lies adjacent to the Broyleside planning boundary and immediately north of the B2124. Residential development of this part of the site is proposed as part of a larger overall development that also includes some exception site housing (see site RES12 above), additional employment space (see site EMP7 in appendix C) and a new community woodland. This site forms a part of 2014 SHLAA site 31RG. A development brief has been prepared for this site (combined with RES12, EMP7 and the new community woodland).

Available for development:	Availability confirmed to Steering Group by the landowner and recorded as available in the 2014 SHLAA
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	B2124
Site area:	2.0 ha
Number of new units proposed:	30

Site Plan



Site RES19

Farmhouse, Upper Lodge Farm

Upper Lodge Farm is set one field back from the B2192. The ownership of Upper Lodge itself was separated from the farmyard and land about 30 years ago when the listed house required renovation on a scale not supportable by the farm. The farm continues to be actively worked and also serves as the centre for a number of farm diversification activities, including as the venue for the annual Ringmer Steam & Country Show, which has become a landmark local event and is very well attended. The farmer has, however, had to dwell in a caravan. Addition of a farmhouse to this rural unit is required for its continuing viability, and would be in accordance with NPPF para.55.

Available for development:	Availability in phase 2 confirmed to Steering Group by the owner
Development suitable and achievable:	Yes
Access to the site:	B2192
Site area:	0.85 ha
Number of new units proposed:	1

Site Plan



Site RES20

Broyle Mill Farm barn conversions

This former farmhouse, standing by the B2192, is now a private residence with land. It has a substantial range of Victorian farm buildings that are no longer required for agricultural purposes. Conversion of these rural buildings to residential use would be in accordance with NPPF para.55.

Available for development:	Availability in phase 2 confirmed to Steering Group by the owner
Development suitable and achievable:	Yes
Access to the site:	B2192
Site area:	0.4 ha
Number of new units proposed:	3

Site Plan



Site RES21

Clay Hill House barn conversion

This grade 2 listed former farmhouse east of the A26 is used as a private residence. Its land is now farmed with another farm, and the associated farmyard is redundant. This farmyard includes a large Georgian timber-framed barn and a granary that are of listable quality – see appendix B, heritage buildings H14. Sympathetic conversion to residential use would be in accordance with NPPF para.55 and would enhance the setting of the listed farmhouse.

Available for development:	Availability in phase 2 confirmed to Steering Group by the owner
Development suitable and achievable:	Yes
Access to the site:	A26
Site area:	0.1 ha
Number of new units proposed:	1

