

# ***“Ringmer to 2030”***

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



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## Preface

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

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

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

*John Kay*  
*Chair, Ringmer Parish Council*



## Section 1

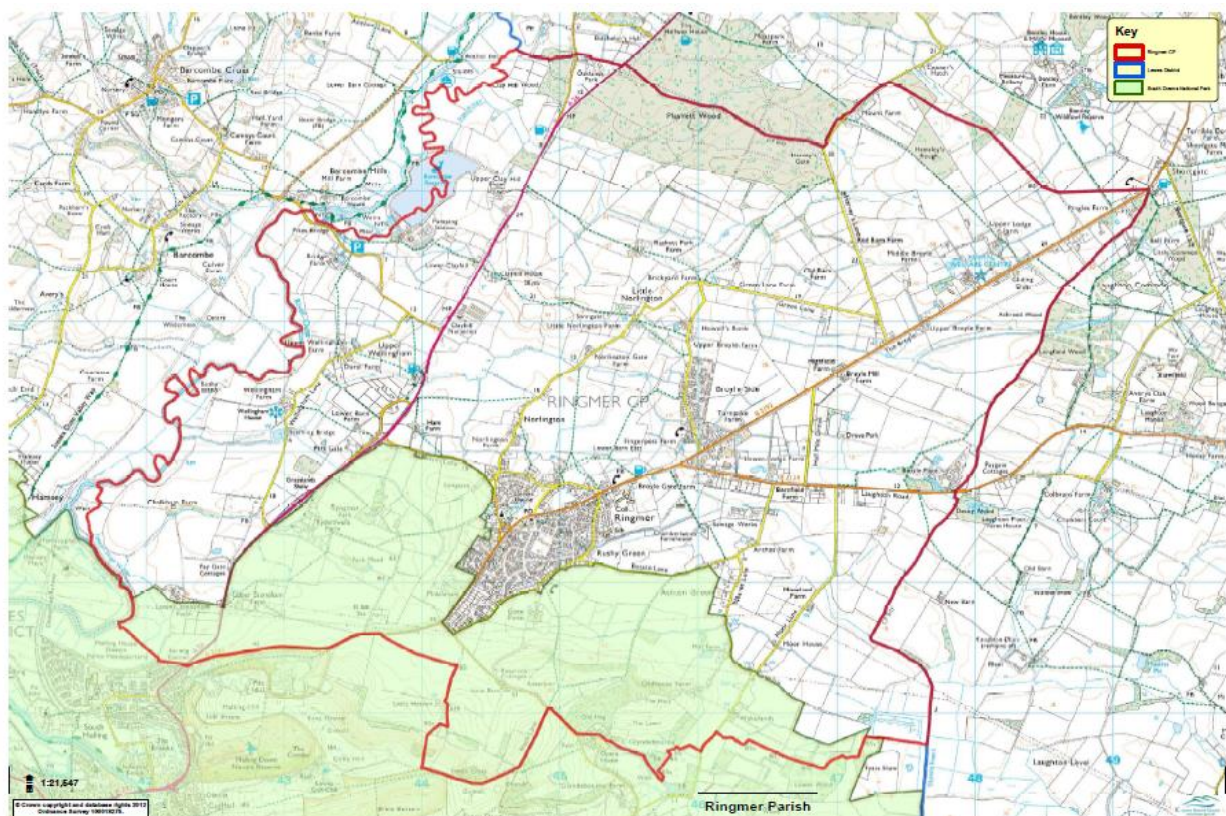
## Introduction to the Ringmer Neighbourhood Plan

### 1.1 Legislative background

- 1.1.1 The Ringmer Neighbourhood Plan has been developed under the Localism Act (2011) and the subsequent Neighbourhood Planning (General) Regulations (2012) introduced to regulate the formation and approval of neighbourhood plans.
- 1.1.2 A Neighbourhood Plan must have regard to national policy and be in general conformity with the strategic policies of the development plan for the area. It takes advantage of the knowledge and views of local residents and other stakeholders to deliver sustainable development in the most advantageous way. When approved its policies become material considerations in decisions on planning applications for development within the designated area.

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

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



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

### **1.3 The Local Planning Authorities for Ringmer**

- 1.3.1 The whole of Ringmer parish lies within Lewes District in the county of East Sussex. About 20% of the land area of the parish falls within the boundary of the South Downs National Park (SDNP) and for that area the South Downs National Park Authority is the local planning authority. For the remainder of the parish the local planning authority is Lewes District Council. Both authorities have formally approved the development of the Ringmer Neighbourhood Plan. The Lewes District Core Strategy (Local Plan part 1), produced jointly by Lewes District Council and the SDNP Authority, is an emerging document. The SDNP Authority, established in 2010, has produced an SDNP Partnership Management Plan for the period 2014-2019, and will in due course develop its own Local Plan for the National Park. The SDNP Local Plan is at an early stage of development, and is currently not anticipated to be adopted until 2017.
- 1.3.2 The SDNP Authority has two statutory purposes and a duty. The purposes are:
- to conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
  - to promote opportunities for the understanding and enjoyment of the special qualities of the area by the public;
- The duty, in support of these purposes, is to seek to foster the social and economic well-being of local communities.
- 1.3.3 The SDNP Authority identified the following seven Special Qualities of the SDNP in December 2011, after extensive consultation with stakeholders:
- diverse, inspirational landscapes and breathtaking views;
  - a rich variety of wildlife and habitats including rare and internationally important species;
  - tranquil and unspoilt places;
  - an environment shaped by centuries of farming and embracing new enterprise;
  - great opportunities for recreational activities and learning experiences;
  - well-conserved historical features and a rich cultural heritage;
  - distinctive towns and villages, and communities with real pride in their area.

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

- 1.4.1 In accordance with legislation, this Neighbourhood Plan is supported by a Consultation Statement and a Basic Conditions Statement. A Sustainability Appraisal has also been produced. These documents and other information are available on the Parish Council website.

### **1.5 Presumption in favour of sustainable development**

- 1.5.1 When considering development proposals, local planning authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). They will work with applicants and the local community to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 1.5.2 Planning applications proposing sustainable development within Ringmer parish that accord with the policies in the Local Plan and, where relevant, with policies in this

Neighbourhood Plan, will be approved without delay, unless material considerations indicate otherwise.

## 1.6 A portrait of Ringmer parish

### *General characteristics*

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



**Ariel View - Lewes Downs (SDNP)  
looking towards Ringmer – top left**

- 1.6.2 The total **population** of the parish is 4,648 (2011 census), compared to 97,502 for Lewes District. This represents about 4.7% of the total District population, 77% of which lives in the District's five towns. In terms of population, Ringmer is the largest parish in the District's rural Low Weald. Although about 20% of Ringmer parish lies within the SDNP boundary, over 98% of the parish population lives outside the National Park.
- 1.6.3 **Local shops and services** are found in Ringmer village, but many serve a larger area than Ringmer itself. These include the bank (which has recently changed its hours of opening to 9.30-3.30 Monday-Friday), the health centre, the pharmacy, the dentist, a public house, a garage, the Ringmer Children's Centre and, in particular, the secondary school, Ringmer Community College and Sixth Form, which now has Academy status. There are no local shops or services in the Broyleside, though there is an agricultural machinery and equipment supplier serving a wide area. The rural parts of the parish include three public houses, a garden centre, a second garage with a convenience store at Lower Clay Hill and a major builders' supplier with a retail arm. There is no supermarket in Ringmer, and Ringmer residents use those in Lewes and Uckfield or further afield. Parking restrictions in Lewes make Ringmer's shops and services attractive to many residents in outlying areas of Lewes, just a short car journey away. The convenient and free parking in Ringmer village is essential for the viability of these services. For major items and comparison shopping Ringmer residents can use Brighton, Shoreham, Eastbourne or Tunbridge Wells or, increasingly, shop online. The city of Brighton & Hove, Eastbourne and Gatwick/Crawley provide employment and leisure opportunities, and there is significant commuter traffic to destinations across East Sussex, West Sussex, Kent, Surrey and Greater London.



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

### ***Environmental characteristics***

1.6.5



**Ringmer Viewed from the former Chalk pits**

The **landscape and historic environment** of the parish is highly valued by residents. There is a diverse and attractive countryside, including chalk downland, agricultural land divided by many ancient hedgerows, the bank of the River Ouse with brookland, four former hunting parks and areas of ancient and more recently established woodland. The Broyle, an area of 720 ha in the north-east of the parish, forms a distinctive landscape element. It was a large wooded deer park

and common, enclosed in 1767 by the first Sussex Parliamentary Enclosure Act. The ancient woodland was completely cleared at enclosure, and the Broyle retains a distinctive open landscape of straight wide roads and large hedged fields. There are two main settlements with planning boundaries, Ringmer village and the Broyleside. There are in addition several small hamlets in the countryside, some of which are the remains of medieval settlements that pre-date Ringmer itself. The parish includes elements of two distinct landscape character areas, as identified in the National Character Assessment, which are the South Downs and the Low Weald. Ringmer village stands at the transition between them. The East Sussex County Landscape Assessment has identified and defined the landscape character of the County, which includes Ringmer parish, in more detail. This includes more localised character areas. Problems, pressures and detracting features of the landscape areas are defined, such as the removal of hedgerows and damage to ancient woodland (the Low Weald) and the scrub invasion of chalk grassland.

- 1.6.6 Ringmer includes one **Site of Special Scientific Interest** (SSSI), the Plashett Wood, an ancient woodland. SSSIs are of national importance and are designated based on their nature conservation and/or geological value. Plashett Wood was last assessed to be in an unfavourable but recovering condition. The internationally important Lewes Downs **Special Area of Conservation** (SAC) lies on the border of Ringmer parish, and separates Ringmer from Lewes. SACs are areas that have been given special protection under the European Union's Habitats Directive, helping to increase the protection for a variety of animals, plants and habitats and are seen as a vital part of the global effort to conserve the world's biodiversity. **Ancient Woodland** is an important ecological

resource that receives special recognition in the NPPF (paragraph 118). About half of the Plashett Wood ancient woodland lies in Ringmer parish, and there are additional fingers and plots of ancient woodland within Plashett Park Farm, immediately to the south of the Plashett Wood and in the same ownership. These are shown on the District Council's recently updated Ancient Woodland Inventory, which provides a more accurate picture of the extent of this important biodiversity resource in the District.

1.6.7 The parish is home to significant amounts of **important species and habitats**. The

most important are the chalk downland to the south (part of which adjoins the Lewes Downs SAC) and Plashett Park Farm and the Plashett Wood to the north. Plashett Park Farm and Plashett Wood have provided records of a remarkable diversity of birds and bats, including many rare and protected species. Badgers and wild deer are found throughout the parish and there are large and thriving populations of Great Crested newts and slow-worms in Ringmer village and its surrounding pastureland. There are three local wildlife sites (SNCI) within Ringmer parish: Marshy Fields and Lake near Wellingham Farm; Barcombe Reservoir near Barcombe Mills; and Hemsley's Rough in the Broyle. Hemsley's Rough and some important roadside verges along Harveys Lane, Green Lane and The Broyle support remnant woodland pasture plant communities, and require special management. In addition the roadside verge at New Barn, New Road, is a Wildlife Verge, notable for its chalk flora, butterflies and reptiles.



**Great Crested Newt – Triturus cristatus**

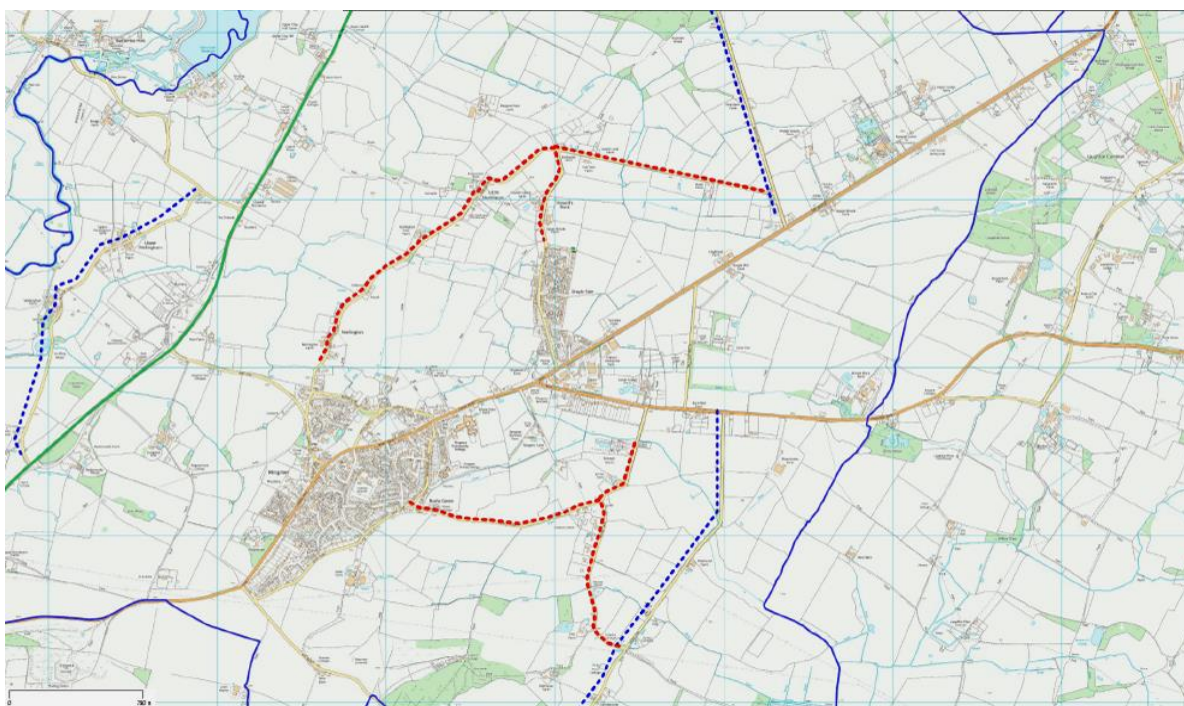
1.6.8 Lewes District Council is a signatory of the Nottingham Declaration on Climate Change and has thus pledged to tackle the causes of climate change and prepare for its consequences. The District's domestic consumption of energy contributes to climate change. Presently, annual **carbon dioxide emissions per capita** is slightly higher in Lewes District (2.4 tonnes) than the national average (2.3 tonnes), but is the same as both the East Sussex and the South East averages. On average, each domestic consumer in Lewes District used 4,503 kilowatt hours (kWh) of electricity in 2008. This is similar to the average for East Sussex (4,505 kWh) and the South East (4,543 kWh), but is a little higher than the average for Great Britain as a whole (4,198 kWh). In terms of domestic gas consumption, each consumer in Lewes District used 15,948 kWh of gas in 2008. This compares favourably with the national average (16,906 kWh) and the South East average (17,022 kWh) and is almost identical to the East Sussex average (15,946 kWh). It should be noted that consumption of energy resources have been steadily decreasing since 2003. There are no separate data for Ringmer parish.



- 1.6.9 The general and social characteristics sections identify some of the key characteristics associated with **transport** in the district. As in other rural areas, a high proportion of daily travel is undertaken by private car. A cycleway intended to connect Ringmer to Lewes at present runs only to the Ringmer parish boundary, though there are plans and funding in place to complete it by 2015. There is no safe cycle route connecting Ringmer village to the Broyleside. There is a well-established and well-maintained network of public rights of way in Ringmer parish but, beyond the reach of these, access to the most attractive countryside areas is limited.



