

“Ringmer to 2030”

Appendix C

Major employment sites in Ringmer parish

Site EMP1: Ringmer Core Retail Area

Location: within the Ringmer village planning boundary. The frontage to the B2192 is within the Ringmer Conservation area.

Road access: B2192 & Springett Avenue.

Site nature: this site includes Ringmer Village Hall, the Anchor Inn, Barclays Bank, Freeman Forman Estate Agency & Ringmer Shopping Precinct. It also includes residential maisonettes above the shops in the Shopping Precinct, and the Village Hall & Shopping Precinct car parks.

Screening: no screening, so any development must be subject to consideration of streetscene impact.



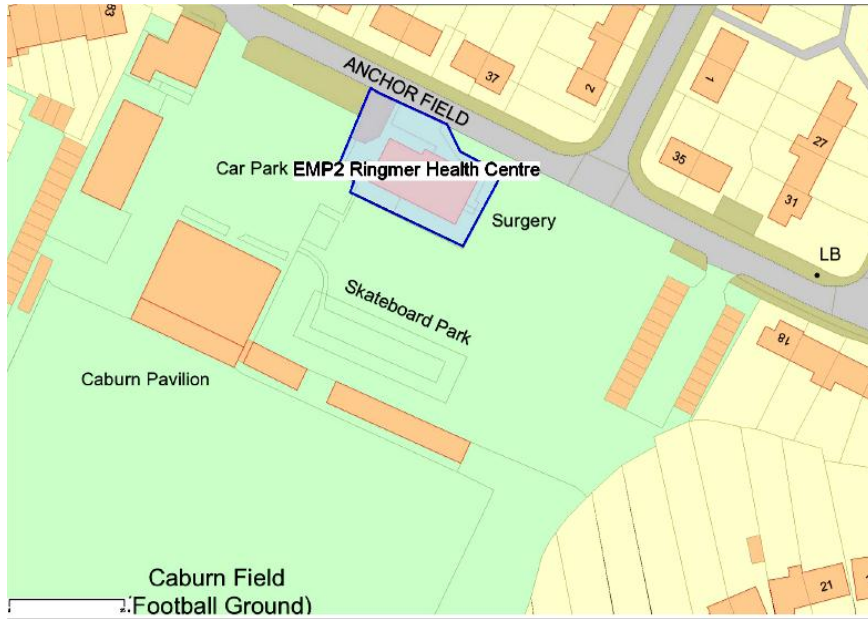
Site EMP2: Ringmer Health Centre, Anchor Field

Location: within the Ringmer village planning boundary.

Road access: Anchor Field.

Site nature: existing Health Centre.

Screening: no screening, so any development must be subject to consideration of the impact on the streetscene.



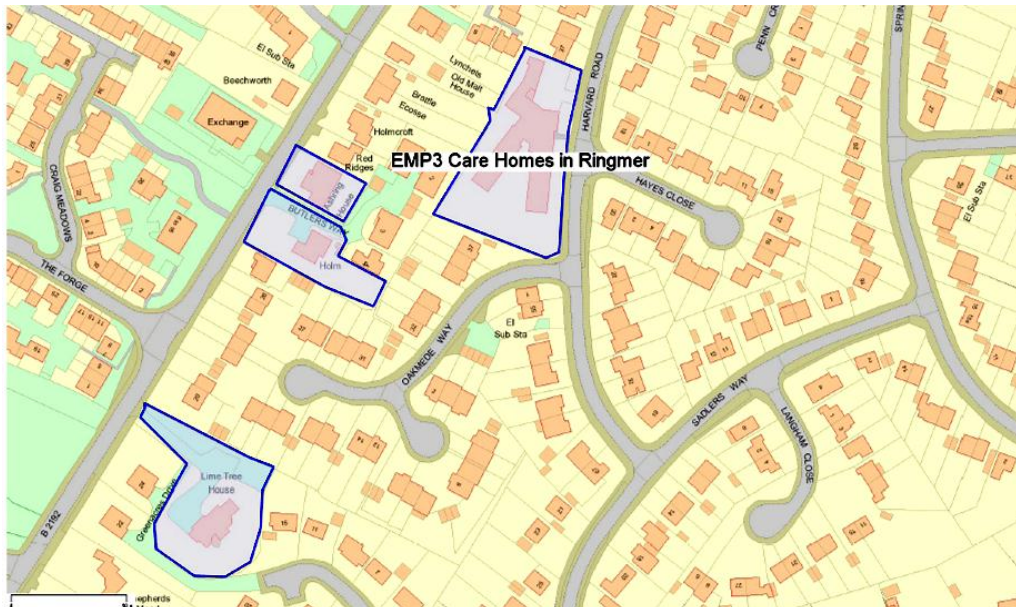
Site EMP3: Care Homes in Ringmer village

Location: four neighbouring sites, all within the Ringmer village planning boundary.

Road access: B2192 or Harvard Road.