Site Plan



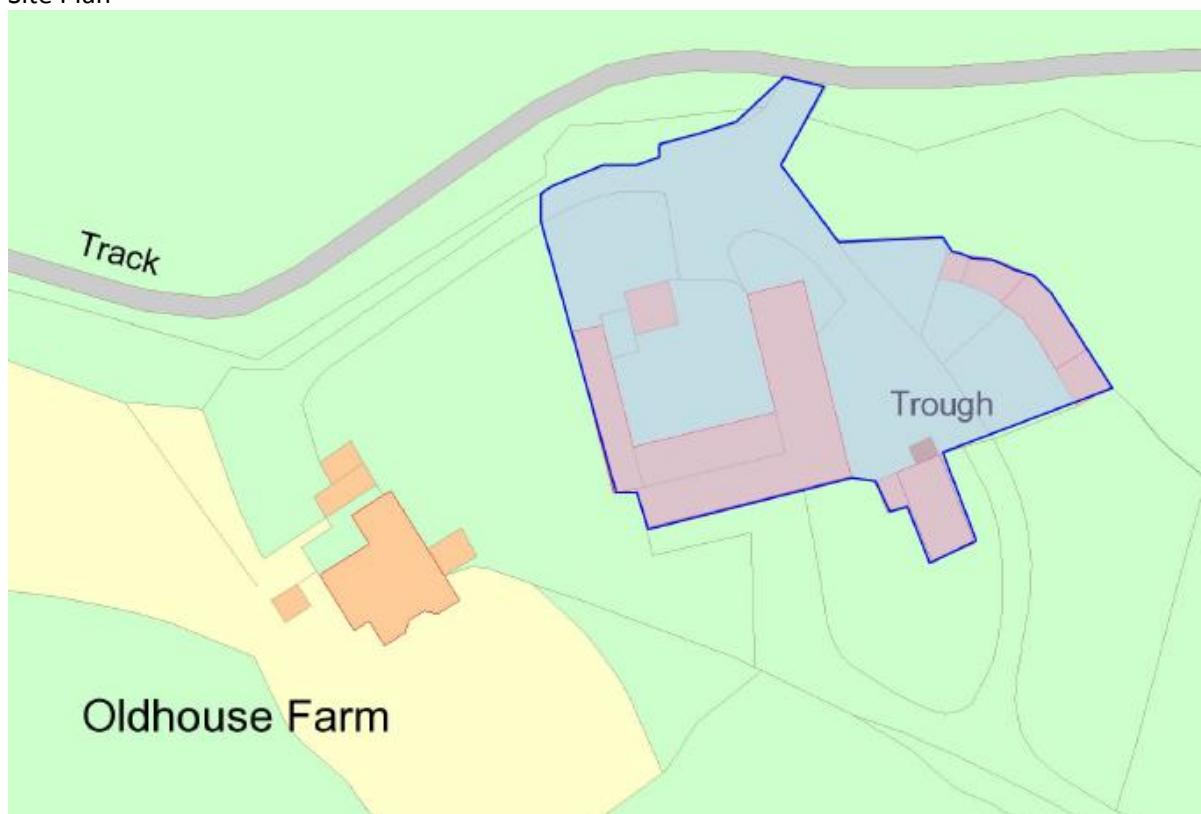
Site RES22

Barn complex, Old House Farm

Old House Farm lies within the SDNP countryside, on the edge of Mill Plain. It was formerly one of Ringmer’s larger farms, and has a corresponding range of traditional farm buildings, including a barn. The farm and its farmyard are quite well screened from public view, but if more visible would be attractive features in the landscape. The former farmhouse is now in private use and the land is farmed from elsewhere, so the range of traditional farm buildings are redundant and starting to decay. The site is owned by a Glyndebourne Estate trust, and within easy walking distance of the Glyndebourne Opera House, which has 150 year-round employees, plus several hundred other staff employed during the annual festivals. A direct footpath link is achievable. The proposal to convert the barn and other farmyard buildings into accommodation to be let to employees of the Opera House would be sustainable and in accordance with NPPF para.55. Such conversion could be achieved in accordance with the purposes of the SDNP and would also be in accordance with its duty.

Available for development:	Availability in phase 2 confirmed to Steering Group by representatives of the landowner (a trust)
Development suitable and achievable:	Yes
Access to the site:	Private lane to Moor Lane
Site area:	0.2 ha
Number of new units proposed:	5

Site Plan



Site RES23 Rural brownfield site, Ashton Green

This site is a small, unmanaged, paddock that contains a redundant and decaying farm building. There is low density residential development to the south and west, and country lanes subject to Neighbourhood Plan policy 4.4 to the north and east. There was formerly a large timber-framed house on the site, demolished in the 1890s. The location, access lanes and the nature of the neighbouring properties dictate that only very low density development would be appropriate here. It is considered that such development would achieve an improvement to the rural landscape by bringing this long-neglected site at a sensitive location back into use. To conform to the requirements of NPPF para.55 the design of the new houses at this location will need to be of exceptional quality or innovative nature.

Available for development:	Availability in phase 2 confirmed to Steering Group by representatives of the landowner (a trust)
Development suitable and achievable:	Yes
Access to the site:	Neaves Lane or Potato Lane
Site area:	0.6 ha
Number of new units proposed:	2