**On road parking in Turnpike Close, a 1960s housing development in the Broyleside**



**The Ringmer network of quiet lanes are shown dotted in red, and the narrow country lanes are shown dotted in blue.**

- 1.6.10 Ringmer parish benefits from a high quality built environment, especially in the early hamlets and the Conservation Area around Ringmer Green. Ringmer parish is home to 49 **Listed Buildings**, including the **Grade I** medieval **Ringmer church** and several other medieval houses. **Grade II\*** are considered to be particularly important



**This medieval hall-house with a crown post roof, broadly similar in design to 'Bayleaf', preserved at Singleton Open Air Museum, stands by a stream at the northern end of the old Ashton settlement.**

buildings of more than special interest and only one building in Ringmer parish falls into this category. **Grade II** buildings are buildings of special interest, thus warranting every effort to preserve them. Ringmer parish has 47 Grade II buildings. This list has not been systematically reviewed for over half a century, and is not believed to represent, or to accurately identify, Ringmer's built heritage. Ringmer has two Scheduled Ancient Monuments, the Clay Hill motte, which is believed to have been the site of an archiepiscopal hunting lodge serving the Plashett Park and a medieval settlement site on the east side of Saxon Down that lies across the Ringmer-Glynde parish boundary

- 1.6.11 With regards to characteristics on waste, on average, each person in Lewes District produces 343kg per of **domestic waste per annum**, which compares favourably to the East Sussex average (486kg). No information specific for Ringmer parish has been located. There is a weekly collection of general domestic waste and food waste, and a fortnightly collection of specified recyclable materials from Ringmer doorsteps. There is a small recycling facility for a restricted range of materials at Anchor Field. However, disposal of green garden waste or large electrical items requires a journey by private car from Ringmer to the nearest District recycling facility at Ham Lane, Lewes, through some of the most congested and polluted streets of the town, or the use of a private contractor. There is a large commercial composting facility in Isfield, just across the Ringmer parish boundary, that processes green waste from as far away as Eastbourne and Surrey, but it is not currently accessible to Ringmer residents. The proportion of waste collected in Lewes District that is either recycled, composted or has its energy recovered has increased substantially since the completion of the Energy from Waste Incinerator in Newhaven, while the proportion sent to landfill has reduced correspondingly.
- 1.6.12 In general, **air quality** across the parish is good. The principal issue arises from peak hour traffic queuing along the B2192 towards the Earwig Corner junction with the A26 in the morning, and queuing along the A26 at Mallig Hill towards the same junction in the evening. These queues form in the immediate vicinity of the Lewes Downs SAC. Traffic from Ringmer to and from central areas of Lewes, including the railway station and the Ham Lane recycling centre, contributes to traffic flows in problematic areas of Lewes such as Station Street and Fisher Street.

- 1.6.13 The **Strategic Flood Risk Assessment** identified that there is significant risk of flooding in Lewes District both from inundation by the sea and from the River Ouse. Ringmer is an inland parish, but some parts are low-lying and served by tidal rivers; the River Ouse forms the parish's western boundary and Glynde Reach part of its eastern boundary. Ringmer sewage works, which drains into Glynde Reach, is barely 5m above mean sea



**The Water table in Potters Field during archaeological excavations, 2013**

level. Ringmer has some areas of flood plain and brook land, along the River Ouse, Glynde Reach and their tributary streams, but there has been no development in these areas, so that flooding there is of little consequence. However, there has been a significant history of run-off flooding of residential and commercial buildings in many low-lying areas of the parish due to inadequate drainage. The area of greatest concern is recurrent flooding from the Norlington Stream, which affects some dozens of houses towards the southern part of the Broyleside. Such flooding is exacerbated by the rapid run off

from the Broyle business estates between the B2192 and the B2124. The likelihood of flooding is anticipated to increase due to climate change causing more extreme weather conditions.

- 1.6.14 The whole of the South East of England, including Lewes District, is classed as a **Water Stressed Area**, meaning that prudent use of the District's water resources is necessary. Despite this, water use in the South East area is currently higher than the national level, but the introduction of compulsory metering (due before 2020) is anticipated to reduce this. Ringmer is supplied with water by South East Water, which has a major water supply works within the parish at Barcombe Mills, and whose supplies appear particularly stressed. Waste water is removed by a different company, Southern Water, which undertakes both activities for Lewes and other nearby communities. Both utilities have recently adopted new Water Resources Management Plans.
- 1.6.15 Ringmer parish, lying just below the scarp of the Downs, has a **variety of soils**. The most fertile soils are those just below the scarp of the Downs, along the banks of the Ouse and a band of Lower Greensand that runs across the parish through Wellingham and Norlington. There are a small number of **contaminated sites** within the parish, from either present or former industrial activity or small local landfill sites. The ponds of a former brickworks have been converted to the use of a thriving animal rescue sanctuary.



## Social characteristics

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

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

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

- 1.6.17 The **health** of the residents of Lewes District is good. Life expectancy at birth is 81.0 for males and 85.1 for females, which is higher than the national averages (78.5 and 82.5) and the East Sussex averages (79.4 and 83.5) [data for 2008-2010]. 18% of Ringmer residents reported a disability or limiting long-term illness in the 2011 census, very close to the national average and slightly lower than for Lewes District.
- 1.6.18 The proportion of Ringmer households in poverty (defined as having an income below 60% of the UK median) was 26% in 2012,. This compares to 29% in Lewes District and 31% in the UK. The **Index of Multiple Deprivation** (IMD) measures levels of deprivation across a range of issues including income, skills and training and living environment. IMD is measured in superoutput areas (SOAs), rather than by parish. There are two SOAs entirely within Ringmer parish, but a third SOA includes both eastern Ringmer, with the Broyleside settlement, and also the two adjoining parishes of Glynde and Beddingham. These two parishes are very different in nature from Ringmer, as a very high proportion of their housing is rented from the Glynde Estate, and Beddingham parish has an exceptionally low median household income. All three SOAs have less deprivation than the national average. One Ringmer SOA (western Ringmer, including part of Ringmer village) is in the least deprived decile of UK SOAs, by overall IMD, or by the separate IMDs assessing child or older people's deprivation. The second Ringmer SOA (the remainder of Ringmer village) is in the 3<sup>rd</sup> least deprived decile overall and also for older people and the 5<sup>th</sup> decile for child deprivation. The remaining SOA, including both eastern Ringmer and the adjoining parishes, is in the 5<sup>th</sup> decile overall and the 3<sup>rd</sup> or 4<sup>th</sup> decile for deprivation affecting older people and children. While there are some SOAs in Lewes District showing considerable deprivation, these are all in Lewes town or the coastal communities.



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

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

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

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

1.6.26 The high Ringmer car ownership and use figures reflect the dependence of rural life on travel by private car. The three **main roads** serving Ringmer (see 1.6.4 above) all have a single carriageway in each direction and are representative of the rural A/B road network that has the highest national accident rates. The B2124 and B2192 join together at the Broyleside, so that their combined through traffic then travels along the B2192 through Ringmer village. Ringmer has poor access to the trunk road network. To reach the most direct access point, the A27 roundabout at Southerham, Ringmer residents have to travel via the B2192 and A26. This access route becomes very congested at peak hours, with long morning queues at the Earwig Corner junction of the B2192 and A26, followed by a series of junctions with limited capacity at A26/Church Lane, A26/Phoenix Causeway and the A26/A27 at Southerham. There are reciprocal queues in the evening, with traffic backing up into Lewes town and contributing to the poor air quality experienced there. The



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

own Transport Study (2011) identified Earwig Corner as the principal current pinch point, but noted that relieving this alone would simply exacerbate problems at the subsequent junctions. The large new housing developments under construction in Uckfield, Hailsham and Hellingly in Wealden District, with further growth in these towns approved in the 2012 Wealden District Core Strategy (including a development of 1,000 additional houses on a strategic site by the A26 at Uckfield), will generate substantial additional traffic. The new Uckfield strategic site alone is estimated to add 700 vehicle movements per day through this congested system. Peak hour traffic attempting to gain more advantageous access to this A26 bottleneck results in both through and local traffic diverting along small Ringmer lanes inadequate to cope with more than the expected local traffic.

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

### **Economic characteristics**

- 1.6.30 For most of the 20<sup>th</sup> century the major Ringmer employer was the Ringmer Building Works, whose closure in the 1980s had a substantial negative impact on local **employment** and necessitated an even higher level of out-commuting for employment. Strenuous efforts to increase local employment over the past two decades have met with significant success. New employers have been attracted to the Broyleside site formerly occupied by the Building Works, a number of redundant agricultural sites have been converted to alternative employment uses and there has been an increase in working from home. Many of the new businesses and many of those working from home are dependent on high quality e-communications. The great majority of the new businesses located in Ringmer employ fewer than 10 people. The largest employers in the parish are Health Management Ltd (providing occupational health services for other organisations), a section of the East Sussex County Council Highways Department and its main contractors (both located in the Broyleside) and Ringmer Community College and Sixth Form. While many businesses serve a local market, there are others, including very small businesses that operate on a national or international scale. Due to this diversity, and the lack of common interests, no formal business association or organisation has developed in Ringmer.

- 1.6.31 According to 2012 estimates, the **median household income** for Ringmer parish (£31,462) is higher than the average for Lewes District (£29,098) and national average (£28,413) but slightly lower than the South East average (£32,676). The 2011 census **unemployment** rate in Ringmer parish (2.8%) is lower than the District rate (3.3%) and the overall rate in England & Wales (4.4%).
- 1.6.32 The 2011 census notes that an above average proportion (14%) of Ringmer residents are **self-employed**, compared England & Wales overall (10%). While only a minority (3%) are employed in agriculture, this is a higher proportion than for Lewes District or England & Wales overall, as would be expected for a rural parish. Employment in manufacturing (5%) is, by contrast, lower than both Lewes District and England & Wales overall. Ringmer residents are employed in a wide range of different economic sectors.
- 1.6.33 The Lewes District Shopping and Town Centre Survey was published in 2012. Preliminary evidence, based on a household survey, is that the **local shopping facilities** in Ringmer are comparatively well used by residents and are valued. They are considered to be performing relatively well by District standards, but not to attract many shoppers from outside Ringmer. However, it should be noted that no shopper surveys were conducted, so that shoppers resident outside the District, including those employed in Ringmer but not resident here, and passing trade would not have been detected. The survey noted that most Ringmer residents needed to shop outside the parish for main food (supermarket) shopping and most comparison shopping. The Study also noted a high level of internet shopping by District residents, though specific data for Ringmer residents are not available. The long leases of the premises in the Ringmer shopping precinct mostly terminated during 2013. New long-term leases for most of these premises have been negotiated, although two shops, both requiring updating and repair, have yet to be let.
- 1.6.34 **Tourism** is of high importance to the regional economy and plays a significant role in Ringmer. The Glyndebourne Opera House, Raystede Animal Welfare Centre and the Bentley Wildfowl Centre are all popular tourist destinations within, or immediately adjacent to, the boundaries of Ringmer parish. The East Sussex Glider Club flies from a grass airfield within the parish. There are a small number of holiday-let units and some Bed & Breakfast accommodation available in Ringmer parish, along with a registered seasonal caravan and camping site at Lower Clay Hill. There is recent permission for an additional camping site on Green Lane. There is a further holiday caravan site at Shortgate, just beyond the parish boundary. The creation of the South Downs National Park is considered unlikely to have any major effect on the popularity of these attractions or the demand for these facilities.

**Ringmer Neighbourhood Plan  
consultation event**





## Section 2      A Vision for Ringmer in 2030

### 2.1      A Vision for Ringmer in 2030

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

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

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

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

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

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

## **Section 3      Four Key Principles**

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

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

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

### **3.2      Ringmer should regain sustainability**

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

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

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

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

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

## Section 4

## Policies for Ringmer's Countryside and Heritage

- 4.1 The countryside in Ringmer
- 4.2 The South Downs National Park
- 4.3 The Plashett Wood SSSI, Plashett Park Farm and Clay Hill Farm
- 4.4 The River Ouse banks between Lower Stoneham and Barcombe Mills
- 4.5 Access to the countryside: public footpaths
- 4.6 Accessible countryside and natural or semi-natural greenspace
- 4.7 Heritage buildings
- 4.8 Archaeological sites in Ringmer
- 4.9 Green corridors, ponds and streams
- 4.10 Maintaining and enhancing biodiversity
- 4.11 Avoidance of light pollution

### 4.1 The countryside in Ringmer

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

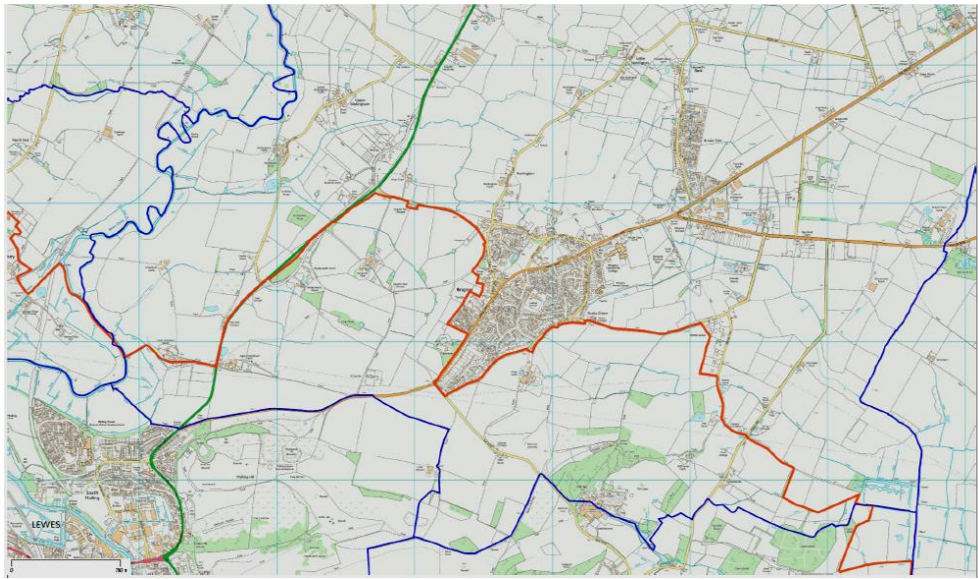
**Policy 4.1:** *Proposals for new development outside planning boundaries that are not in accordance with other policies in this Neighbourhood Plan or other material planning policies, and would have an adverse effect on the countryside or the rural landscape, will not be permitted unless it can be 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.*

### 4.2 The South Downs National Park

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

**Policy 4.2:** *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.*





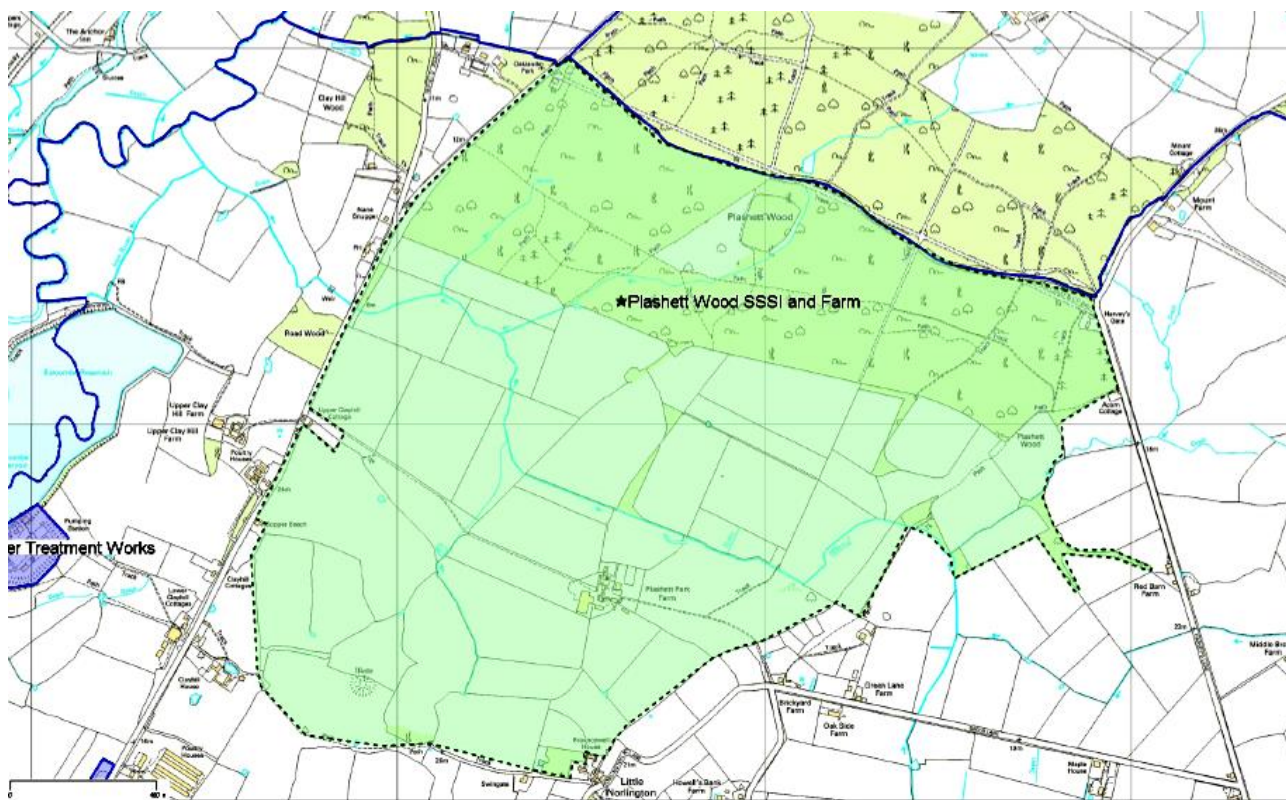
**Map 4.1** *The SDNP boundary in Ringmer parish (SDNP boundary shown in red, parish boundary in blue)*

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

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

**Policy 4.3:** Any development proposals for the area indicated in map 4.2 must maintain or enhance this highly valued and richly biodiverse Wealden ancient woodland and parkland landscape.