Site nature: four existing care home sites in different ownership, Lime Tree House, Holm Lodge, Ashring House and 39 Harvard Road. 39 Harvard Road is currently closed, but the subject of an approved 2012 planning application for redevelopment as a care/nursing home. The site is served by the Ringmer sewage works, so if this development goes ahead prior to the necessary upgrade an allowance will have to be made against the limited remaining sewage works capacity.

Screening: no screening from Harvard Road, so any development must be subject to consideration of the impact on the streetscene.



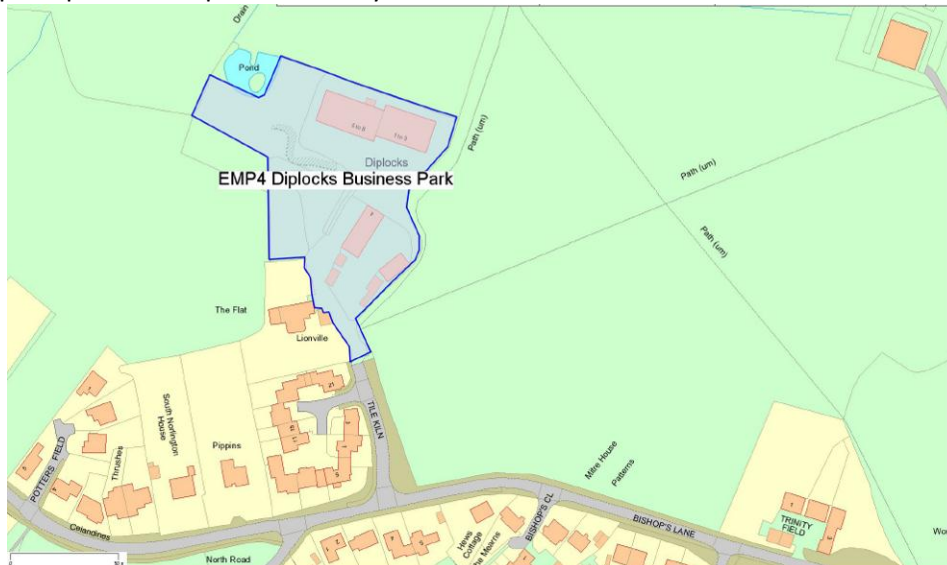
Site EMP4: Diplocks Business Park, Bishops Lane

Location: within the Ringmer village planning boundary.

Road access: Bishops Lane/B2192.

Site nature: existing knackers' yard and business units, with some spare capacity.

Screening: the existing site, on the edge of the Ringmer village planning boundary, is fairly well screened from Bishops Lane and the public footpath passing the site boundary, though the knackers' yard is close to, and not well screened from, the nearest houses. Any development must be subject to consideration of landscape impact and impact on nearby houses.



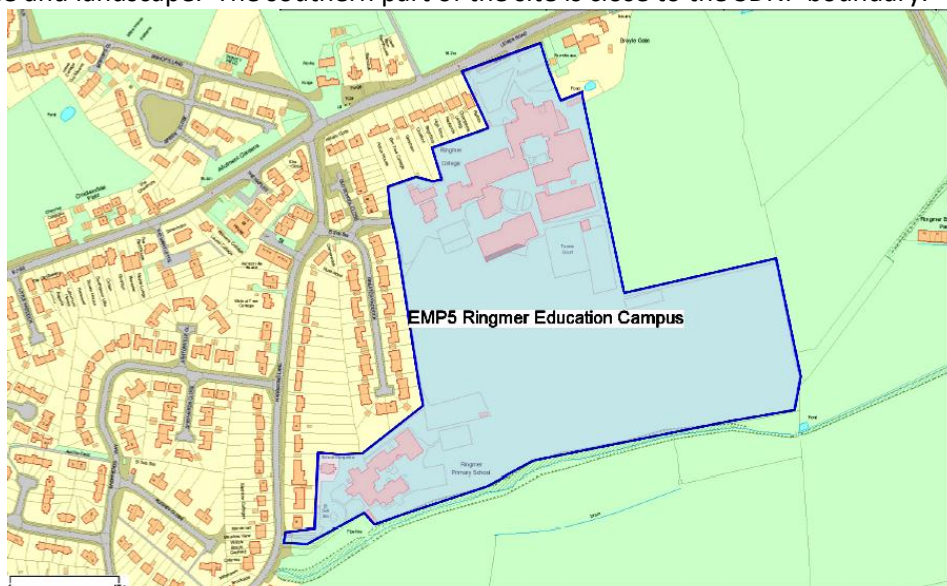
Site EMP5: Ringmer Education Campus

Location: except for playing fields and some recent additions, within and forming the edge of the Ringmer village planning boundary.

Road access: Ringmer Community College access to B2192. Ringmer Children's centre access to Greater Paddock/Harrisons Lane. Ringmer Primary School & Ringmer Nursery School access to Harrisons Lane.

Site Nature: existing site includes Ringmer Community College, Ringmer Children's Centre, Ringmer Primary School and Ringmer Nursery School. Ringmer Community College includes a swimming pool run by Wave Leisure, with public access when not required by the College, and extensive sports fields with limited access to other organisations at weekends. Any expansion to the east should not introduce new built structures or car parking into the strategic Green Gap (policy 5.4).

