RINGMER
Parish Council

Ringmer Neighbourhood Plan
2025 to 2042



Pre-Submission Version for consultation at Regulation 14

November 2026

Prepared by the Ringmer Neighbourhood Plan Steering Group on behalf of Ringmer Parish Council

Foreword

This document is an update to our made Neighbourhood Plan 2010 to 2030. Our first Ringmer Neighbourhood Plan was developed over the period 2011-2016 and formally adopted in 2016.

Since that time, there has been much change at a national level in terms of planning policy and there is also a new Lewes Local Plan in development, which could bring much growth to our parish. We have therefore reviewed our existing Neighbourhood Plan to ensure that it remains up-to-date and relevant. Some of the existing policies remain in place, some have been updated and others have been added.

The plan documents the community's vision of how the parish of Ringmer, including the settlements of Ringmer and Broyleside, should evolve and thrive to meet the needs of its residents. Our plan will align with the plan being produced by the Lewes District Council but will have more local detail.

A Neighbourhood Plan gives local people a voice in defining planning policies. It aims to protect Local Green Spaces, encourage better designed housing and bring forward suitable sustainably located developments that genuinely meet local needs. Under the Government's Localism Act of 2011, every community in the country is encouraged to produce their own specific plan. Typically, these plans have a long-term outlook and for our parish, this plan will run from 2025 to 2042.

A Steering Group, set up by Ringmer Parish Council, has guided the development of our Neighbourhood Plan review. Feedback from the community, gained from a number of consultation sessions, has been central to its production.

Our Neighbourhood Plan describes the community's aspirations for change and development and calls for more sustainable design standards to protect our biodiversity and environment. In addition, it lists our cherished green spaces, views and heritage assets in order to help maintain and support the character of the parish. Also, it endeavours to support the businesses operating within the area, and to maintain and develop our community facilities.

Once the plan is approved with a positive referendum result, we will be able to exert a very positive influence on any change and development that is proposed to occur in the parish over the lifetime of the plan.

Alan West

Chair of the Neighbourhood Plan Steering Group

Acknowledgements

The Steering Group has given many hours of its time: undertaking research, commissioning reports, consulting with residents and businesses, providing information and regular updates via the Parish Council website.

The views expressed from these consultations and other feedback have been reflected in the policies and supporting text you will see in this plan.

We are enormously grateful to all those who have contributed so many thoughtful suggestions and opinions and for the continuing support of the Parish Councillors.

It is impossible to list here the many people who have contributed.

Thanks are due to members of the Steering Group for their tireless commitment and key contributions:

Chair	Alan West
Members:	Richard Booth, Linda Grange, John Kay, Nick Parrish, Sarah Phillips, John Saunders, Gordon Sims

Alan West

Chair of the Neighbourhood Plan Steering Group

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1. INTRODUCTION

1.1 This document is the review of the Ringmer Neighbourhood Plan (RNP) and will, once 'made' replace the previous document. It sets out planning and land-use policy for Ringmer village, Broyleside, and the wider parish over the period 2025 to 2042. The parish is located within the Lewes District Council (LDC) area, with the southern part covering approximately 20% located within the South Downs National Park Authority (SDNPA) area. LDC is the lead authority in terms of the RNP. The Ringmer Neighbourhood Area was designated on 1 October 2012. The Neighbourhood Area shares its boundary with that of the parish (*Figure 1*).