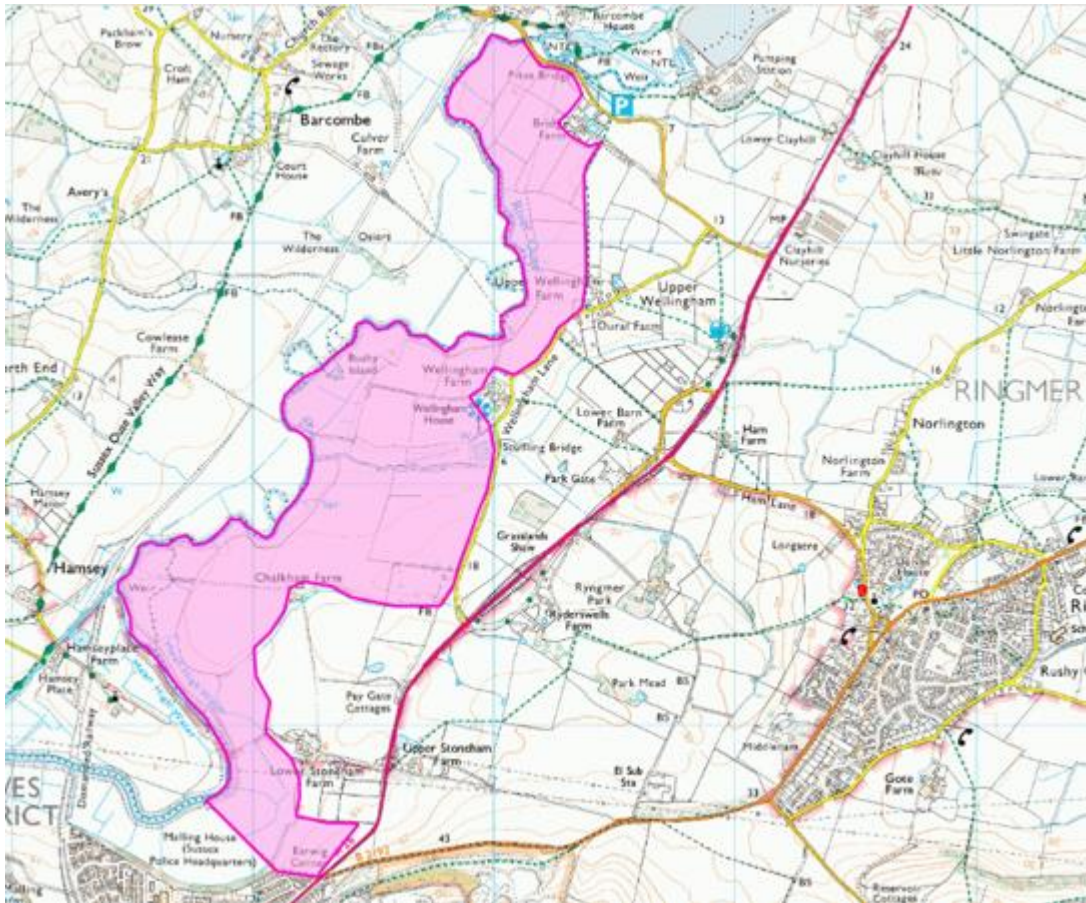


**Map 4.2** *Plashett Wood SSSI, Plashett Park Farm & Clay Hill Farm protected area*

#### **4.4 The River Ouse bank between Lower Stoneham and Barcombe Mills**

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

**Policy 4.4:** *Development that encourages 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 4.3 is conserved or enhanced, and that appropriate measures are taken to mitigate any detrimental impacts.*



**Map 4.3**      *The protected area along the Ringmer side of the River Ouse*

## 4.5 Access to the countryside: public footpaths

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

**Community Action 4.5:** *Ringmer parish council will seek to maintain Ringmer's public footpath network and if possible further improve it through the creation of new licensed footpaths. Enhanced access to the SDNP will be particularly encouraged.*

## **4.6 Accessible countryside and natural or semi-natural greenspace**

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

***Policy 4.6:*** *The development of accessible natural or semi-natural greenspace, including a community-managed woodland, in Ringmer parish will be supported.*

## **4.7 Heritage buildings**

- 4.7.1 National policy recognises that the provision of a local list of non-designated heritage assets can improve the predictability of the potential for sustainable development. As part of the supporting evidence for the Neighbourhood Plan, a study has assessed and identified 20 buildings and structures considered to warrant inclusion on such a list.



**Policy 4.7:** *The following buildings and structures are recognised as non-designated heritage assets. The effect of an application on the significance of these will be taken into account in determining the application, with regard to the scale of any harm or loss to, and the significance of, the heritage asset. The non-designated assets, described in more detail in Appendix 1, are:*

H1	Wellingham Vane, Wellingham Lane, BN8 5SN
H2	The Barn, Upper Wellingham Farm, BN8 5SN
H3	The Georgian farmhouse, barn & granary at Plashett Park Farm, BN8 5SJ
H4	Swingate, Hook Lane, BN8 5SG
H5	Two timber framed barns, Norlington Farm, Norlington Lane, BN8 5SH
H6	Lea Cottage & Sarnic, Broyle Lane, BN8 5PH
H7	Little Thatch, Lewes Road, BN8 5NA
H8	Green Lane Farmhouse, Green Lane, BN8 5AD
H9	Red Barn Farmhouse & barn, Harveys Lane, BN8 5AE
H10	Back Green Cottage, Church Hill, BN8 5JX
H11	The Magazine & Hospital, former Ringmer Royal Horse Artillery Barracks, now Southdown Hunt Kennels, Laughton Road, Ringmer, BN8 5NH
H12	Moon Cottage, Moor Lane, BN8 5UR
H13	Bow Bells milestones numbers 47 & 49 on the Uckfield Road (A26)
H14	Barn & Granary, Clayhill House, BN8 5RU
H15	Corsica Cottage, Old Uckfield Road, BN8 5RX
H16	Wellingham Barn, Wellingham Lane, BN8 5SW
H17	The Mill House, Rushey Green, BN8 5JB
H18	Nos.1-4 North Road, Ringmer Green, BN8 5JS
H19	Springett Cottages, Ringmer Green, BN8 5PT
H20	South Norlington House, Bishops Lane, BN8 5LD

## 4.8 Archaeological sites in Ringmer

4.8.1 Ringmer's principal contribution to the archaeology of Sussex lies in its extensive medieval potteries. From the 11<sup>th</sup> to the 13<sup>th</sup> or 14<sup>th</sup> centuries Ringmer produced very large quantities of domestic ware that was marketed over a large area of Sussex. In the 15<sup>th</sup>-17<sup>th</sup> centuries the emphasis changed to the production of tiles and then bricks. A better understanding of the typology and chronological sequence of Ringmer domestic ware would make a substantial contribution to understanding the archaeology of Sussex. The industry was based around Ringmer Green and in Norlington, but historical evidence indicates that its epicentre was the fields along the north-east side of Bishops Lane. This is supported by place name evidence and by the substantial amounts of medieval pottery sherds evident whenever land here is disturbed.

4.8.2 From its proximity to the intensive Bronze Age and Romano-British settlements on the Caburn chalk downland and Malling Hill, it is inevitable that there will have been pre-Saxon occupation of the surrounding area that is now Ringmer parish. Until very recently rather little evidence for such occupation had been found, except for two pre-Christian Saxon cemeteries near Earwig Corner and Mill Plain associated with as yet unidentified settlements. However, a small Romano-British site has recently been reported in the Broyle area and a large and exciting Roman settlement site has very recently been discovered in western Ringmer, near Wellingham.

4.8.3 There is no policy 4.8.



## 4.9 Green corridors, ponds and streams

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

**Policy 4.9:** *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.*

## 4.10 Maintaining and enhancing biodiversity

- 4.10.1 NPPF paragraph 7 identifies maintaining and improving biodiversity as one of the three pillars of sustainable development, while paragraph 118 adds that opportunities to incorporate features promoting biodiversity within new developments should be encouraged. Natural England responded to the consultation on the draft Neighbourhood Plan by proposing that an overall gain in biodiversity should be a requirement for all development proposals.
- 4.10.2 Ringmer contains a variety of scarce and unusual habitats, subject to careful management in the interests of wildlife. Immediately adjacent to the parish boundary, and separating Ringmer from the town of Lewes, is the Lewes Downs SAC. This has resulted in excellent biodiversity, and surviving habitats for rare and protected species. Ancient and long-standing hedgerows, many hedgerow trees (including some veteran trees), wide roadside verges, ponds, streams and wetlands all contribute to the maintenance of biodiversity. Residential gardens, especially medium sized and larger gardens including garden ponds, can also play an important part.

**Policy 4.10:** *Development proposals should consider their impact on biodiversity and, where appropriate, include provisions to ensure biodiversity is maintained or, where possible, enhanced.*

## **4.11 Avoidance of light pollution**

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

***Policy 4.11:*** *New development, especially new development in the countryside, should minimise additional light pollution, through careful design, location and inclusion of mitigation measures if necessary.*

## **Section 5      Policies for Employment in Ringmer**

- 5.1      Employment in Ringmer**
- 5.2      Retail facilities in Ringmer**
- 5.3      Services for elderly & disabled people**
- 5.4      Education providers**
- 5.5      Tourism and leisure activities**

### **5.1      Employment in Ringmer**

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

**Policy 5.1:** *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 below [EMP1-23]. 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. The sites listed below make 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 below. Proposals for the more intensive use of these sites, and the upgrading of their facilities, will be supported.*
- (c) By supporting proposals for the conversion to employment use of suitable redundant agricultural buildings.*

*The following employment sites are described in more detail in appendix 2:*

EMP1	Ringmer Core Retail area
EMP2	Ringmer Heath Centre, Anchor Field
EMP3	Care Homes in Ringmer Village
EMP4	Diplocks Business Park, Bishops Lane
EMP4	Ringmer /education Campus
EMP6	Ringmer Business Centre, Chamberlains Lane
EMP7	Broyle Business Area
EMP8	Ringmer Hunt Kennels, Laughton Road
EMP9	Ringmer Sewage Works, Neaves Lane
EMP10	Broyle Place Farm, Laughton Road
EMP11	Chandlers Yard, The Broyle
EMP12	Raystede, The Broyle
EMP13	East Sussex Glider Club field, The Broyle
EMP14	Shortgate Industrial Estate, The Broyle
EMP15	Glyndebourne
EMP16	Electricity Substation
EMP17	Upper Stoneham Farm
EMP18	Meadow Business Centre, Old Uckfield Road
EMP19	Goldcliff Nursery, Old Uckfield Road
EMP20	Lower Clayhill Business Area, Uckfield Road
EMP21	Banff Farm, Clayhill
EMP22	Barcombe Mills Water Treatment Works
EMP23	Bridge Farm, Barcombe Mills