Screening: no screening, so any new development must be subject to considerations of impact on streetscene and landscape. The southern part of the site is close to the SDNP boundary.



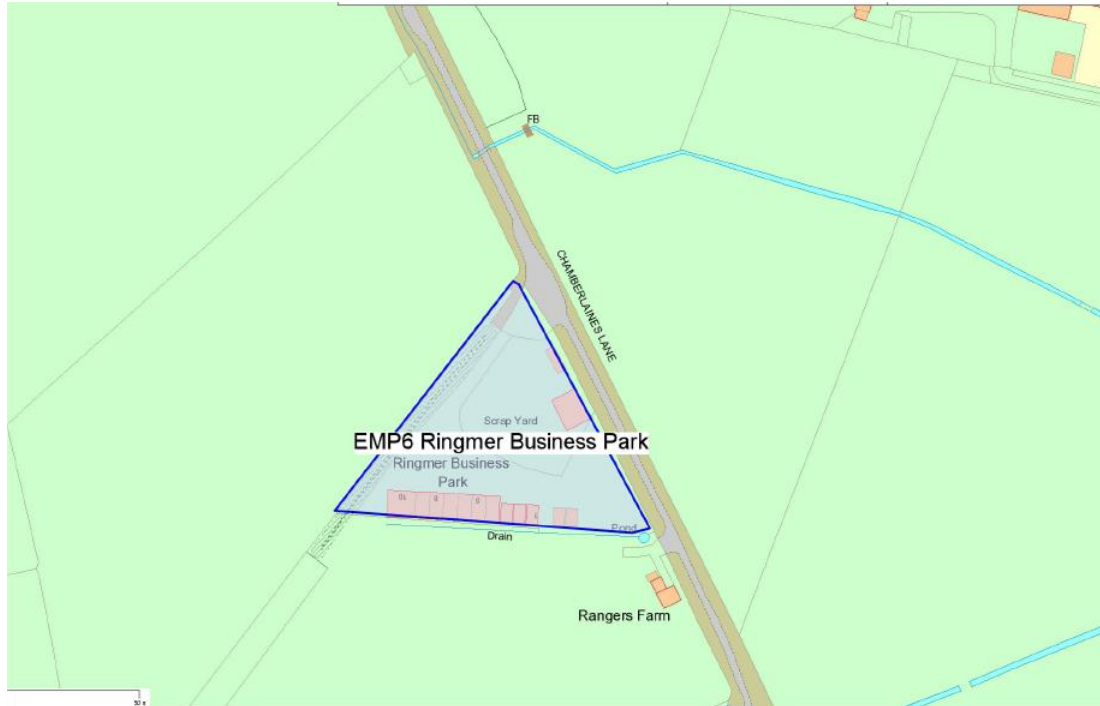
Site EMP6: Ringmer Business Centre, Chamberlains Lane

Location: surrounded by countryside, but has its own planning boundary as an employment site.

Road access: Chamberlains Lane/B2192.

Site nature: existing scrapyards and business units. Site has unimplemented planning permission for additional units.

Screening: the site is well screened.



Site EMP7: Broyle Business Area

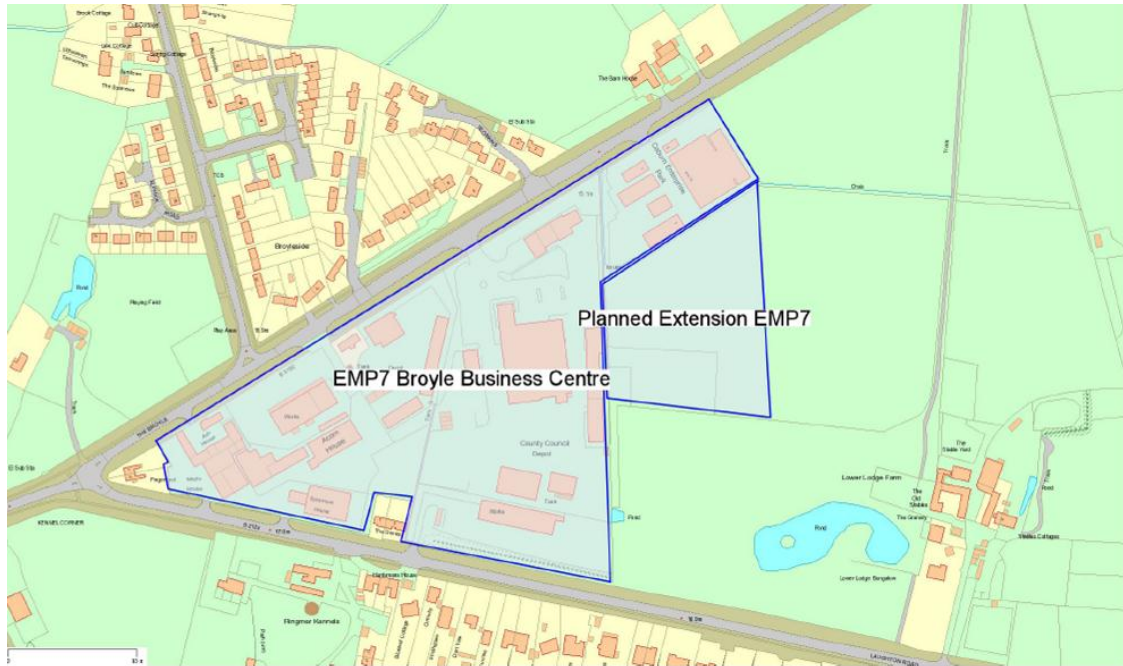
Location: within, and in part forming the boundary to, the Broyleside planning boundary.