Site Plan



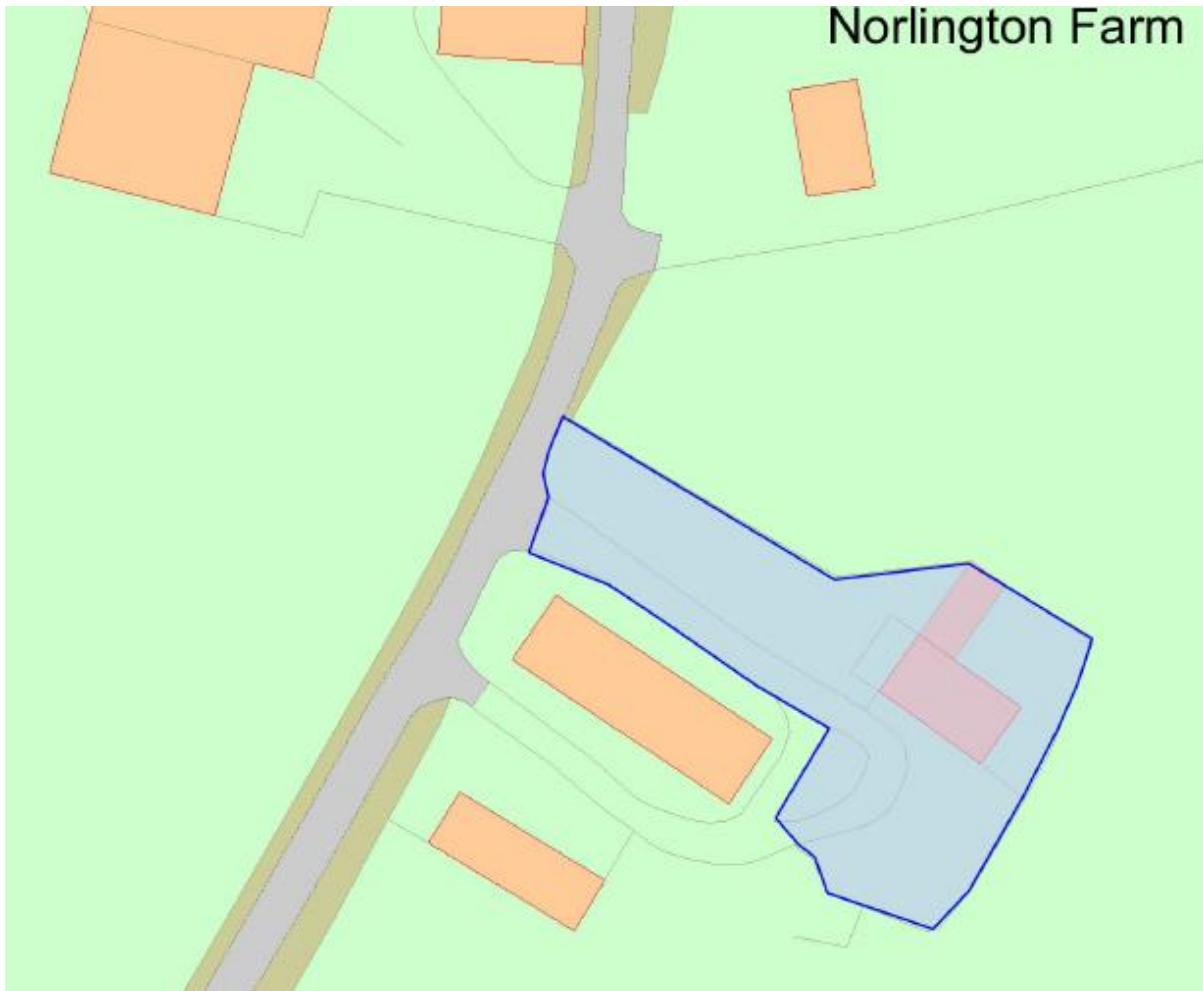
Site RES24

Norlington Farm barn conversion

This traditional timber-framed Georgian barn, with some unusual interior framing features, stands to the east of Norlington lane. It is one of two such barns of listable quality at Norlington Farm (see appendix B, heritage properties H5), but the location of the other barn, immediately adjoining other modern farmyard buildings, renders it unsuitable for conversion. Norlington Lane is a country lane subject to Neighbourhood Plan policy 4.4. Conversion of this barn to residential use would be in conformity with NPPF para.55.

Available for development:	Availability in phase 2 confirmed to Steering Group by the landowner
Development suitable and achievable:	Yes
Access to the site:	Norlington Lane
Site area:	0.15 ha
Number of new units proposed:	1

Site Plan



Site RES25

Green Lane Farm barn conversion

This is a relatively small complex of redundant farm buildings formerly part of Green Lane Farm. The former farmhouse is now let as a private residence, and its farmland is let separately, rendering these small barns redundant. Conversion to residential use would be in accordance with NPPF para.55. Green Lane is a country lane subject to Neighbourhood Plan policy 4.4.

Available for development:	Availability in phase 2 confirmed to Steering Group by representatives of the landowner (a trust)
Development suitable and achievable:	Yes
Access to the site:	Green Lane
Site area:	0.1 ha
Number of new units proposed:	1

Site Plan



Site RES26**Caburn Field redevelopment**

The Caburn Field site is owned by trustees on behalf of the Ringmer Football Club. It contains their football field, their stand, part of their clubhouse (the remainder of the clubhouse standing on land owned by Lewes D.C.) and premises used by the Ringmer Rifle Club. The site is in the middle of Ringmer village, within the planning boundary, and is surrounded by residential property on three sides. On the fourth side is the Anchor Field car park, the Ringmer Health Centre and the Anchor Field playing field with a skatepark, football goalposts and other facilities including a small local recycling centre. The Ringmer Shopping Precinct is a short distance away. If available for residential development, this central site would be highly sustainable. It would be a particularly good location for new development to accommodate older or disabled people.