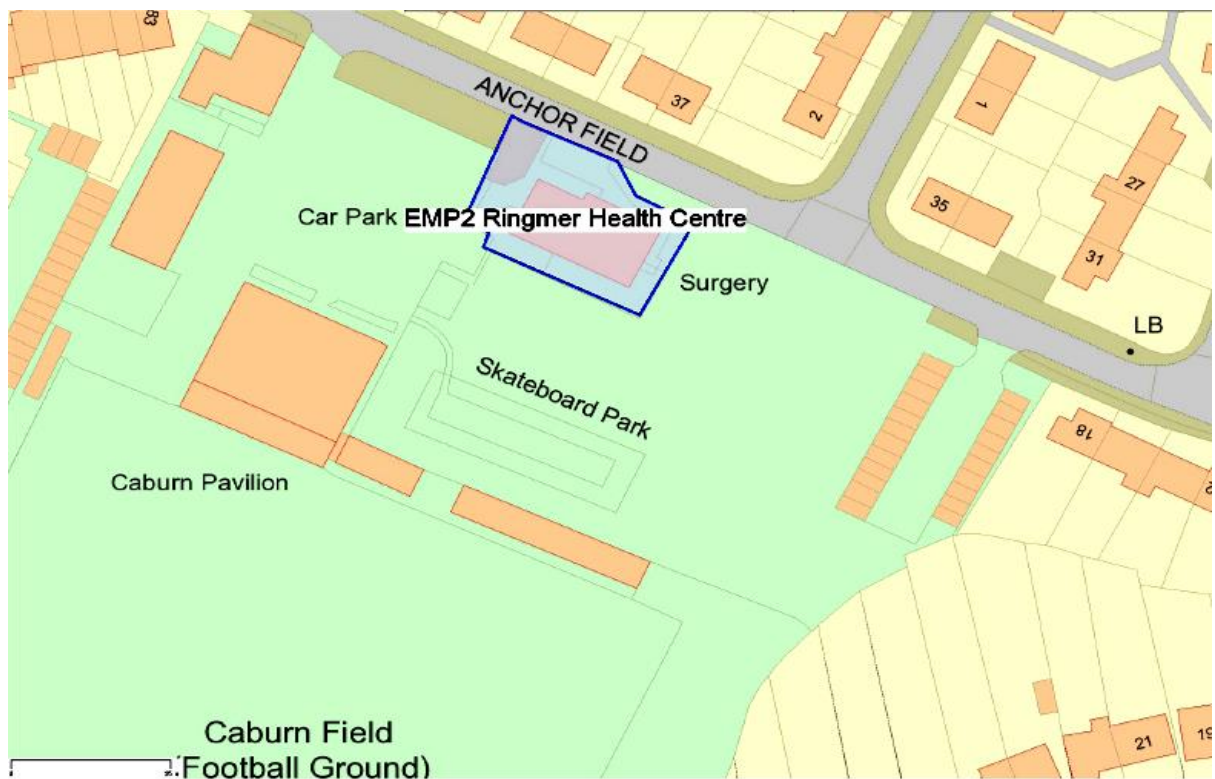


## Ringmer Employment Sites

### EMP1 Core Retail Area



### EMP2 Ringmer Health Centre



# Ringmer Neighbourhood Plan

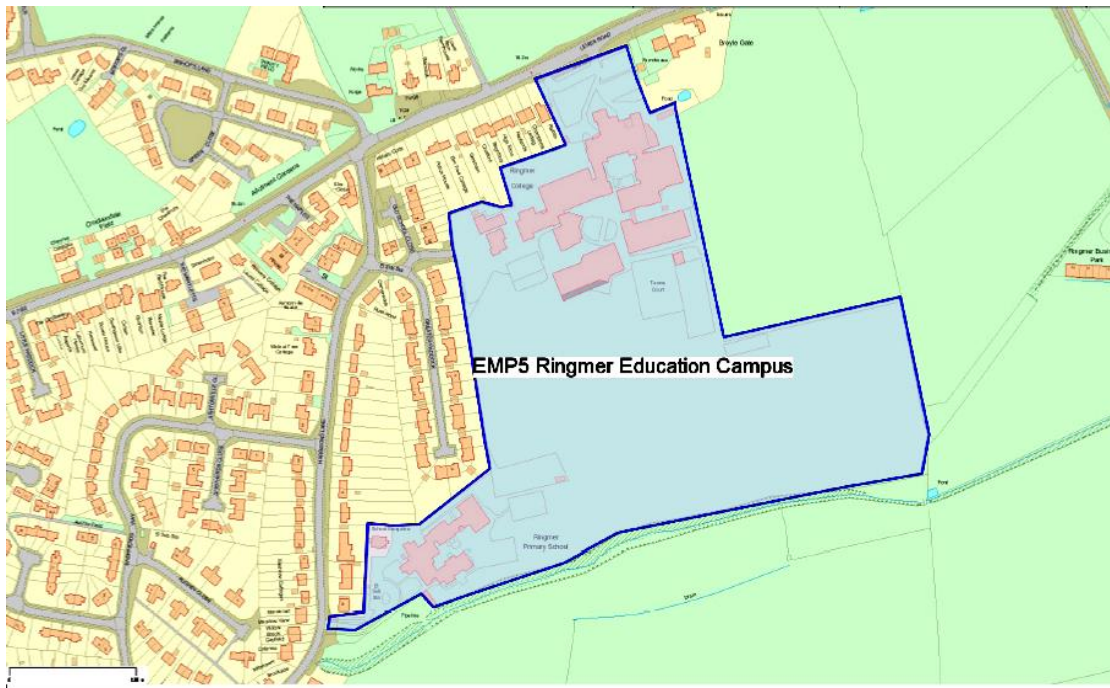


# Ringmer Neighbourhood Plan

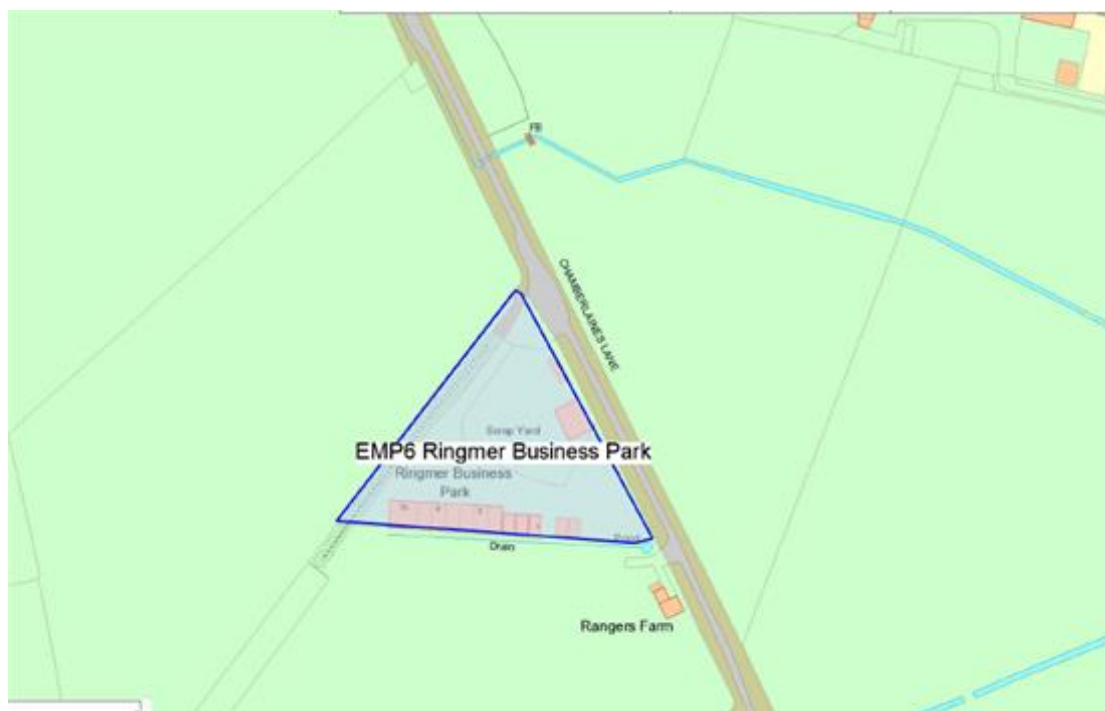




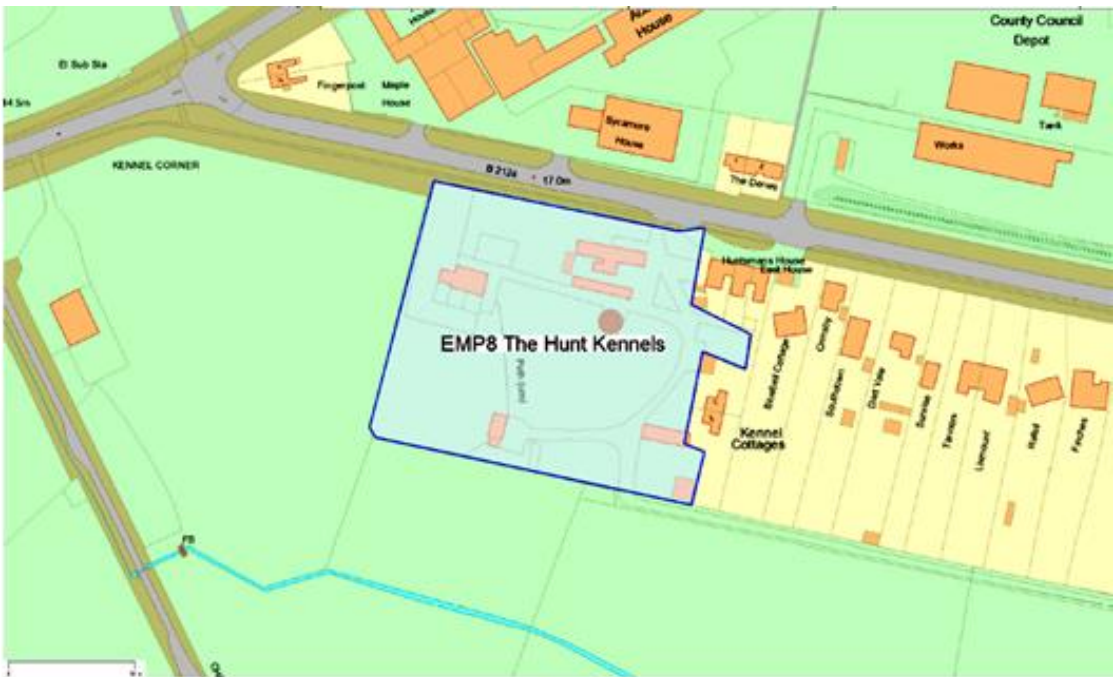
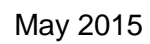
## EMP5 Ringmer Education Campus



## EMP6 Ringmer Business Park, Chamberlains Lane

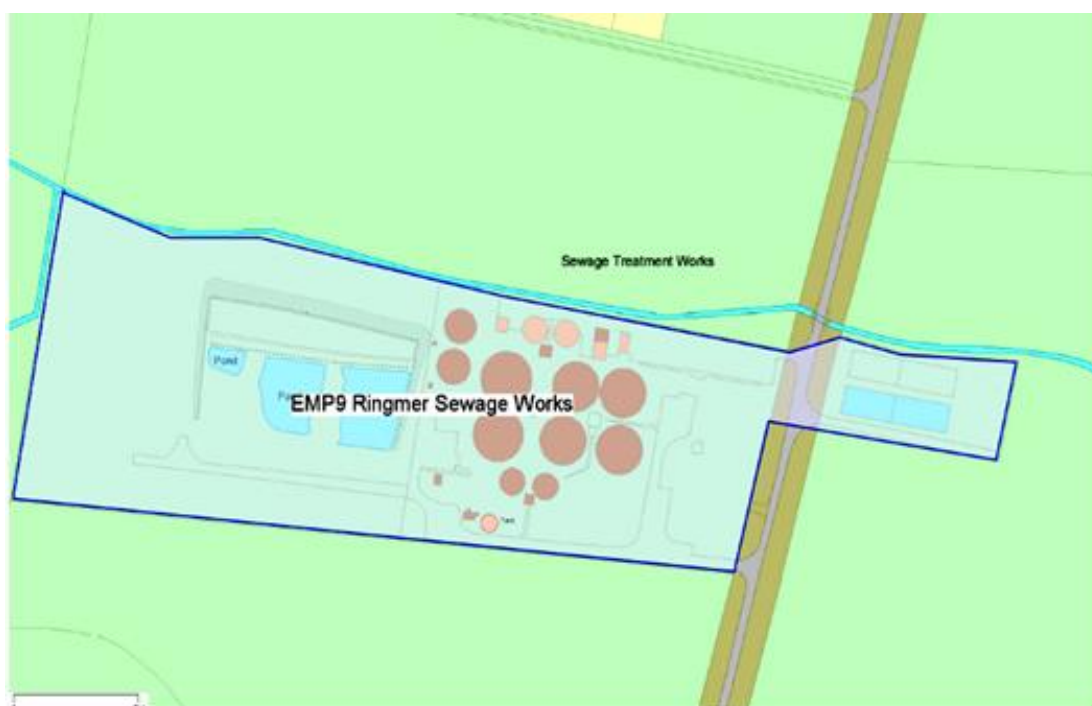


## Ringmer Neighbourhood Plan





## EMP9 Ringmer Sewage Works, Neaves Lane



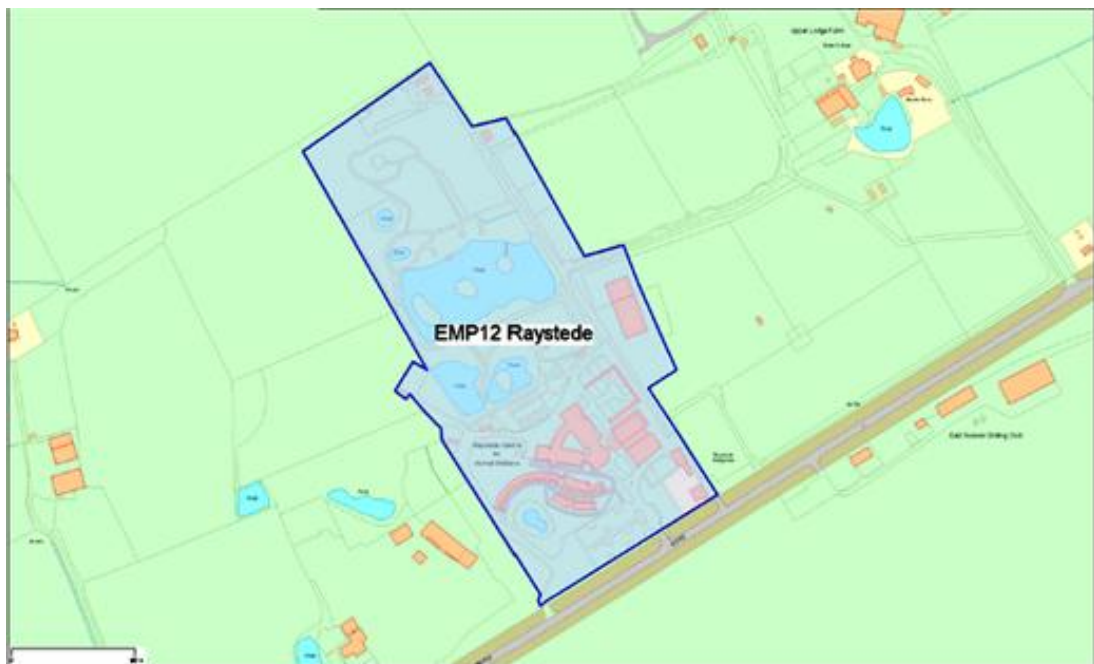
## EMP10 Broyle Place Farm



## EMP11 Chandlers Yard, The Broyle



## EMP12 Raystede, The Broyle



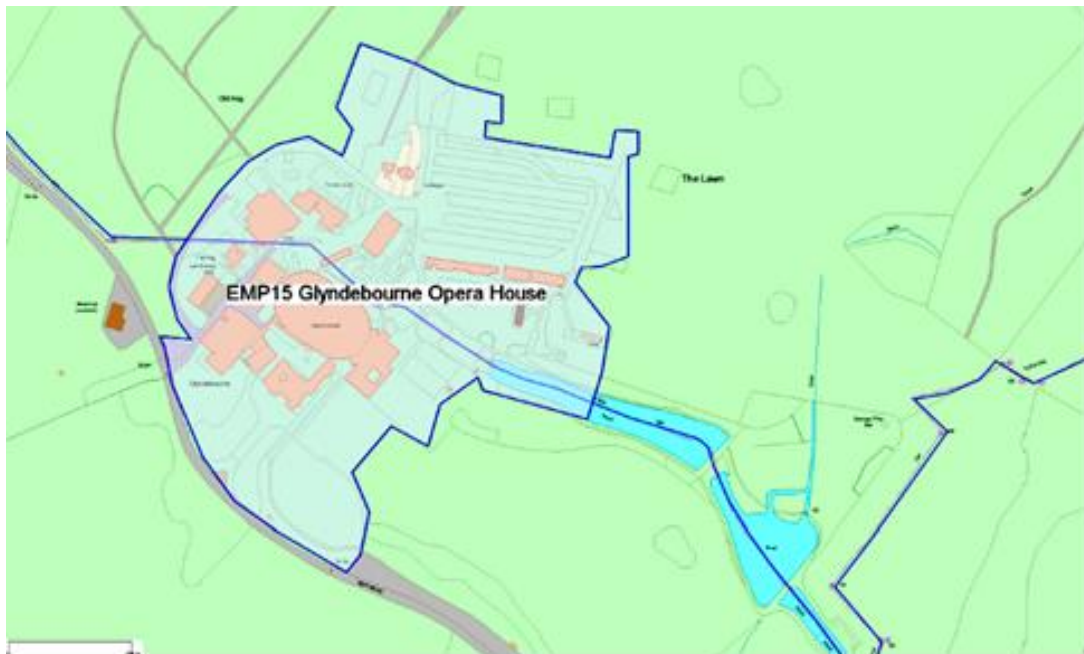
### EMP13 East Sussex Glider Club, The Broyle



### EMP14 Shortgate Industrial Estate, The Broyle



## EMP15 Glyndebourne



## EMP16 Electricity Substation, Lewes Road





### EMP17 Upper Stoneham Farm



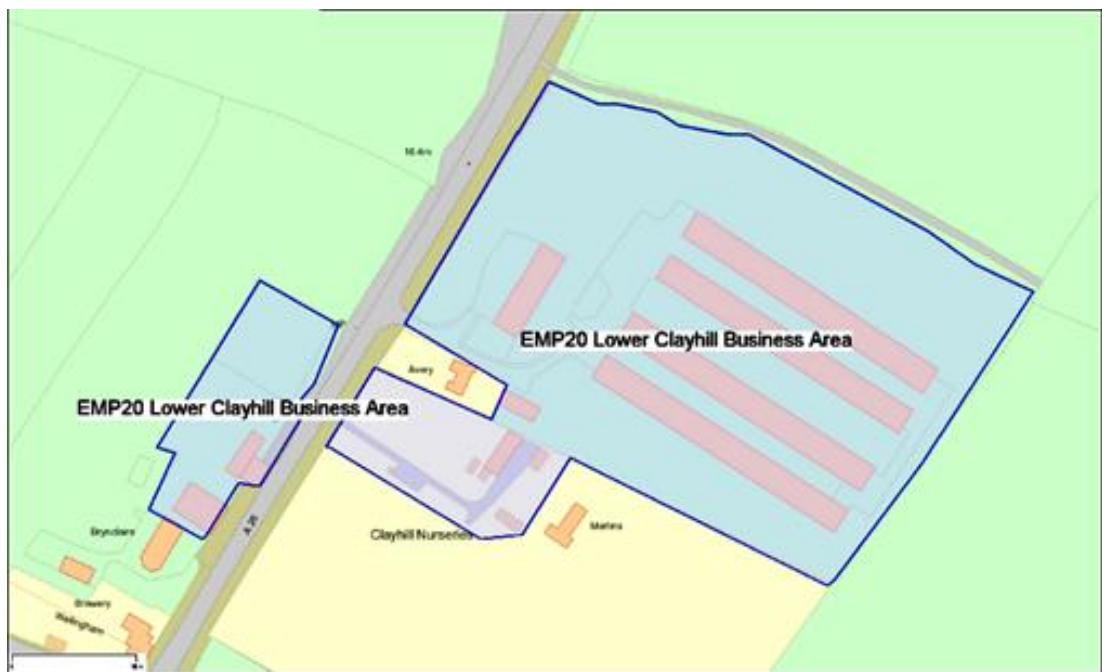
### EMP18 Meadow Business Centre, Old Uckfield Road