Road access: several accesses to B2192 & B2124.

Site nature: large existing business area, including some office developments and retail premises, made up of a series of adjoining sites in separate ownership.

Planned extension: potential for extension, beyond the present planning boundary to the east, south of Caburn Enterprise Park. As development here would be connected to the Ringmer sewage works, such development should be deferred to phase 2 of the Neighbourhood Plan.

Screening: most, but not all, of the current site is well screened from the B2192 and B2124. Any development within the unscreened sections of the site must be subject to consideration of impact on streetscene. The potential extension site to the east, south of Caburn Enterprise Park, is not currently well screened, so new development here must be subject to consideration of its landscape impact.



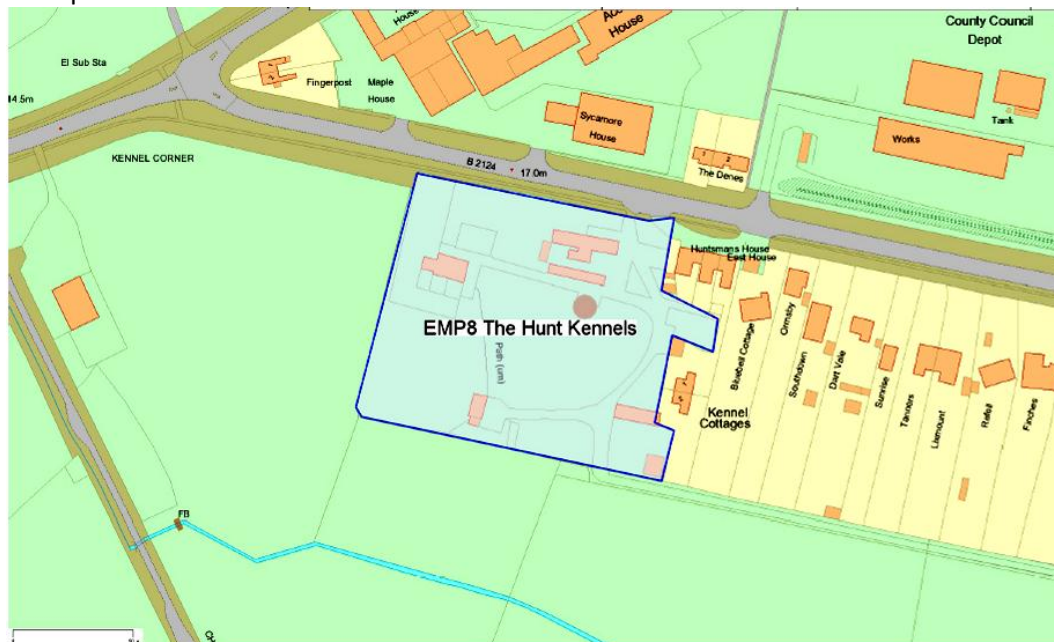
Site EMP8: Ringmer Hunt Kennels, Laughton Road

Location: currently in the countryside, but adjacent to the Broyleside planning boundary, and will be included within it when the planning boundary is extended.

Road access: B2124.

Site nature: existing hunt kennels, Southdown Hunt. Adjoining residential premises are occupied by Hunt staff. Main residential building, formerly the officers quarters of the Napoleonic Ringmer Barracks, is listed grade 2 by English Heritage, and the site includes other buildings surviving from this period, including the former Barracks Hospital associated with Dr Gideon Mantell, F.R.S., and the former Barracks Magazine, now used as the kennels, subject to policy 5.7.

Screening: no screening, so any development must be subject to consideration of impact on streetscene and landscape.