Such a central site also has some advantages for the football club and the community. The Ringmer F.C. social club is well used, and the Caburn Pavilion provides community meeting facilities. However, the floodlights lit three evenings per week throughout the season, and on occasion the noise and bad language, have caused some annoyance to neighbours. The site is surrounded on two sides by over-grown conifers, intended to provide screening but now flourishing to the extent that they themselves affect the amenity of neighbours. Redevelopment of this site for residential use, conditional on the relocation of the football club and its playing field to an alternative location, was included in the 2003 Lewes District Local Plan. This proposal was supported by Ringmer Parish Council. However, given the club's need for regular evening floodlighting and quite substantial built structures, identification of an alternative location that is both suitable and available has proved challenging, so the development has not come forward. Additionally the club's financial situation has been an issue. A period of exceptional ambition and playing success, in a much higher league than is usual for a village football club, terminated in financial difficulties and then a period in administration for Ringmer F.C. Ltd. Ringmer F.C. Ltd has now been replaced by a community football club organisation, which in 2011-2 expressed the intention of remaining at Caburn Field in their present premises. This site was thus not included as an allocation in the January 2013 Lewes District PSCS. The club has resumed its exploration of alternative location options, though (to the best of the Parish Council's knowledge) no alternative site that is both suitable and available has as yet been identified.

The status of possible residential development here is thus considered by the Steering Group to be 'developable' rather than 'deliverable', and we were surprised to see the site reclassified to 'deliverable' in the May 2014 Lewes District PSCSFA and in the 2014 SHLAA. We have been unable to establish, in subsequent discussions with Lewes D.C., the evidence on which this conclusion is based. The Ringmer Parish Council response to the PSCSFA consultation includes comments on this issue.

A development brief has been prepared for this site.

Available for development:	Considered by Steering Group as likely to become available within the Plan period, but listed in the 2014 SHLAA as available
Development suitable and achievable:	Suitable, but achievable only if a suitable alternative location for Ringmer F.C. is identified (listed as suitable and achievable by the 2014 SHLAA)
Access to the site:	Anchor Field
Site area:	1.3 ha
Number of new units proposed:	40