## EMP19 Goldcliffe Nursery



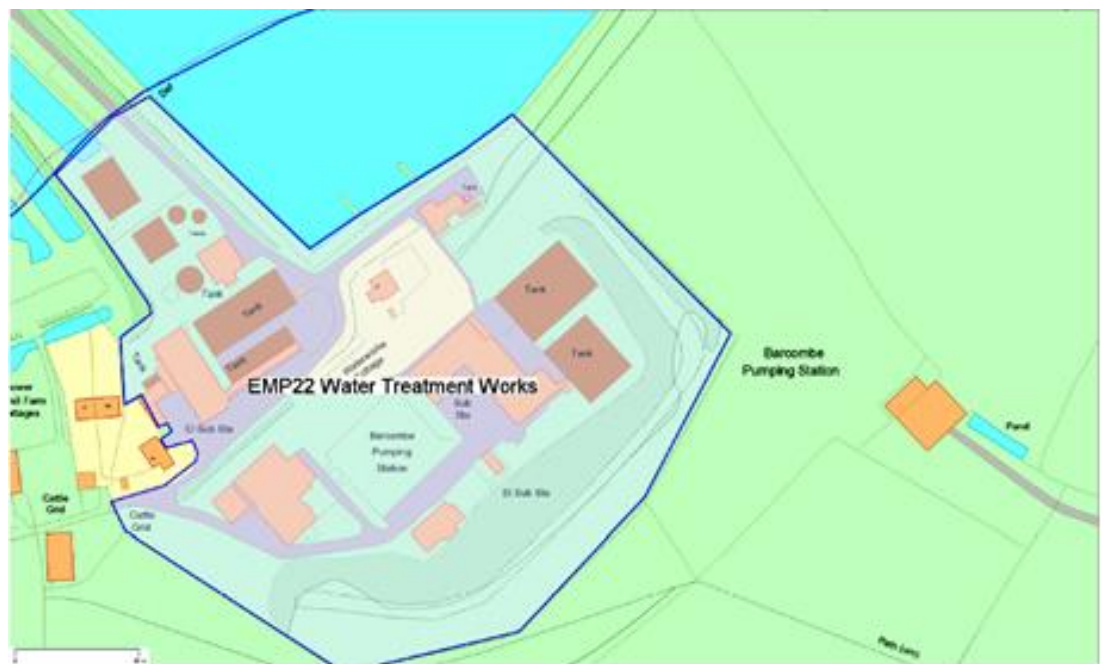
## EMP20 Lower Clayhill Business Area, Uckfield Road



## EMP21 Banff Farm, Uckfield Road



## EMP22 Water Treatment Works, Barcombe Mills



## EMP23 Bridge Farm, Barcombe Mills



## 5.2 Retail facilities in Ringmer

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

**Policy 5.2:** The core retail area in Ringmer village (employment site EMP1) will be retained for predominantly retail, service, office and leisure uses. Additional development or redevelopment within this area will be supported. Parking provision should be maintained to at least its present level.



### 5.3 Services for elderly & disabled people

- 5.3.1 East Sussex has a high proportion of elderly residents, and this is reflected in Ringmer. The proportion of people of retirement age, and in particular the proportion of the very elderly, is predicted to increase steadily throughout the period to 2030. While many elderly people will continue to live independently, with support, others will require residential care. East Sussex also has the usual proportion of younger residents with disabilities requiring support or residential care. Support to those living independently and residential care both provide a significant and growing number of employment opportunities.
- 5.3.2 Ringmer has two private sector care homes, and a smaller home to support younger adults with major disabilities. A 2012 planning application for a new 60-bed care/nursing home on the site of a former county council care home was supported by Ringmer parish council and has been approved. It is likely that both the requirement for such facilities in Ringmer and the need for support for those wishing to continue living in their own homes, including in sheltered accommodation, will grow during the period to 2030.

**Policy 5.3:** *Proposals for new provision for the elderly & disabled will be supported provided that they are within the Ringmer village planning boundary.*

### 5.4 Education providers

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

**Policy 5.4:** *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) *Negative impact on the landscape is avoided by any new buildings or car parking being sited behind (south of) the existing College buildings.*
- (b) *Any new parking necessary is accommodated off-road and does not intrude into the wider landscape.*

### 5.5 Tourism and leisure activities

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

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

***Policy 5.5:*** *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 the new opportunities will generate new employment.*

## Section 6

## Policies for Residential Development in Ringmer

- 6.1 Total new housing numbers in Ringmer to 2030
- 6.2 Affordable housing numbers and types
- 6.3 Scale of new residential developments
- 6.4 Phasing of new residential development to 2030

### 6.1 Total new housing numbers in Ringmer to 2030

- 6.1.1 The Neighbourhood Plan does not seek to limit the amount of housing to be built in the Neighbourhood Area during the plan period. However, it does allocate land for around 240 homes and thus provides for certainty with regard to sustainable growth up to 2030. In so doing, a wide range of factors have been taken into account, including information relating to the emerging Lewes District Core Strategy. These 240 new homes are in addition to 40 new homes to be built at the Caburn Field site allocated for residential development as site RG1 of the Lewes District Local Plan.

**Policy 6.1:** *The Neighbourhood Plan allocates land for at least 240 dwellings. This figure reflects the minimum number of new homes to be developed in the Neighbourhood Area during the Plan Period.*

### 6.2 Affordable housing numbers and types

- 6.2.1 The following definition of affordable housing is taken from appendix 1 (Glossary) of the PSCS.  
**“Affordable housing** – housing provided by a council or housing association which is available below the market cost level. This can include homes rented at rent levels at approximately 50% of the local market level (social rented), homes rented at affordable rent levels at approximately 80% of the market rent (affordable rent), homes that are sold as a part buy/part rent (shared ownership) or homes that are sold as a part equity purchase (shared equity).” The last two categories are together referred to as intermediate housing.
- 6.2.2. It is widely recognised that there is a shortage of affordable housing in rural communities and the Ringmer Village Plan Strategy for Residential Development (2009) identified that there was a shortage of such housing in Ringmer. There was a particular shortage of affordable housing to rent but, as proposed in PSCS core policy CP1, and in accordance with the views of Ringmer residents collected for this Neighbourhood Plan, a proportion of the new housing should be intermediate housing. The level of affordable housing to be sought in new market developments under policy CP1 is considered appropriate for new development in Ringmer.
- 6.2.3 Affordable housing can be provided:
  - (i) Through the affordable housing component of market developments;
  - (ii) Through development of small sites identified for affordable housing only;
  - (iii) Through identification and development of exception sites for affordable housing

**Policy 6.2:** *The 240 housing units to be developed in Ringmer to 2030 should include at least 80 affordable units. 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.*

### 6.3 Scale of new residential developments

- 6.3.1 Development scale is a crucial factor in village developments. In a village such as Ringmer well-designed and appropriately-sited new developments of up to 5 units normally attract little concern. Similarly appropriate developments of 10-30 units will, depending on their location and design, often prove acceptable.

***Policy 6.3:*** 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.



## 6.4 Phasing of new residential development to 2030

**Policy 6.4:** The new housing sites allocated will be split into two phases, with land for around 170 dwellings up to 2024, and land for around 70 dwellings between 2024 and 2030.

### **Phase 1 sites, for development up to 2024, comprise:**

*Sites within or adjoining the Ringmer village planning boundary (125):*

<i>Built, building or with planning permission (5)</i>	
<i>Westbourne, Lewes Road (12)</i>	RES1
<i>East of Little Manor, Vicarage Way (5)</i>	RES2
<i>North-west and south-east of Anchor Field (8)</i>	RES3
<i>Diplocks Business Park redevelopment as mixed use (12)</i>	RES4
<i>Behind Old Forge Pine (20)</i>	RES5
<i>Bishops Field, Bishops Lane (50)</i>	RES6
<i>Chapters garden, Bishops Lane (4)</i>	RES7
<i>Sunnymede Garden, Norlington Lane (9)</i>	RES8

*Sites within or adjoining the Broyleside planning boundary (41):*

<i>Built, building or with planning permission (2)</i>	
<i>Careys Cowshed, Broyle Lane (3)</i>	RES9
<i>Parcels of land at Broyle Close (6)</i>	RES10
<i>Lower Lodge Farm (30)</i>	RES11

*Sites in the rural areas of Ringmer parish (36):*

<i>Built, building or with planning permission (15)</i>	
<i>Upper Broyle farmhouse, Broyle Lane (1)</i>	RES12
<i>Downsview Farm, farmhouse and herd manager's cottage (2)</i>	RES13
<i>Holfords Cottages, Norlington Lane (2)</i>	RES14
<i>Red Barn Farm barn conversion (1)</i>	RES15
<i>Lower Mount Farm (1)</i>	RES16
<i>Farmhouse, Upper Lodge Farm (1)</i>	RES17
<i>Broyle Mill Farm barn conversions (3)</i>	RES18
<i>Clay Hill House barn conversion (1)</i>	RES19
<i>Barn complex, Old House Farm (5)</i>	RES20
<i>Rural brownfield site, Ashton Green (2)</i>	RES21
<i>Norlington Farm barn conversion (1)</i>	RES22
<i>Green Lane Farm, barn conversion (1)</i>	RES23

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

<i>Built, building or with planning permission (4)</i>	
<i>Neaves House Paddock (6)</i>	RES24
<i>Lower Lodge Farm (8)</i>	RES25

### **Phase 2 sites, for development between 2024 and 2030, comprise:**

*Sites within or adjoining the Ringmer village planning boundary (70):*

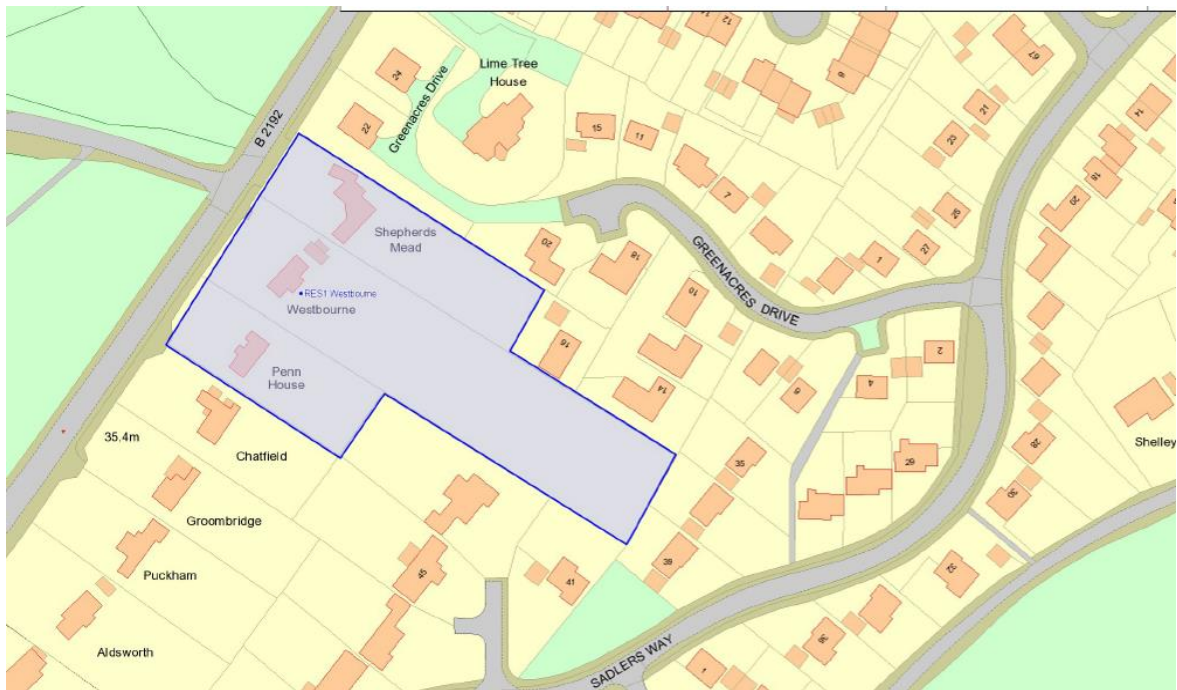
<i>Redevelopment of shopping precinct maisonettes (14)</i>	RES26
<i>Busy Bee redevelopment (8)</i>	RES27
<i>Farthings garden, North Road (6)</i>	RES28
<i>Pippins garden development, Bishops Lane (6)</i>	RES29
<i>East of Chapters, Bishops Lane (6)</i>	RES30
<i>Potters Field, Bishops Lane (part) (30)</i>	RES31

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

<i>Barnfield Farm barn conversions (2)</i>	RES32
<i>Plashett Park Farm barn conversions (3)</i>	RES33

For further detailed information about these sites see Appendix 3.