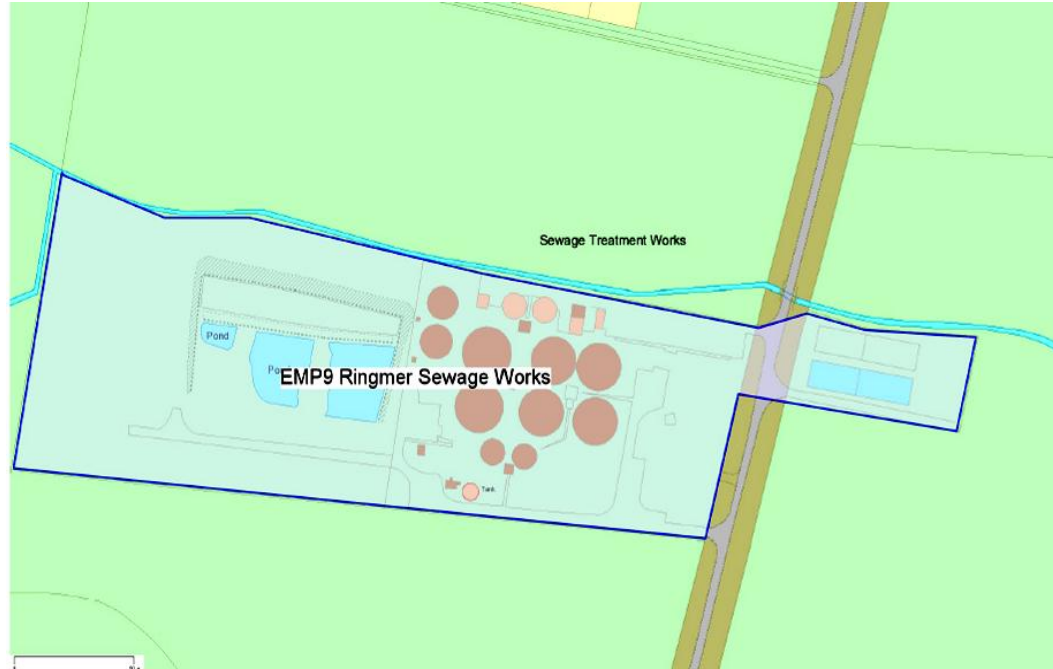
Site EMP9: Ringmer Sewage Works, Neaves Lane

Location: in the countryside.

Road access: Neaves Lane/B2124.

Site nature: existing waste water treatment works operated by Southern Water.

Screening: this site is not well screened, so any development must be subject to consideration of landscape impact. Additional development here is essential for the delivery of new housing and employment sites, but it is anticipated that this can be achieved within the existing site boundary.



Site EMP10: Broyle Place Farm, Laughton Road

Location: in the countryside.

Road access: B2124.

Site nature: existing business units developed from redundant farmyard. Adjacent Broyle Place is listed grade 2 by English Heritage. Ringmer Community Orchard is also adjacent.

Screening: this site is very well screened from the B2124 and from Broyle Place.



Site EMP11: Chandlers Yard, The Broyle

Location: in the countryside.

Road access: B2192.

Site nature: existing builders' merchant's yard, including retail and office premises. The existing site is considered to have the potential for more intensive use, within the existing site boundary.

Screening: this site is very well screened.



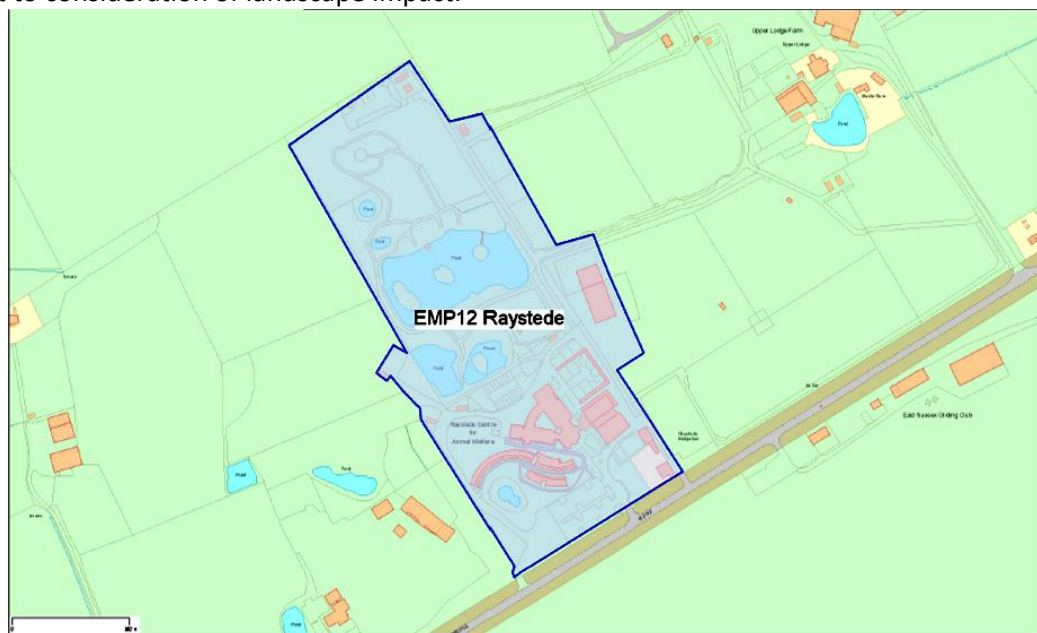
Site EMP12: Raystede, The Broyle

Location: in the countryside.

Road access: B2192.

Site nature: existing large animal sanctuary, including extensive buildings for animal accommodation, large ponds from former brickworks and visitor facilities, including car parking.

Screening: little screening from the B2192, so any development at or near the front of the site must be subject to consideration of landscape impact.



Site EMP13: East Sussex Glider Club Field, The Broyle

Location: in the countryside.

Road access: B2192.