Site Plan

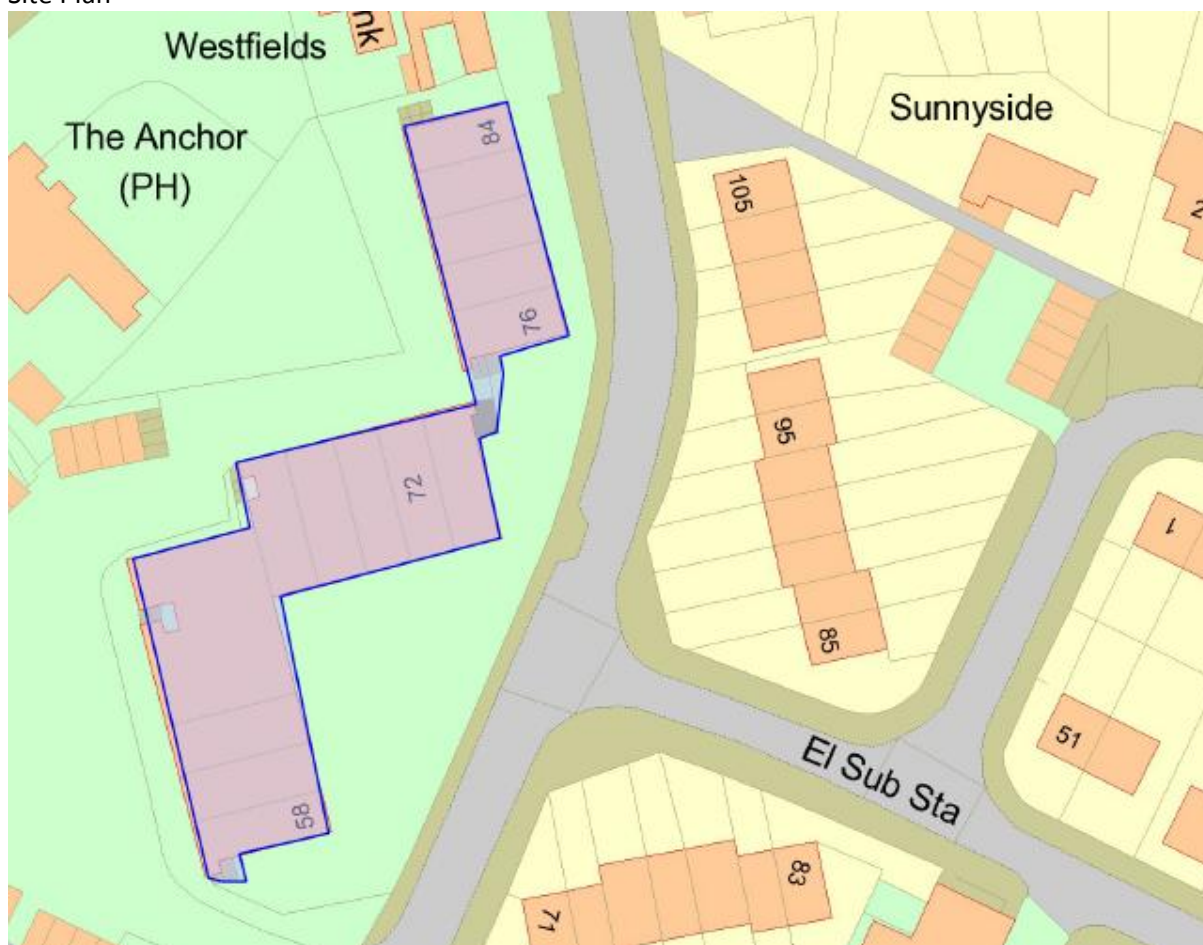


Site RES27 Redevelopment of Shopping Precinct maisonettes

Above each shop in the Ringmer Shopping Precinct is a 3-bed maisonette originally intended to be occupied by the shopkeeper. These maisonettes are now let independently to private tenants. During the 2013 lease negotiations most of the shops were let separately on a lock-up basis. The management company has retained the maisonettes, which will be managed by another specialist residential lettings company within the same group. Internal reorganisation to subdivide the maisonettes would create a larger number of smaller units that would be more appropriate for the location (not very suitable for children) and would generate a larger return. The Shopping Precinct is within the Ringmer village planning boundary. This is 2014 SHLAA site 36RG

Available for development:	Considered by Steering Group as likely to become available within the Plan period
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	Springett Avenue
Site area:	0.12 ha
Number of new units proposed:	14

Site Plan



Site RES28

Busy Bee redevelopment

This site by the B2192 is within the Ringmer village planning boundary. It presently comprises a filling station (one of two in Ringmer), a car repair workshop (one of several in Ringmer) and a second hand car sales business. This site is adjacent to the Ringmer Green Conservation Area. This is a valued village facility that the Parish Council would wish to retain if practicable, but is too small a site, employing too few staff, to qualify for inclusion in appendix C as a major Ringmer employment site. The site owner, who has run the business successfully for many years, informed us that he considered it very unlikely that when he came to retire (anticipated within the Plan period) there would be a market for the business as a going concern. While alternative business use might be considered, conversion to residential use is more probable. Because of previous uses, there are likely to be contaminated land issues. This is 2014 SHLAA site 15RG. A development brief has been prepared for this site.

Available for development:	Considered by landowner and Steering Group as likely to become available within the Plan period
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	B2192
Site area:	0.12 ha
Number of new units proposed:	8

Site Plan



Site RES29

Farthings garden, North Road

This site on North Road, directly adjoining Ringmer Green, is presently used as a large garden in association with the adjacent house, Farthings. It lies within the Ringmer village planning boundary and the Ringmer Conservation Area. From 1919 until about 1980 it housed a single bungalow, now demolished, but historically it housed a group of cottages. No discussions have been held with the owner about this property. Redevelopment would need to be appropriate for this prominent position in the heart of the Conservation Area. This is 2014 SHLAA site 16RG.

Available for development:	Considered by Steering Group as likely to become available within the Plan period
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	North Road
Site area:	0.2 ha
Number of new units proposed:	6

Site Plan



Site RES30 Pippins garden development, Bishops Lane

Pippins is a modern house in a large plot on Bishops Lane, within the Ringmer village planning boundary and directly across the lane from Ringmer Green. It lies adjacent to, but outside, the Ringmer Green Conservation Area, and is part of a small area along Bishops Lane, opposite Ringmer Green, that the Parish Council would like to include within the Conservation Area. No discussions have been held with the owner about this property – the owner commented on other aspects of the Neighbourhood Plan in the Regulation 14 consultation, but did not comment on this aspect. This is 2014 SHLAA site 17RG.

Available for development:	Considered by Steering Group as likely to become available within the Plan period
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	North Road
Site area:	0.5 ha
Number of new units proposed:	6

Site Plan



Site RES31 East of Chapters, Bishops Lane

This is a greenfield plot on Bishops Lane, within the Ringmer village planning boundary and directly across the lane from Ringmer Green. It forms part of Potters Field (see RES35 below), the remainder of which is outside the planning boundary. It lies adjacent to, but outside, the Ringmer Green Conservation Area, and is part of a small area along Bishops Lane, opposite Ringmer Green, that the Parish Council would like to include within the Conservation Area. This site was initially considered by the Steering Group as suitable for development in phase 1, but the developer controlling this site indicated, in their response to the Regulation 14 consultation, that they would wish development here coordinated with the development of Potters Field. This is 2014 SHLAA site 19RG.