## Site RES1: Westbourne



## Site RES2 East of Little Manor, Vicarage Way



### Site RES3 North-west and south-east of Anchor Field



### Site RES4 Diplocks Business Park redevelopment as mixed use





### Site RES5 behind Old Forge Pine

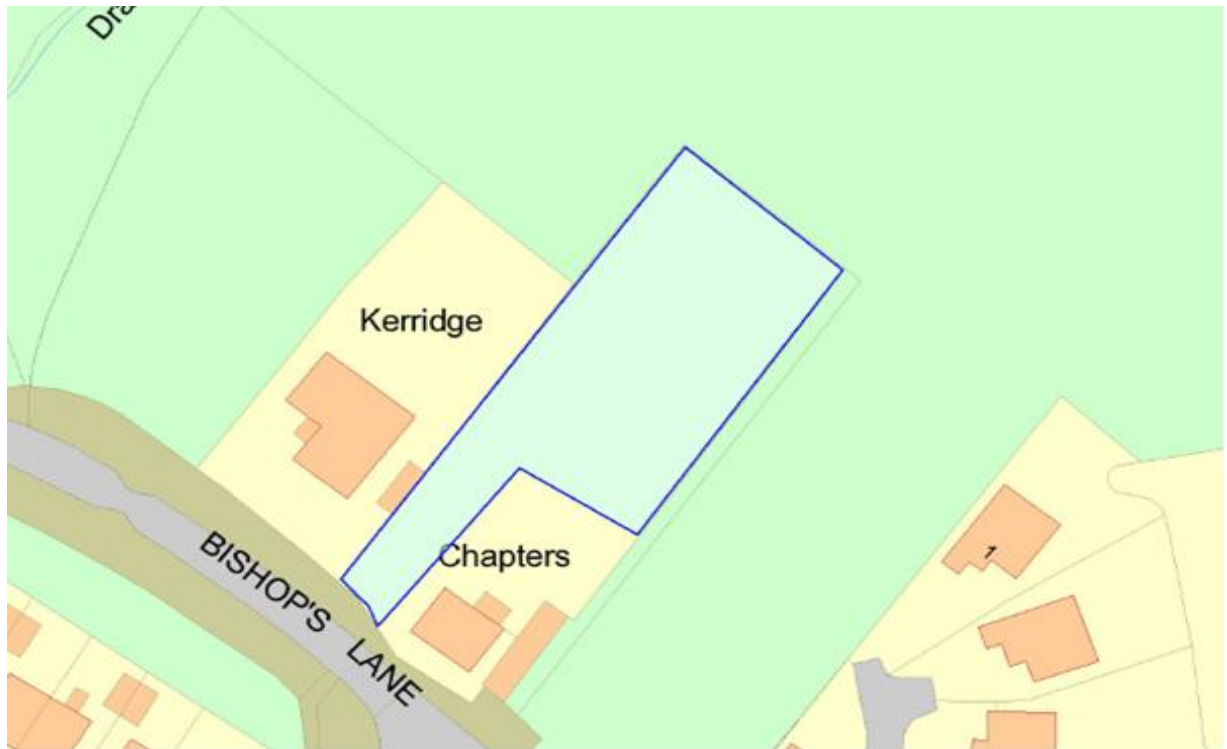


### Site RES6 Bishops Field, Bishops Lane

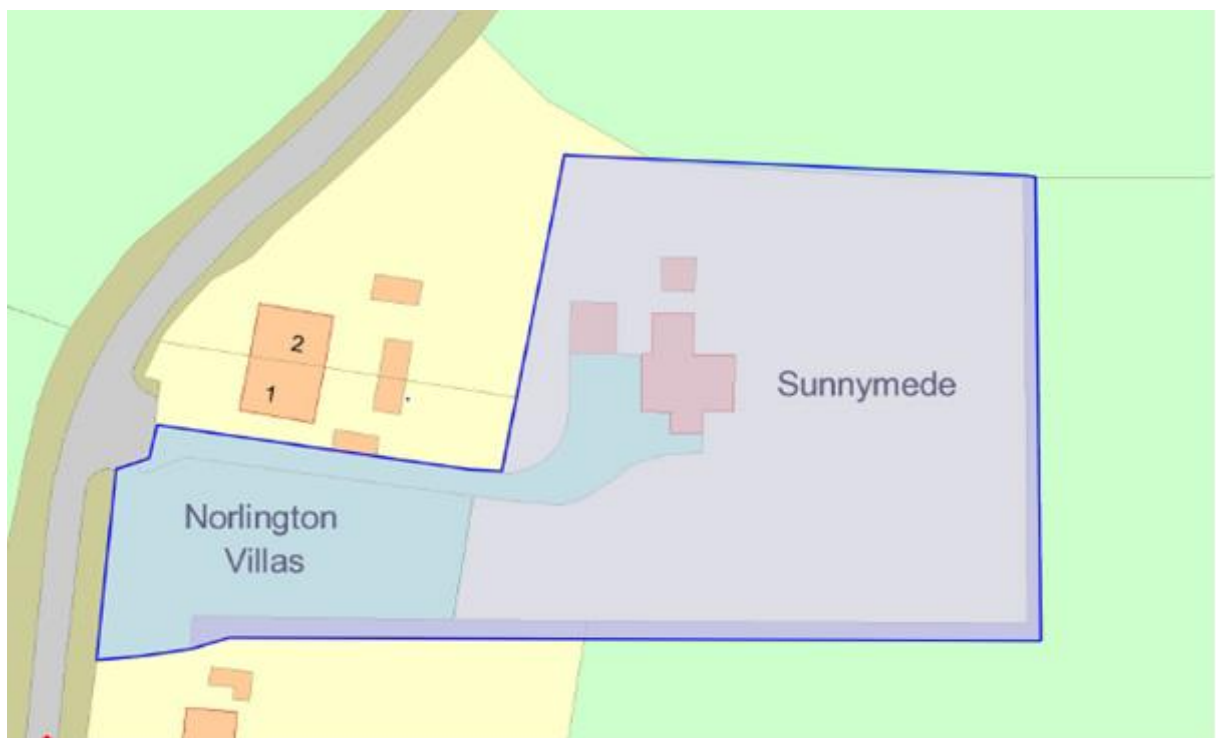




**Site RES7 Chapters garden, Bishops Lane**



**Site RES8 Sunnymede garden, Norlington Lane**



**Site RES9 Careys Cowshed, Broyle Lane**



**Site RES10 Parcels of land at Broyle Close**



**Site RES11 Lower Lodge Farm**



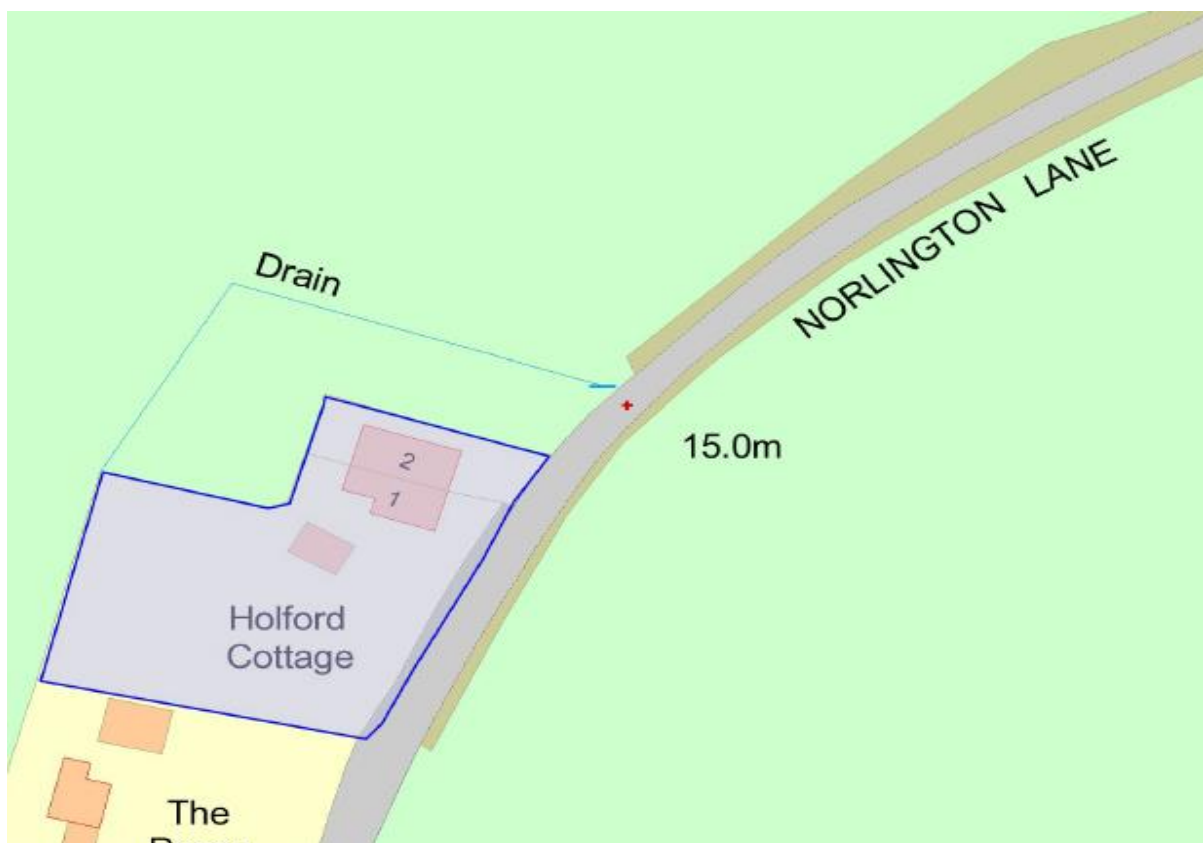
**Site RES12 Upper Broyle Farm farmhouse, Broyle Lane**



**Site RES13 Downsview Farm, farmhouse & herd manager cottage**

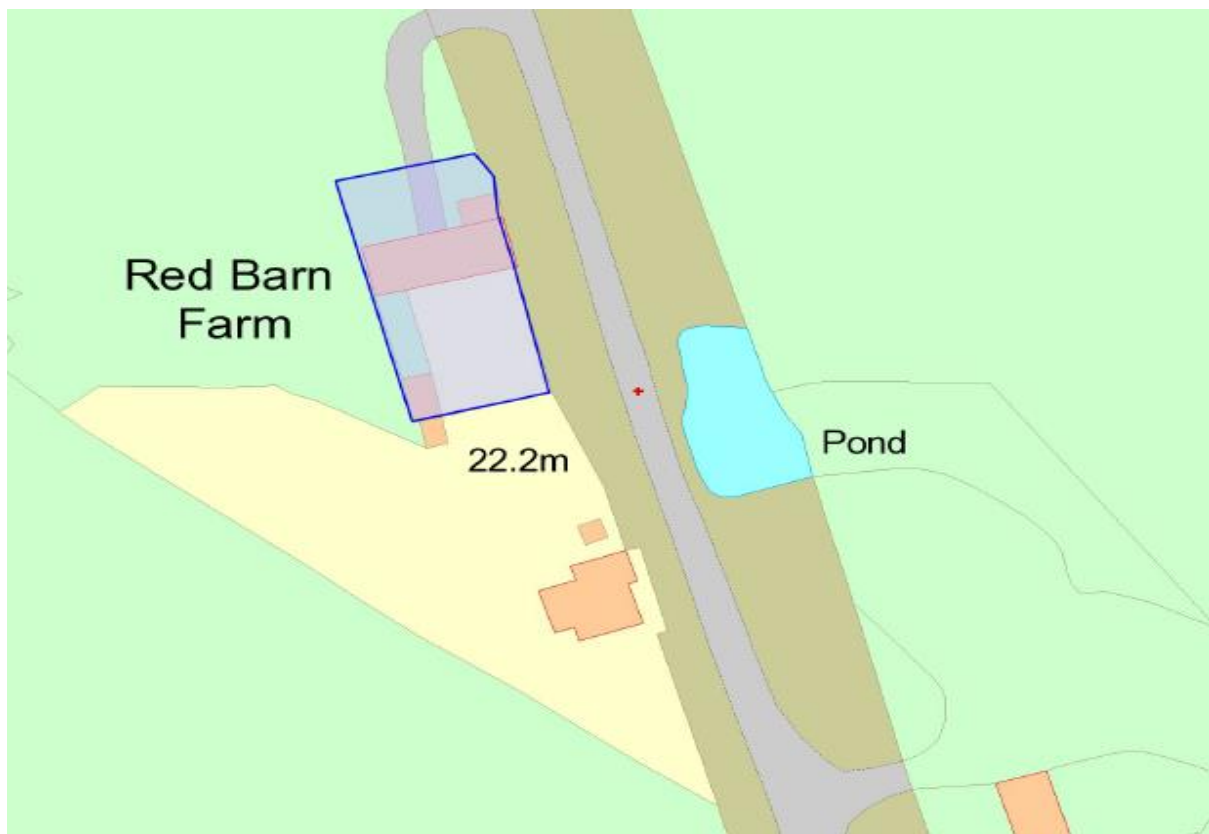


**Site RES14 Holfords Cottage, Norlington Lane**





**Site RES15 Red Barn Farm barn conversion**



**Site RES16 Lower Mount Farm**



### Site RES17 Farmhouse, Upper Lodge Farm



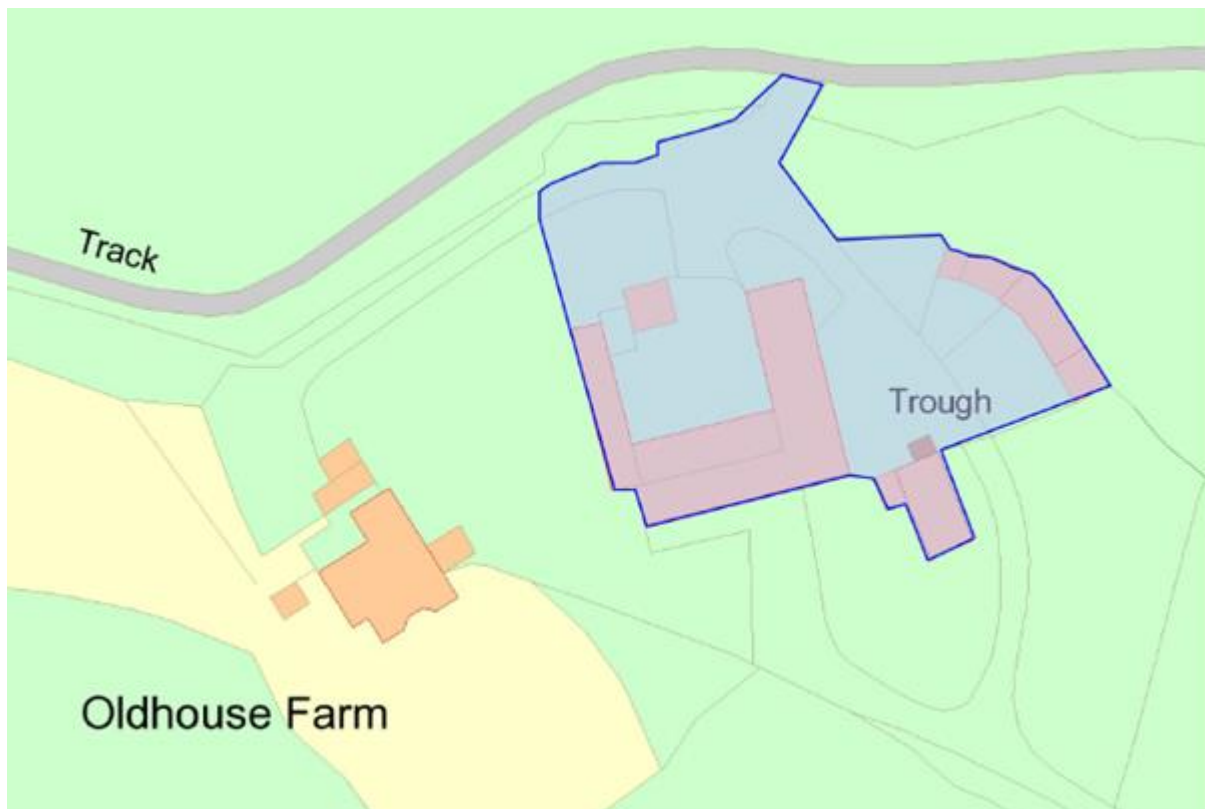
### Site RES18 Broyle Mill Farm barn conversions



### Site RES19 Clay Hill House barn conversion



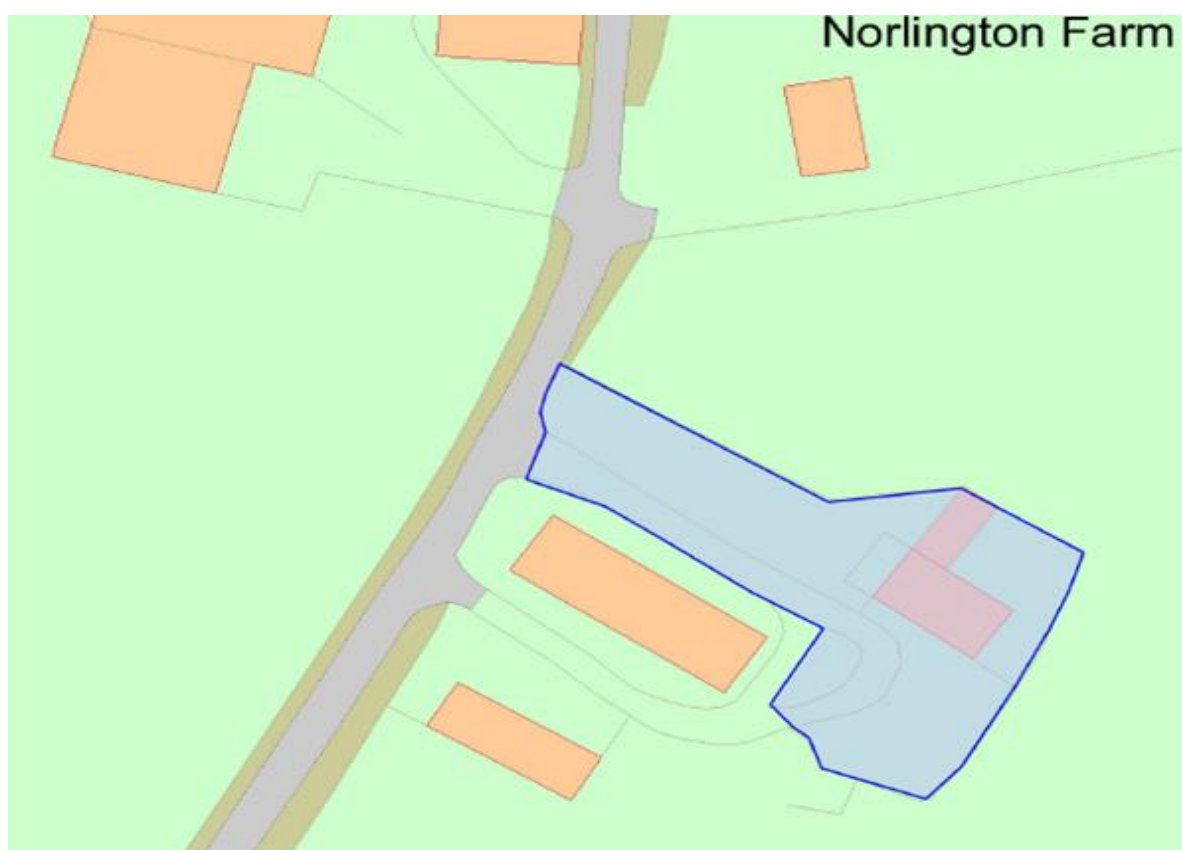
### Site RES20 Barn complex, Old House Farm