Site nature: Glider Club field with grass take off and landing area, and limited buildings for club use and limited car parking close to the B2192 entrance only. Limited permission for flights by mechanically propelled aircraft for towed glider launches. Gliders are regularly parked on the periphery of the field. The current use of this site is subject to a planning condition that the site is to revert to agricultural use if current use ceases.

Screening: little screening from the B2192 or the public footpath along the south-eastern boundary of the site, so any development must be subject to consideration of landscape impact.



Site EMP14: Shortgate Industrial Estate, The Broyle

Location: in the countryside.

Road access: B2192.

Site nature: existing business units on site of former pig farm.

Screening: fairly well screened from the B2192, but very limited screening from the public footpath along the north-eastern boundary, so any development must be subject to consideration of landscape impact, as viewed from this footpath.



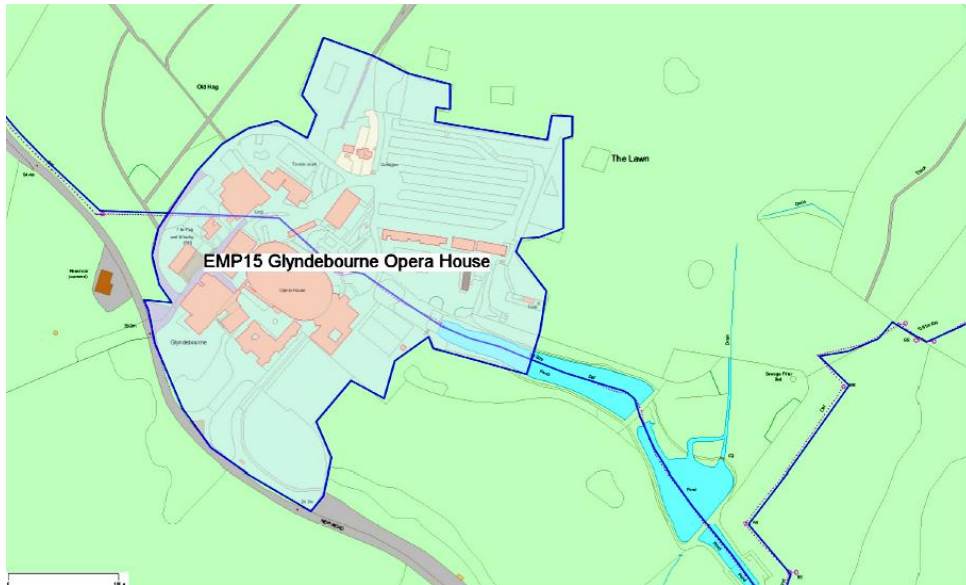
Site EMP15: Glyndebourne

Location: Glyndebourne House and Opera House are in Glynde parish, but several associated buildings and the large car park belonging to this countryside site are in Ringmer parish. This site is within the SDNP.

Road access: New Road.

Site nature: existing ancillary buildings and staff and public car parking for the opera house. The part in Ringmer parish includes two staff residences.

Screening: Glyndebourne House and gardens make a positive contribution to the National Park landscape. Both the Opera House tower and, from certain aspects, the large public car park, are prominent landscape features. Ancillary buildings and staff parking to the north and east of the Opera House are well screened. Any development must be considered in the light of impact on the National Park landscape.



Site EMP16: Electricity Substation

Location: in the countryside, within the SDNP.

Road access: B2192.

Site nature: existing electricity substation and associated offices.

Screening: Not well screened, and currently a source of light pollution. Any development must be considered in the light of impact on the National Park landscape.



Site EMP17: Upper Stoneham Farm

Location: in the countryside, within the SDNP.

Road Access: A26.

Site nature: existing business units developed from a large farmyard, which includes a large flint barn and a granary. The site includes a large open area used for vehicle parking. Access is poor, passing between residential cottages adjoining the site. Improved access would be required for more intensive use.

Screening: the view of the site from Malling Down and the Lewes Downs SAC is attractive and important for the National Park landscape, and must be maintained to at least its present quality. The site is reasonably well screened from the A26, but any development must be considered in the light of impacts on nearby residences, on the public footpath crossing the site, and on the National Park landscape.



Site EMP18: Meadow Business Centre, Old Uckfield Road

Location: in the countryside.

Road access: Old Uckfield Road/A26.

Site nature: existing business units developed from former farmyard.

Screening: this former farmyard is an attractive countryside feature and not screened, so any development must be subject to consideration of landscape impact.