Available for development:	Considered by Steering Group as likely to become available within the Plan period
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	Bishops Lane
Site area:	0.2 ha
Number of new units proposed:	6

Site Plan

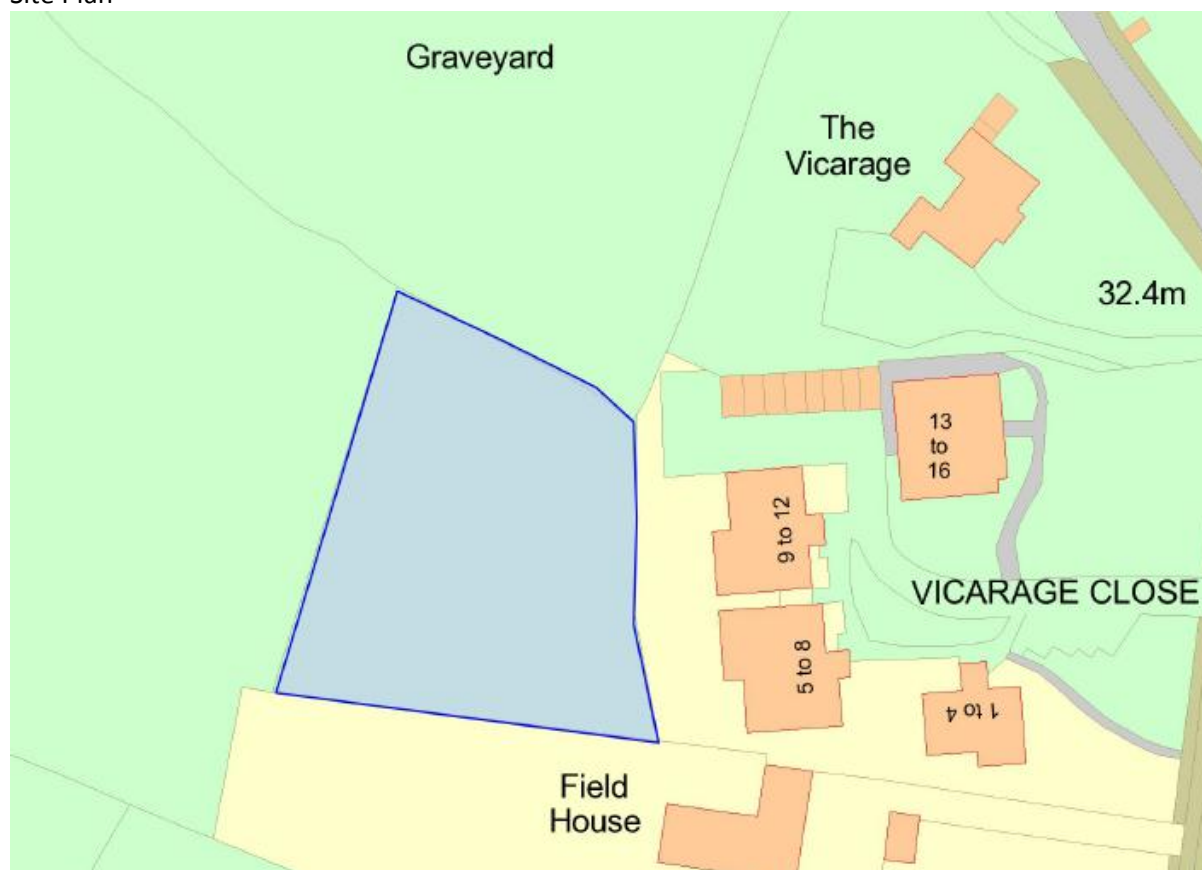


Site RES32 Orchard adjacent to Vicarage Close

This site is a small recently-planted orchard used in conjunction with a nearby private residence that adjoins, but lies outside, the Ringmer village planning boundary. The orchard also adjoins, but lies outside, the SDNP boundary, though because of contours and screening it is not visible from any publicly accessible point within the SDNP. The SDNP boundary to the west of Ringmer village elsewhere follows the Ringmer village planning boundary very closely, with this orchard the sole exception. The only acceptable access route is via Vicarage Close, a private road that serves a sheltered housing development run by a housing association. The housing association managers are keen to acquire this site when it becomes available. This is 2014 SHLAA site 34RG. A development brief has been prepared for this site.