**Site RES21 Rural brownfield site, Ashton Green**



**Site RES22 Norlington Farm barn conversion**





### Site RES23 Green Lane Farm barn conversion



### Site RES24 Neaves House paddock exception site



**Site RES25 Lower Lodge Farm exception site**



**Site RES26 Redevelopment of Shopping Precinct maisonettes**



### Site RES27 Busy Bee redevelopment



### Site RES28 Farthings garden, North Road

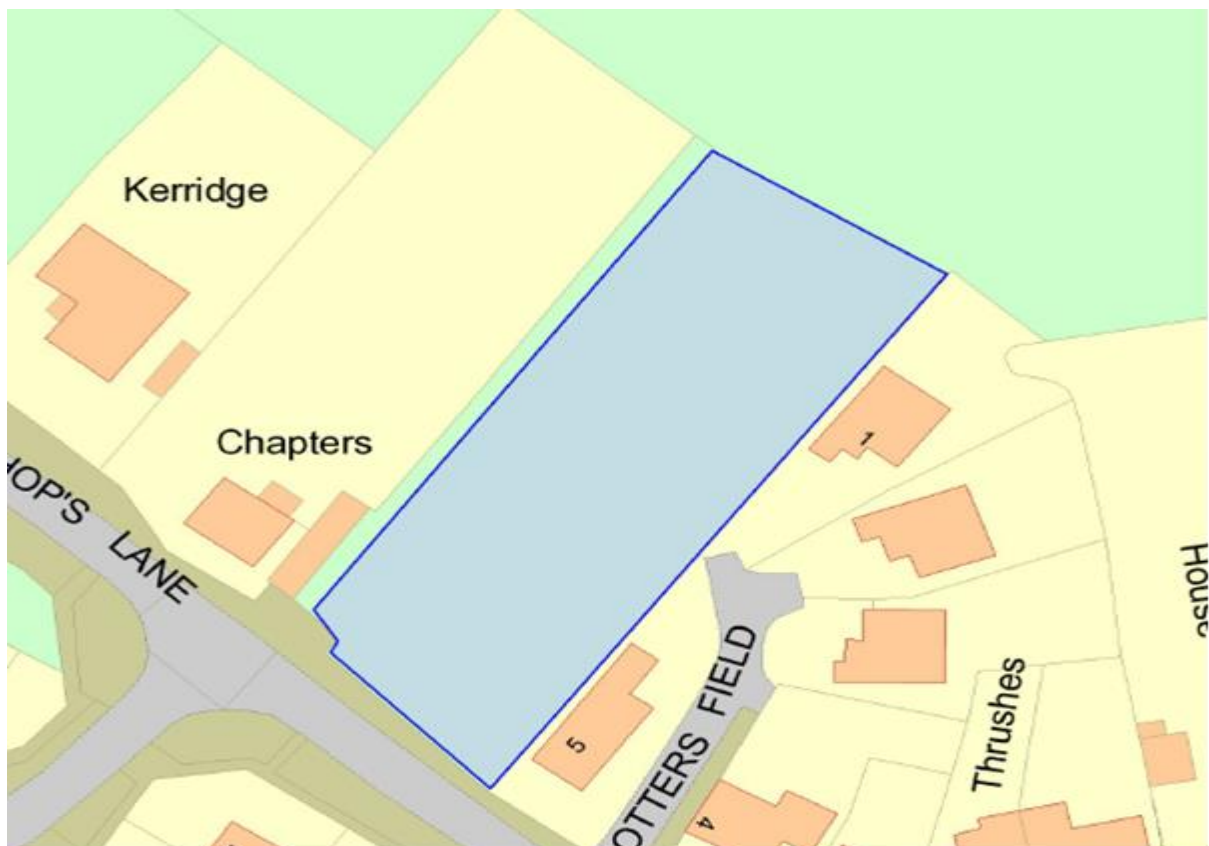




**Site RES29 Pippins garden development, Bishops Lane**



**Site RES30 East of Chapters, Bishops Lane**

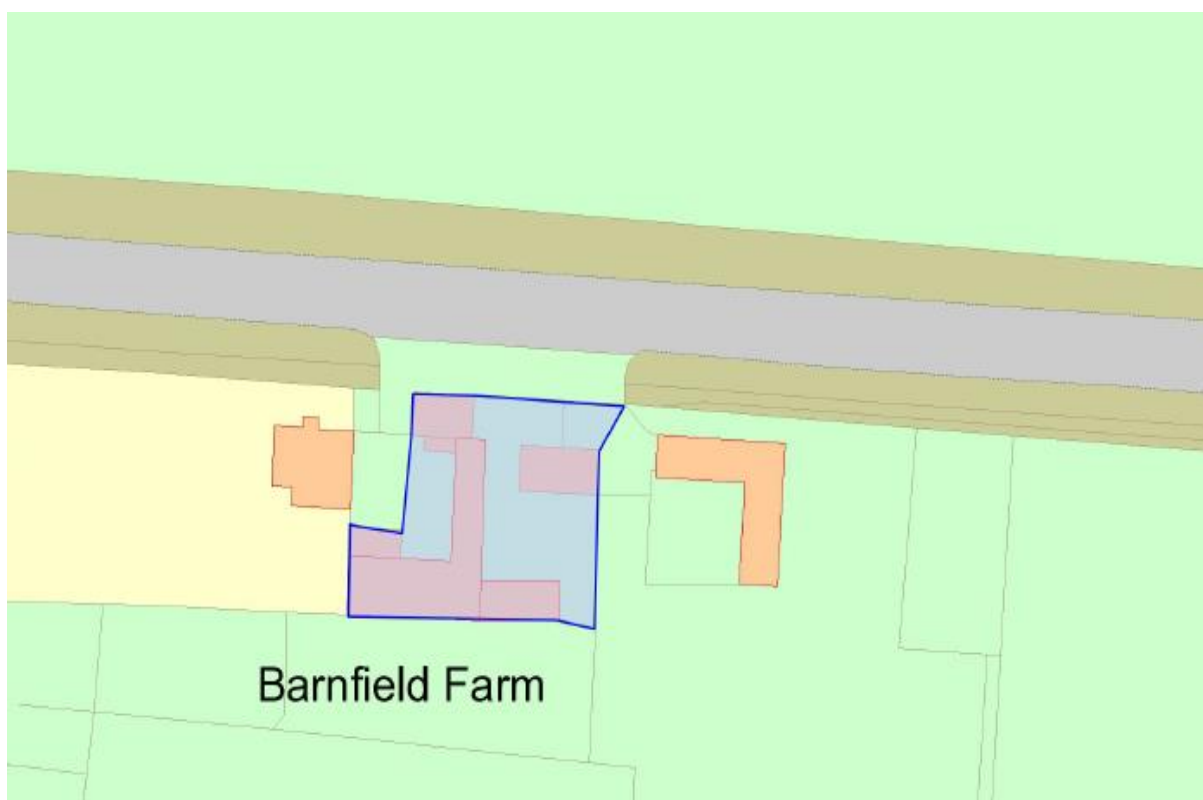




### Site RES31 Potters Field, Bishops Lane (part)



### Site RES32 Barnfield Farm barn conversions



### Site RES33 Plashett Park Farm barn conversions



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

## Section 7 Social and Leisure Facilities in Ringmer

- 7.1 Community meeting facilities
- 7.2 Ringmer Green & other managed open spaces
- 7.3 Ringmer community swimming pool
- 7.4 Sports pitches and tennis courts
- 7.5 Outdoor play facilities for children
- 7.6 Outdoor facilities for young people & adults
- 7.7 Allotments and the community orchard
- 7.8 Tourist attractions in and around Ringmer
- 7.9 Community assets

### 7.1 Community meeting facilities

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

***Policy 7.1: Applications to provide additional community meeting facilities will be supported.***

## 7.2 Ringmer Green & other managed public open spaces

- 7.2.1 There are twelve areas of managed open space in Ringmer village and three areas in the Broyleside, ranging in size from Ringmer Green to small grassed areas a few yards across (see Appendix 4). Most are open to the public, though a few are for the benefit of local residents. All are managed to a high standard by Ringmer parish council or Lewes District Council. Ringmer Green is a registered village green and Rushey Green is registered common land. The other managed open spaces are not currently protected by registration.
- 7.2.2 In relation to its current population, Ringmer is well provided with managed public open space of this type, and it is well distributed through both Ringmer settlements as they are currently configured. The Lewes District Informal Open Spaces Study (2005) confirms this assessment.

**Policy 7.2:** *Development that harms the character of the village green at Ringmer Green [OS1] will not be permitted. The development of Ringmer's other managed open spaces, listed below and described in greater detail in Appendix 4, will be permitted only where any harm arising is outweighed by community need for their use for other purposes.*

- OS2 Ringmer Old Churchyard
- OS3 Cheyney Field
- OS4 Anchor Field play area
- OS5 Green Close green
- OS6 Rushey Green
- OS7 Mill Close green
- OS8 Gote Green
- OS9 Sadlers Way Diamond Jubilee green
- OS10 Middleham Close green areas
- OS11 The Forge Green
- OS12 The Forge Communal Open Space
- OS13 Fingerpost Field
- OS14 Broyle Lane play area
- OS15 Broyle Close green areas

## 7.3 Ringmer community swimming pool

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

**Community Action 7.3:** *Ringmer parish council will seek to facilitate the further development of, and increased public access to, this valued community asset.*

## 7.4 Sports pitches and tennis courts

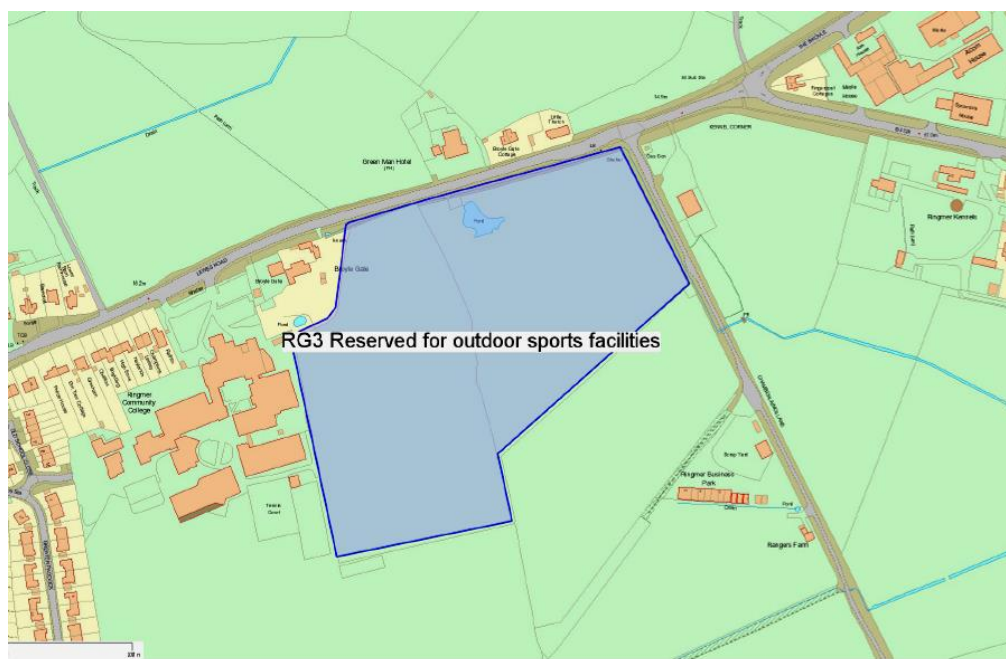
- 7.4.1 While there are prominent sports pitches within Ringmer on the village green, Cheyney Field and Caburn Field, both the evidence collected for this Neighbourhood Plan and formal studies by the local authorities confirm that there is a serious deficiency in the provision of outdoor sports facilities in the parish. This deficiency is not evenly spread between sports. There appears to be adequate provision, through village sports clubs, for



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

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

**Policy 7.4:** *Land to the east of Ringmer Community College, identified on map 7.1, is allocated to meet the identified shortage of outdoor sports facilities in Ringmer. Any associated built facilities necessary, including changing rooms and parking, should be located on the Ringmer Community College campus or on land immediately adjacent to the College boundary.*



**Map 7.1, identifying the area allocated for new outdoor sports facilities**

## 7.5 Outdoor play facilities for children

- 7.5.1 Ringmer Green and three of the other public open spaces noted above in section 7.2 are equipped with play equipment for younger children. There are informal play areas, with minimal equipment, for older children at Anchor Field and Fingerpost Field, and there is a skateboard ramp, extended in 2012, at Anchor Field. These facilities are considered broadly adequate to meet current demand, though the space available at Anchor Field is heavily used, rather small, with a busy estate road along one side and subject to other pressures. A significant proportion of the Anchor Field site was sacrificed a few years ago to house the new Ringmer Health Centre.

**Policy 7.5:** 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.

## 7.6 Outdoor facilities for young people & adults

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

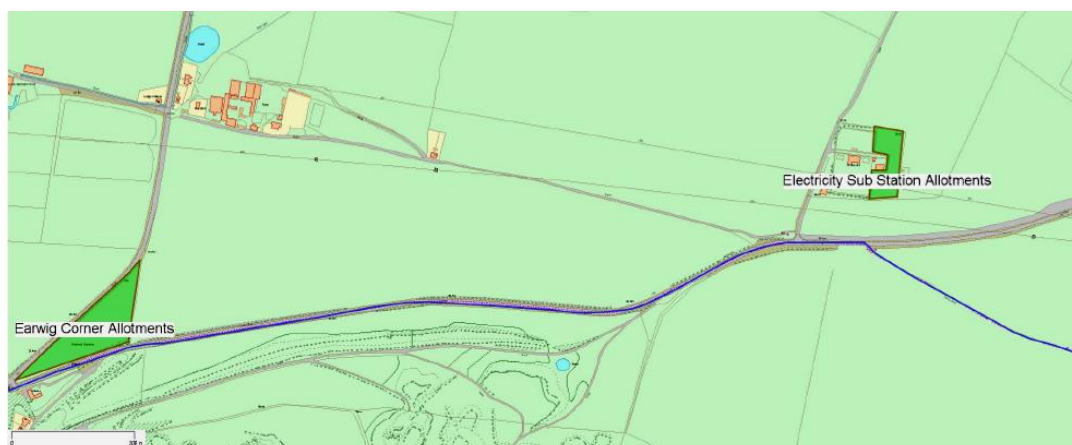
**Policy 7.6:** Proposals to provide new facilities for outdoor activities for young people and adults will be supported provided that they comply with other Neighbourhood Plan policies.