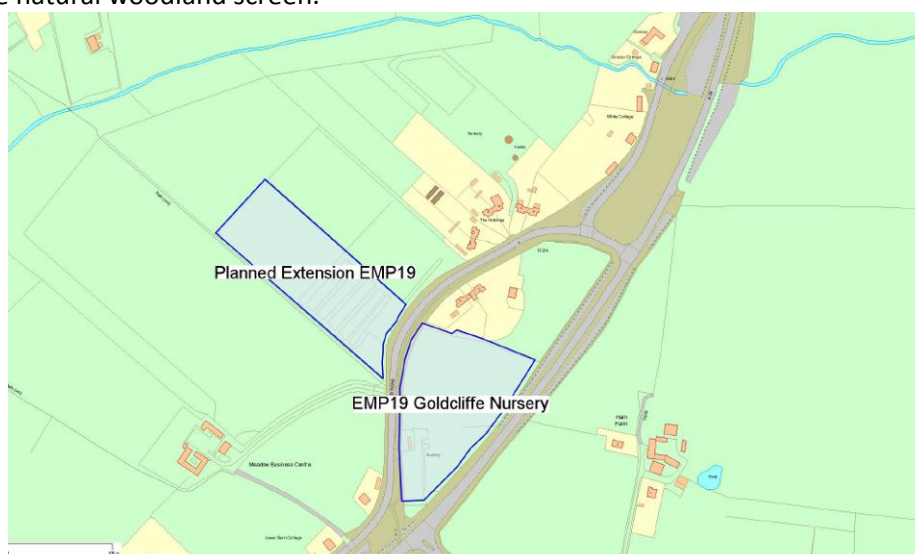
Site EMP19: Goldcliff Nursery and former Nursery, Old Uckfield Road

Location: in the countryside. Goldcliff Nursery and the former nursery are on opposite sides of Old Uckfield Road.

Road access: Old Uckfield Road/A26.

Site nature: Goldcliff Nursery is a large existing retail garden centre, with associated polytunnels for nursery purposes. Across Old Uckfield Road is a well-screened but derelict former nursery area with time-limited planning permission for a building for the use of the Waterloo Bonfire Society. It is proposed that this area should be included within site EMP19.

Screening: Goldcliff garden centre and nursery is only partially screened, so any development must be subject to consideration of landscape impact. The derelict former nursery site is very well screened, both from Old Uckfield Road and from the adjacent public footpath. However, the existing dense conifer screen is considered not to complement the local landscape character, and should be replaced over time with a more natural woodland screen.



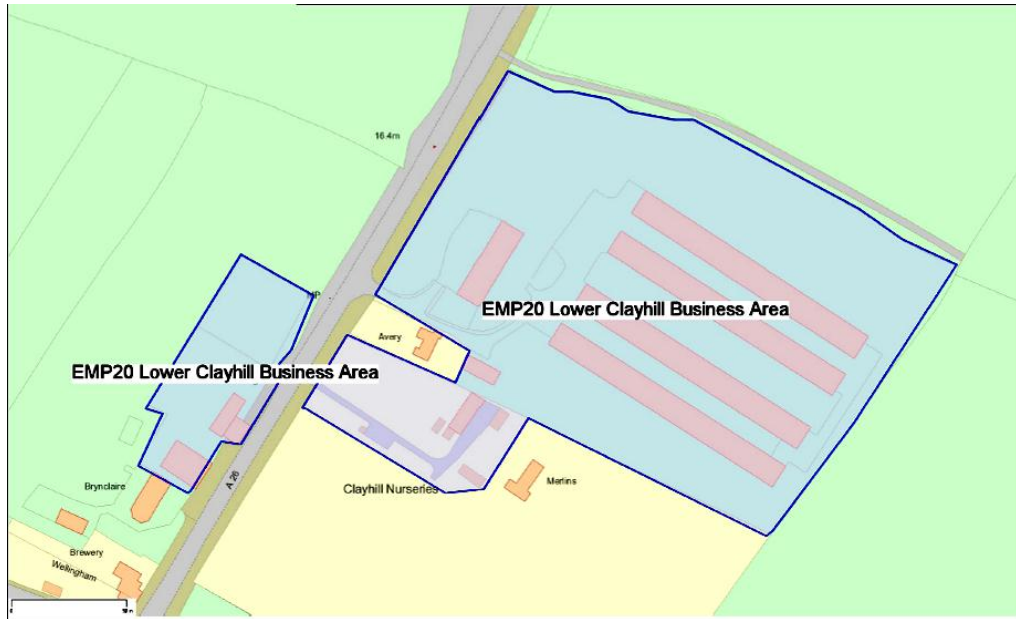
Site EMP20: Lower Clayhill Business Area, Uckfield Road

Location: in the countryside.

Road access: A26.

Site nature: site is composed of a series of adjoining sites, on both sides of the A26 and in diverse ownership. These include an existing filling station and convenience store (west of the A26), an existing fuel oil depot (west of the A26), another existing business site (west of the A26), an existing site with permission for business use (east of the A26), an existing retail roadside furniture store with, behind it, four large derelict chicken rearing sheds, parts of which have existing permission for use for business purposes (east of the A26). Between the sites east of the A26 is a single residential bungalow. The former chicken farm area has considerable unrealised potential for redevelopment as a large business site, but this is likely to require relocation of the bungalow.

Screening: the road frontage to the western part of site is not screened from the A26, so any development here must be subject to consideration of landscape impact. The retail unit on the eastern part of the site is not screened, so any development here must also be subject to consideration of landscape impact. The main sections of the eastern part of the site are well screened, except from the residential bungalow noted above.



Site EMP21: Banff Farm, Clay Hill

Location: in the countryside.

Road access: A26.