Available for development:	This site is not currently available, but the owners have confirmed to Steering Group that it will become available at an unspecified date within the Plan period
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	By Vicarage Close to Vicarage Way
Site area:	0.2 ha
Number of new units proposed:	10

Site Plan



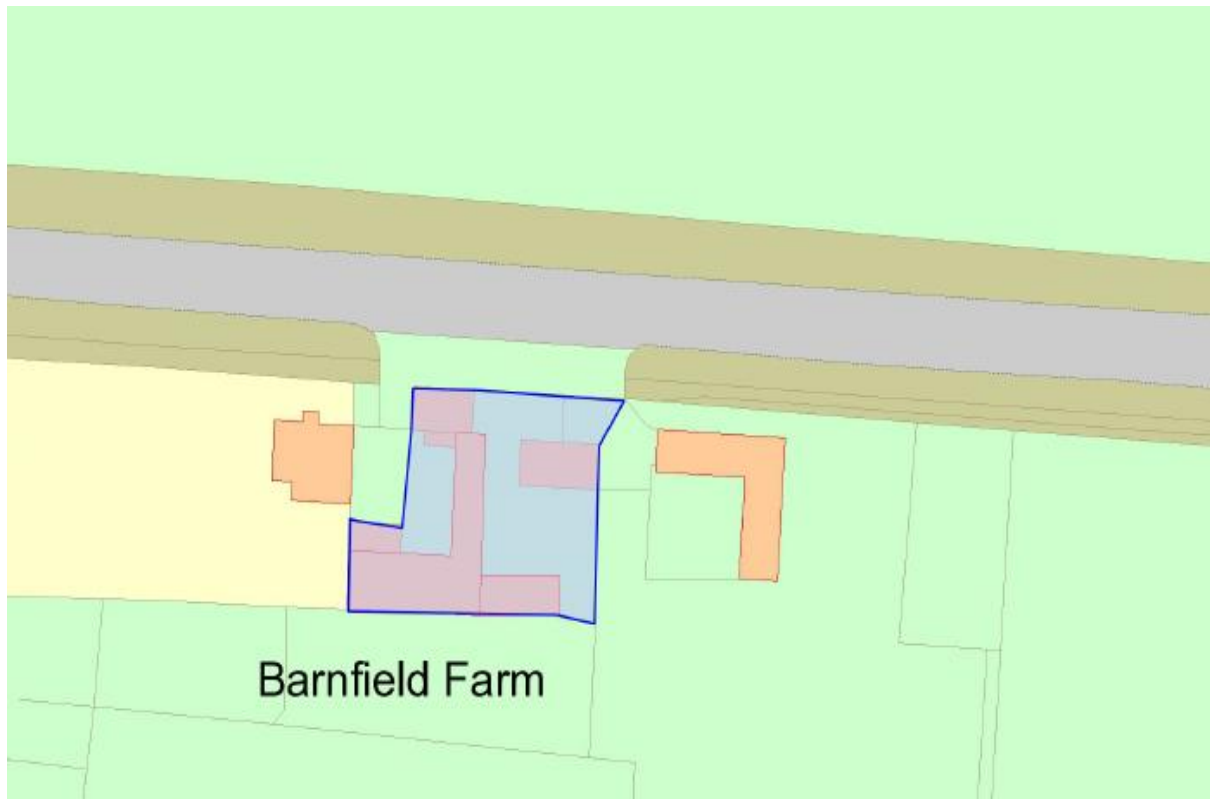
Site RES33

Barnfield Farm barn conversions

Barnfield Farm is no longer a working farm, and the traditional Victorian barn and granary are currently used as B&B accommodation. They stand by the B2124 and are attractive landscape features. The owner has indicated his wish to convert them to residential use within the Plan period. Such conversion at this rural location would be in accordance with NPPF para.55.

Available for development:	Confirmed to Steering Group by the owner as available within the Plan period
Development suitable and achievable:	Yes
Access to the site:	B2124
Site area:	0.06 ha
Number of new units proposed:	2

Site Plan



Site RES34

Plashett Park Farm barn conversions

Plashett Park Farm is a working farm. It has a Victorian farmhouse, a pair of semi-detached Georgian cottages (now let privately to estate workers), and a range of traditional farm buildings including a barn and a granary. There is also a large range of modern farm buildings to the south-west of the traditional farmyard. The Georgian cottages and the traditional barn and granary are of listable quality (see appendix B, heritage buildings H3). The traditional farm buildings are in a distinct farmyard group, and unsuitable for modern agricultural use. It is proposed to convert them to residential use, in accordance with NPPF para.55, within the Plan period.