## 7.7 Allotments and the community orchard

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

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

**Policy 7.7:** *The number of allotments available to Ringmer residents will be maintained at a level commensurate with demand. Should new demand make it necessary, additional allotments will be developed at appropriate locations to meet this demand. Proposals to extend the community orchard will be supported provided that they comply with other Neighbourhood Plan policies.*



Allotments at Earwig Corner and the Electricity sub-station



Allotments at Ham Lane and Green Close



Broyle Close allotments

**Map(s) 7.2, identifying allotment locations**

## **7.8 Tourist attractions in and around Ringmer**

- 7.8.1 The Glyndebourne Opera House, the East Sussex Gliding Club, the Southdown Hunt, Raystede animal welfare centre and Bentley Wildfowl are all significant national or regional tourist attractions in, or immediately around, Ringmer but serving a much wider area than Ringmer itself. While Ringmer residents benefit substantially from ready access to all these leisure activities, relevant policies for their maintenance and further development are considered from the perspective of the employment opportunities they offer in section 5.5. No additional policy is considered necessary.
- 7.8.2 There is no policy 7.8.

## **7.9 Community assets**

- 7.9.1 The Localism Act makes provision for local communities to create and maintain a register of community assets, providing a level of protection for land and buildings considered important by the community. Appendix 5 is a list of such assets considered important by the Ringmer community.

**Community Action 7.9:** *Ringmer parish council will seek to retain the assets listed in Appendix 4 for the benefit of the community unless their role is replaced by alternative assets to meet the same need at a suitable alternative location or it can be demonstrated that their continuing in their present role is no longer required by the community or no longer viable.*



## Section 8      Infrastructure requirements

- 8.1      Access to the local road system
- 8.2      The local road network within Ringmer parish
- 8.3      Provision of adequate off-road parking
- 8.4      Provision of cycle ways and safe routes for cycles and mobility scooters
- 8.5      Road safety
- 8.6      Public transport
- 8.7      Primary & nursery education
- 8.8      Secondary & further education and services for young people
- 8.9      Health service provision
- 8.10     Water supply
- 8.11     Drainage & sewerage
- 8.12     Waste disposal & recycling
- 8.13     Cemeteries

### 8.1      Access to the local road system

**Policy 8.1:** *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 demonstrate that they would not result in severe detrimental impacts to the local road system.*

### 8.2      The local road network within Ringmer parish

- 8.2.1    There are a variety of local roads within Ringmer parish, ranging from the secondary routes to Glynde and Barcombe and traditional country lanes to modern estate roads serving 20<sup>th</sup> and 21<sup>st</sup> century development. Some former country lanes, such as Gote Lane, Harrisons Lane, Church Hill/Ham Lane and Bishops Lane, are now used as secondary routes or for access to modern housing developments, without ever having been upgraded to the standard appropriate for their new role. The unimproved nature of these quite heavily used lanes makes an important contribution to Ringmer's 'village feel', at the cost of some potential risk to road safety.
- 8.2.2    Particularly difficult situations occur when unimproved lanes that have become used as secondary routes or for access to housing developments are subject to on-road parking by residents or become used by commuters diverting from the B2192 to the A26 via minor roads to gain improved access to Earwig Corner. This was a particular issue for Bishops Lane, until ameliorated by physical width restrictions in the northern section of the lane. North Road, a narrow lane running across Ringmer Green that cannot readily be improved without damage to the conservation area, is a busy access route for the Delves estate and housing in the central section of Bishops Lane. Additional pinch points are identified at the Norlington Lane/Back Green/Ham Lane junctions and in the Vicarage Way/Church Crescent one-way system where narrow roads in the heart of the conservation area by the church are affected by on-road parking.

**Policy 8.2:** New development must avoid creating or exacerbating road safety hazards or congestion at identified pinch-points in the local road network. Effective restrictions to discourage commuter traffic diverting from the B2192 to the A26 via Bishops Lane must be retained.



**Map 8.1** Identified pinch points in the local road network are indicated in red



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



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



Heavy traffic using Church Hill. Not an unusual sight!

### 8.3 Provision of adequate off-road parking

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

**Policy 8.3:** *All new development in Ringmer must make adequate provision for off-road parking for the numbers and types of vehicles likely to be attracted by the development. Parking for new development in the countryside should be appropriately located or screened to minimise landscape impact. New residential development should include off-road parking provision at the following minimum ratios:*

- 1 parking space per 1-2 bed home designed specifically for older residents*
- 2 parking spaces per 1-3 bed home*
- 3 parking spaces per 4 bed or larger home.*

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



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

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

**Policy 8.4:** *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.*

## 8.5 Road safety

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

**Policy 8.5:** *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.*



## **8.6 Public transport**

- 8.6.1 There is no railway service to or through Ringmer. Ringmer residents wishing to travel by rail usually access the national railway system at Lewes or, less commonly, Uckfield. Buses from Ringmer to Lewes do not pass the railway station, while Lewes station car parking is limited and increasingly expensive.
- 8.6.2 There is a regular bus service from the Broyleside through Ringmer village to Lewes and Brighton (2 buses per hour during the working day). A second bus service from Brighton and Lewes to Uckfield and Tunbridge Wells (2 buses per hour during the working day) passes through Ringmer parish along the A26, but does not serve Ringmer village or the Broyleside. Both services travel via the B2192/A26 junction at Earwig Corner, and are thus subject to unpredictable peak hour delays. There are very few bus services running eastwards from Ringmer to Hailsham or Eastbourne, other than services provided for students at Ringmer Community College, and no buses pass Raystede (150,000 visitors per year) at the times it is open. Residents do not presently consider it practical to travel by bus to employment, shops and services at locations other than Lewes, Falmer or Brighton.
- 8.6.3 The bus service to Lewes and Brighton is important. It must be maintained and if possible improved. Use of public transport would be facilitated if a regular bus service between Ringmer village and Uckfield and Tunbridge Wells could be developed by the diversion of a higher proportion of no.29 buses through Ringmer village. It would also improve use of public transport, and make some proposed development sites more sustainable, if Raystede could be served by the modification of an existing service.
- 8.6.4 There is no policy 8.6.

## **8.7 Primary & nursery education**

- 8.7.1 Education facilities in Ringmer include Ringmer Primary School, Ringmer Nursery School and other facilities for pre-school children, including a Children's Centre serving Ringmer and the surrounding rural parishes. All these facilities are in Ringmer village, apart from one private nursery school in Wellingham. There are no facilities available in the Broyleside.
- 8.7.2 Ringmer Primary School primarily serves the population of Ringmer parish, as neighbouring villages (apart from Glynde) have their own small primary schools. After a period of falling school rolls, during which the capacity of the primary school was substantially reduced, the 21<sup>st</sup> century has seen a marked rebound in recruitment. The present school building is inadequate for continued recruitment at even the current level and there are extant plans to increase the capacity of the Primary School to a 1½ stream entry. This is scheduled to be delivered by 2015-6, but will meet only existing need, plus the need generated by a small amount of new development in the early part of the plan period. The governors believe that the school site could accommodate further extension to permit a 2-stream entry, which should be sufficient to accommodate the minimum level of housing growth envisaged in policy 6.1 above. Any significantly larger level of new development would require a new, larger primary school on an extended site. 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.
- 8.7.3 Pre-school education is available in Ringmer from a variety of providers. The principal provider is the Ringmer Nursery School, a not-for-profit school co-located with Ringmer

Primary School that is managed by a voluntary committee. This co-location is a valued asset to the community, easing the path into formal education.

**Policy 8.7:** *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.*

**Community Action 8.7:** *Ringmer parish council will seek to ensure that the valued co-location of the Ringmer Nursery School with Ringmer Primary School is maintained, and that expansion of the Primary School will not be at the expense of displacement of the Ringmer Nursery School.*

## **8.8 Secondary & further education and services for young people**

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

**Community Action 8.8:** *Ringmer parish council will seek to facilitate the provision of an effective youth service serving Ringmer and the wider rural area.*

- 8.8.4 There is no policy 8.8.

## **8.9 Health service provision**

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

**Policy 8.9:** *New developments at appropriate locations to meet health service needs that are not currently met in Ringmer will be supported.*

## **8.10 Water supply**

- 8.10.1 Water is supplied to Ringmer by South East Water, who have a water treatment works and storage reservoir within Ringmer parish at Barcombe Mills that supplies water to a large area. South East Water operates in an area of England that is assessed as suffering from

serious water stress. The South East Water water resources management plan WRMP14 proposes improving the efficiency and increasing the capacity of the Barcombe Mills water treatment works [employment site EMP22]. There is some potential for expansion of site EMP22 should this be necessary to ensure adequacy of water supply.

**Policy 8.10:** *Applications to improve the efficiency and increase the capacity of the Barcombe Mills water treatment works will be supported.*

## 8.11 Drainage & sewerage

8.11.1 Waste water and sewerage in Ringmer village and the Broyleside are provided by Southern Water. The Ringmer Sewage Works, located in Neaves Lane, is located less than 10 metres above sea level and drains into Glynde Reach. It is operating at close to licence and design capacity, with a headroom of only an additional 40 households. There is evidence that Glynde Reach suffers from serious pollution, with lower water quality than any other East Sussex river in 2009 and a further substantial fall in water quality between 2009 and 2013. Many of the rural parts of Ringmer parish do not have access to mains drainage, and rely on private cesspits or similar arrangements.

8.11.2 Several areas of Ringmer have suffered from flooding in recent years. There has been a long history of flooding affecting a significant number of Broyleside houses near the Norlington Stream. There are unresolved drainage issues affecting several low-lying parts of the village, in particular Green Close where the foul sewer draining the northern part of Ringmer village is believed by residents to have unresolved problems. The two main sewers serving Ringmer village both have material capacity issues. A number of individual houses have been affected by these and also by excessive run-off in very wet weather. Several sections of the parish along the River Ouse, Glynde Reach and tributary streams are very low-lying and in wet weather the water table rises to close to ground level in many low lying parts of Ringmer village. At such times standing water is often to be seen in the pasture fields to the north and east of the village.

**Policy 8.11:** *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. New and improved utility infrastructure will be encouraged and permitted in order to meet the identified needs of the community. 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.*

## 8.12 Waste disposal & recycling

8.12.1 General waste is collected weekly and doorstep recycling for a limited range of materials fortnightly throughout Ringmer. This service is efficient and appreciated. There is a small and limited recycling facility in Ringmer village at Anchor Field, located inconveniently close to the Ringmer Health Centre and children's play areas. Lewes District Council has until recently used some former residential garages in Anchor Field as a depot for sorting its

doorstep recycling collections. This site is not well located, as it is surrounded by residential housing and a children's play area, and causes some nuisance to neighbours.

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

**Policy 8.12:** *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.*

**Community Action 8.12:** *Ringmer parish council will seek to improve sustainability and avoid unnecessary travel contributing to poor air quality in Lewes by facilitating new arrangements for the local recycling of garden waste and construction waste.*

## 8.13 Cemeteries

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

**Policy 8.13:** *Land adjoining, and to the south-west of, the new churchyard (map 8.2) is identified as a potential site for a new cemetery and will be protected from alternative uses unless and until an alternative site is acquired*





**Map 8.2** Land to the south-west of the New Churchyard identified as a potential new cemetery

**Key aspects of the Village Design Statement**

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**Key aspects of the Village Design Statement**

## **Key aspect 1 Context**

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

## **Key aspect 2 Historical setting**

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

### Key aspect 3 Landscape setting

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

### Key aspect 4 The evolving settlement pattern

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



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

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

### Key aspect 5 Character areas

- 9.Ka5.1 Because of the complexity of its historical growth pattern, Ringmer today can best be understood by breaking it down into Character Areas. These are summarised below.
- **Character Area 1** covers the heart of Ringmer village around the village green and its Conservation Area. This area contains a mixture of buildings from successive stages of village development.



Ringmer Green Looking towards the Small House, North Road



Ringmer Village Hall (within the conservation area)



Ringmer Village Green and War Memorial



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



Affordable Housing at its best, Lewes Road, Ringmer





Little Manor, Lewes Road, Ringmer

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



Lewes Road, Ringmer



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



Laughton Road, Ringmer



Neaves Lane, Ringmer

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



Harrisons Lane , Ringmer

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



Ballard Drive, Ringmer





Sadlers Way, Ringmer



Norlington Court, Ringmer



The Forges, Ringmer – Ringmer's Latest Development

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

## Village Design Statement Policies

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

### Design, massing and height of buildings

**Policy 9.1:** *New development should be of high quality and be designed to fit in with its surroundings. To achieve this, applicants should give careful consideration to the height, massing and scale of a proposal. Houses of more than two storeys are generally inappropriate in a village setting. A degree of design variety within a development is essential but it must take into account the design and detailing of adjacent buildings and the spatial, visual and historical context in which it resides. This is particularly important in Character Areas 1, 2, 4 & 6, and especially within the Conservation Area or near heritage buildings. Exceptional modern design is not precluded. Development applications in Ringmer village should demonstrate how they enhance the visual integration of the village and its open spaces with the enveloping SDNP.*

### Making good use of available land

**Policy 9.2:** *Housing developments must make good use of available land. Housing densities outside 20-30 units per hectare will require special justification.*



## Materials

**Policy 9.3:** The preferred external materials for houses are subdued red brick and tile, with roof pitches close to 45 degrees. White render or clapboard and flint walling are also acceptable but should not predominate. Dark grey slates on shallower roof pitches are also acceptable. Materials for other building types should be appropriate for their use and location (see NPPF para.28 for rural employment buildings).

## Housing space standards

**Policy 9.4:** Dwellings should be of sufficient size to allow all occupants to live and eat comfortably together. Developers should also adopt Secured by Design guidance and build housing for the elderly and disabled to Lifetime Homes standards. Developers are also encouraged to build all other housing to Lifetime Homes standards.

## Pedestrian movement - twittens

**Policy 9.5:** Developments of 20 or more houses should incorporate footpaths and twittens that link to existing village routes or communal spaces as appropriate. Twittens (defined as paved pedestrian ways also suitable for mobility scooter use) should be wide enough to allow two mobility scooters to pass. Roadways with shared pedestrian use e.g. crossings, turning areas, homezones and 20 mph zones, should be defined by paving with brick paviors to roadway specifications.

## Hard and soft landscaping

**Policy 9.6:** Where possible development should feature both soft and hard landscaping to enhance its immediate environment, using appropriate native species where possible. The design of new developments should retain existing hedgerows where possible. Development on the edge of the settlements should be screened by tree planting or existing hedgerows or woodland. Planning applications will need to include landscaping details to ensure that this policy is met.

## Types of residential development

**Policy 9.7:** Larger developments (20 units or more) should be mixed, but with a high proportion of 2-3 bed houses suitable for young families. They should include some 1-2 bed starter homes and smaller homes built to Lifetime Homes standards for the elderly and disabled. Proposals for sheltered housing, self build schemes, flats or large houses will be considered on their merits.

## Housing for the elderly & disabled

**Policy 9.8:** In addition to the requirements of policy 9.7 above, developers will be encouraged to offer additional centrally located accommodation for the elderly and/or disabled.

## Housing for supported living

**Policy 9.9:** Development of an additional supported living facility will be supported if required.

## Development briefs

**Policy 9.10:** *Development briefs have been prepared for the development of significant or sensitive sites, including those planned to contain 20 or more houses [see Appendix 6]. Developers of these sites will be expected to engage with the local community before submitting detailed plans for approval.*

### 9.11 Avoidance of nuisance to neighbours

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

9.11.2 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, it will be important to protect neighbours from such adverse impacts.

9.11.3 There is no policy 9.11.

## List of Appendices

<b>Appendix 1</b>	<b>Ringmer heritage buildings meeting English Heritage criteria for listing</b>
<b>Appendix 2</b>	<b>Major Employment Site in Ringmer Parish</b>
<b>Appendix 3</b>	<b>Housing sites allocated for development, 2010-2030</b>
<b>Appendix 4</b>	<b>Ringmer Green and other managed public open spaces</b>
<b>Appendix 5</b>	<b>Community Assets in Ringmer Parish</b>
<b>Appendix 6</b>	<b>Development Briefs for Allocated Sites</b>

## Abbreviations used

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