Site nature: existing business units developed from a former chicken farm. Nearby is Upper Clayhill Farm, grade 2 listed by English Heritage.

Screening: this site is well screened from the A26 by the site owner’s house and garden. Any negative impact of new development on the nearby Upper Clayhill Farm must be avoided.



Site EMP22: Barcombe Mills Water Treatment Works

Location: in the countryside. Part of the reservoir is in Barcombe parish.

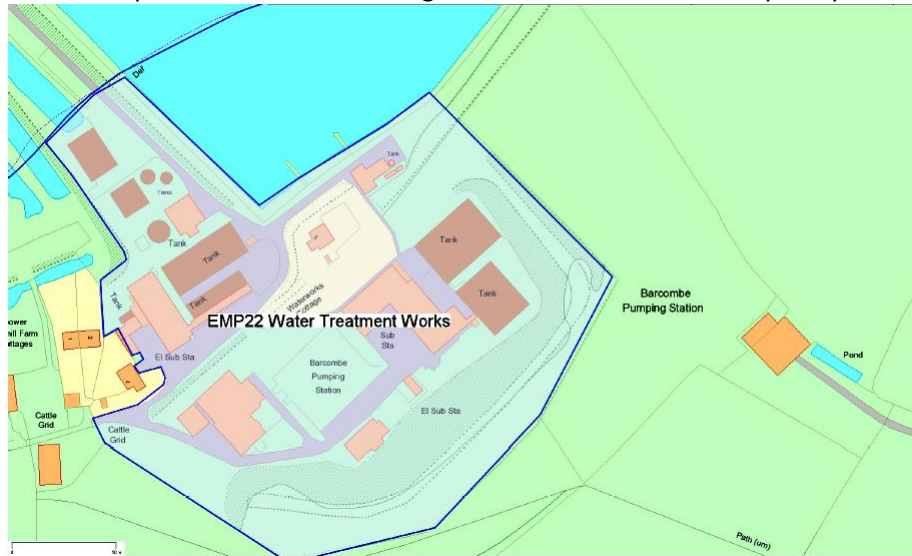
Road access: Barcombe Mills Lane/A26.

Site nature: existing water treatment works and associated storage reservoir operated by South East Water and serving large areas of East and West Sussex.

Potential extension: potential, subject to conditions, for extension of the water treatment works and/or storage reservoir to the north and east. Upgrading and increased capacity of the existing water

treatment works is envisaged in the South East Water WRMP14. A consultation carried out Nov 2011-Feb 2012 indicated that such development would be acceptable to most residents and other stakeholders.

Screening: the water treatment works and adjoining reservoir are well screened. Development extending the existing site will require additional screening or consideration of landscape impact.



Site EMP23: Bridge Farm, Barcombe Mills

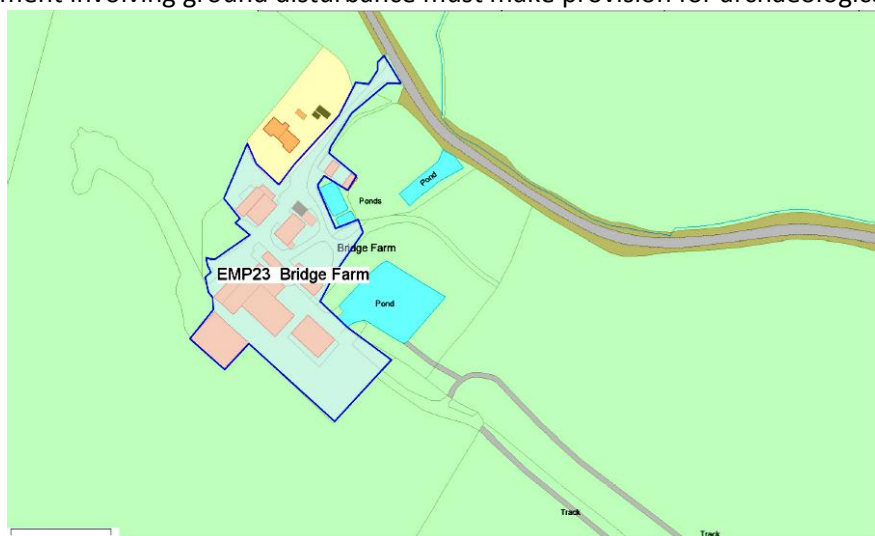
Location: in the countryside.

Road access: Barcombe Mills Lane/A26.

Site nature: largely redundant farmyard with mainly unimplemented planning permission for business use of some existing buildings. This site has currently unrealised potential for business use. A consultation carried out Nov 2011-Feb 2012 indicated that such change of use would be acceptable to most residents and other stakeholders.

Screening: Part of the site is screened by the pair of farm cottages in the same ownership. The site is set well back from Barcombe Mills Lane and additional screening is being developed. Any new buildings should be in character with the farmyard setting and surrounding countryside.

Archaeological considerations: Geophysical studies, metal detection and preliminary excavation have identified a large Roman settlement immediately adjacent to, and probably encompassing, this site. New development involving ground disturbance must make provision for archaeological exploration.



Submission version, August 2014