Available for development:	Confirmed to Steering Group by representatives of the landowner (a trust) as available within the Plan period
Development suitable and achievable:	Yes
Access to the site:	farm lanes to A26 or Broyle Lane
Site area:	0.25 ha
Number of new units proposed:	3

Site Plan

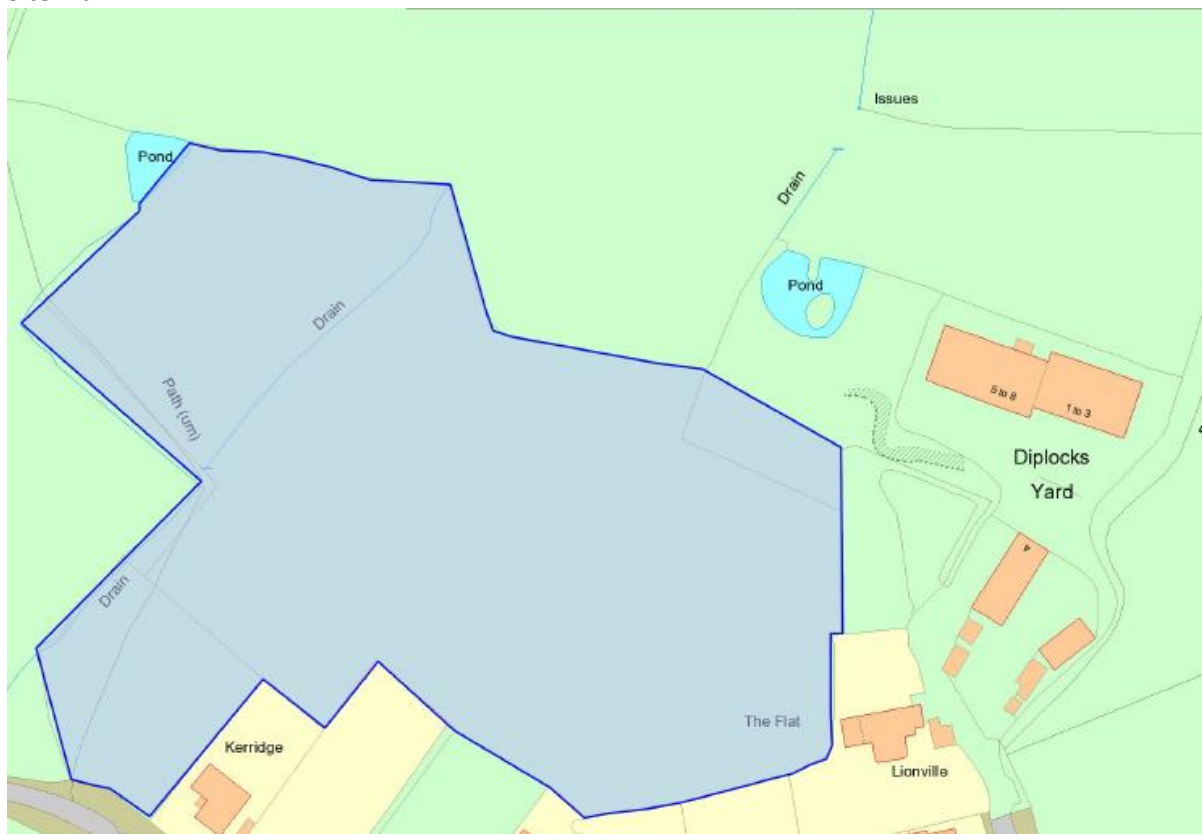


Site RES35 Potters Field, Bishops Lane (part)

Potters Field is a pasture field located on the north side of Bishops lane. It adjoins the Ringmer village planning boundary. One small section of Potters Field lies within the planning boundary, but is considered separately above (see site RES31). An important public footpath, giving access from Ringmer Green to Norlington Lane, passes across Potters Field. Potters Field is currently being promoted for residential development in conjunction with Bishops Field (RES15 above) as part of a much larger development scheme than is considered acceptable in this Neighbourhood Plan. The site is similar to 2014 SHLAA site 23RG. A development brief has been prepared for this site.

Available for development:	Yes (2014 planning application lodged)
Development suitable and achievable:	Yes (confirmed by 2014 SHLAA)
Access to the site:	Bishops Lane
Site area:	2.5 ha (whole site below)
Number of new units proposed:	Up to 30, dependent on requirement

Site Plan



Note: This site plan shows the whole area of Potters Field. In the event that this reserve site RES35 should prove to be required to meet the overall target for residential development set in Neighbourhood Plan policy 7.1, only an appropriately-sized part of his site to provide for the number of units needed (up to 30) will be allocated for residential development.

NOTE: All measurement areas are approximate, taken from the Online Parish Mapping System