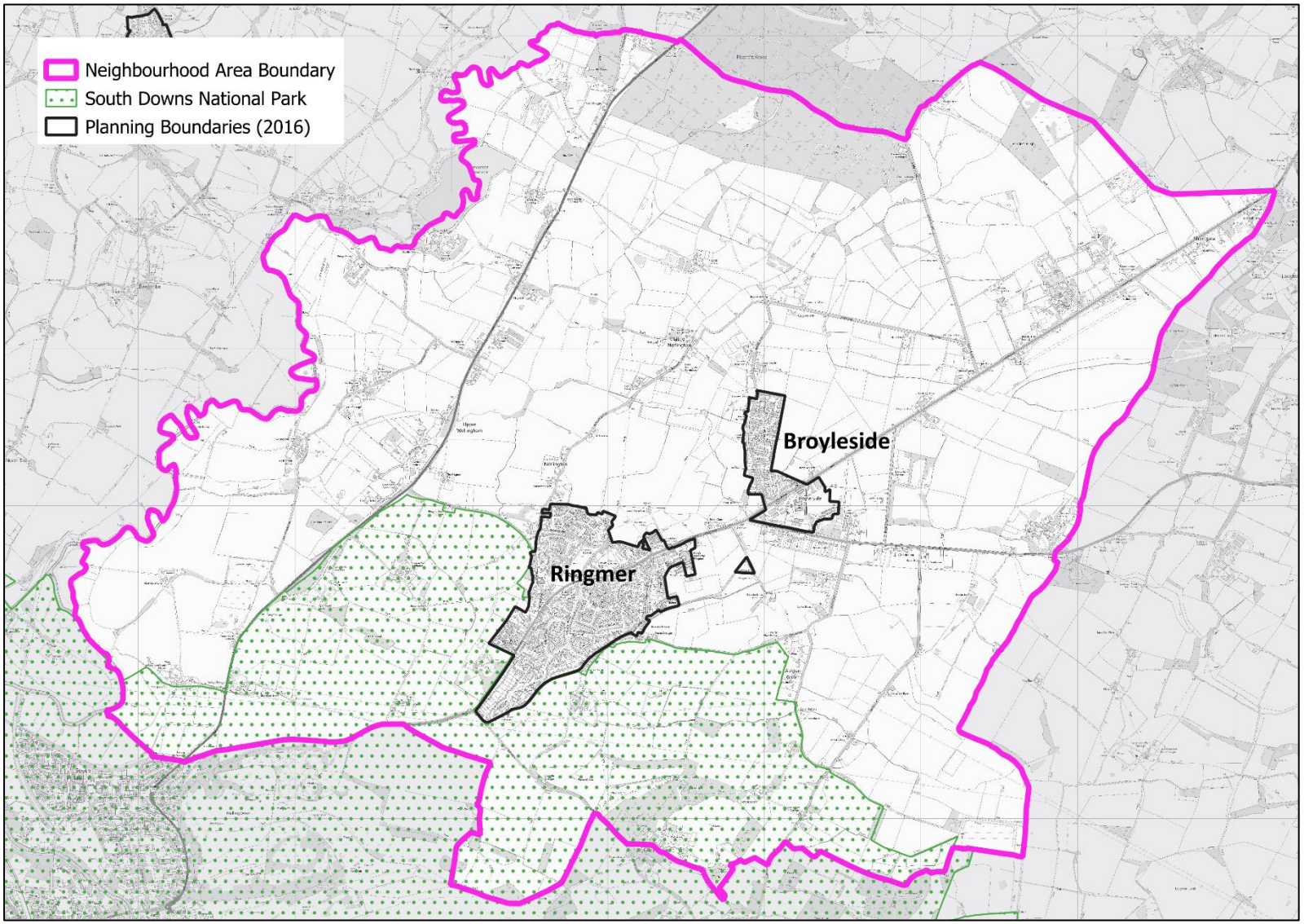
1.2 The RNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012 (as amended). The Parish Council, as the qualifying body, set up a Neighbourhood Plan Steering Group comprising local councillors and volunteers from the community, to lead on the preparation of the Plan. In consultation with the community, local businesses and others, the Steering Group has reviewed the vision and framework for the parish and set out how that vision will be realised through planning land use and development change over the period 2025 to 2042 (coinciding with the proposed end date for the new Lewes Local Plan).

1.3 The RNP policies form part of the development plan for both Lewes district and, where relevant, the South Downs National Park (SDNP), and must be considered by any interested parties wishing to submit planning applications for development within Ringmer parish. The policies also set out how land should be considered, in planning terms, locally, and is a material planning consideration in the determination of applications, alongside the policies of the local development plan.

1.4 The process of producing the RNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in Ringmer parish. Within each section there is a summary of what the policy seeks to achieve and a justification, providing the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in the green boxes, and these will be used to determine planning applications. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the RNP.

1.5 The RNP also identifies local community projects that are not met through planning policy, but which are important to the well-being of the community. Finally, the RNP sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

Figure 1: Ringmer Neighbourhood Area (which shares its boundary with the parish boundary)



The Planning Policy Context

National Planning Policy

1.6 The RNP has been prepared in accordance with the National Planning Policy Framework (NPPF), most recently revised in August 2026. It states:

Local Plan Policy

1.7 Administratively, the parish falls within the Lewes District although parts of the southern area (comprising approximately 20%) are within the SDNP. Development proposals within the national park area are guided by the South Downs Local Plan 2014 to 2033 (SDLP), adopted in 2019, while development proposals elsewhere in the parish are guided by the Lewes Local Plan Part 1 (2016), Part 2 (adopted 2020) and saved policies of the Local Plan (adopted 2003).

Lewes Development Plan

1.8 The current adopted Development Plan documents for Lewes District comprise the following:

- Lewes District Local Plan Part 1: Joint Core Strategy **(adopted May 2016)** – note that the planning policies for that part of the District within the National Park have now been superseded and replaced by the South Downs Local Plan, adopted in July 2019.
- Lewes District Local Plan Part 2: Site Allocations and Development Management Policies **(adopted February 2020)**
- 'Saved' policies of the Lewes District Local Plan **(2003)**
- 'Made' Neighbourhood Plans across the borough
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017)
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Revised Policies (2024).

1.9 There is also a series of Supplementary Guidance and Planning documents which are material considerations in planning terms.

1.10 A new Local Plan for Lewes District is in the process of being developed covering the period to 2042 and will replace the current Local Plan (Parts 1 & 2) and saved policies. The latest Local Development Scheme (February 2026) sets out the proposed timetable for the new Local Plan (noting timetable may change):

- Local Plan Phase 1 consultation (Reg. 18): Winter 2024/5
- Local Plan Phase 2 consultation (Reg. 18): Winter 2025/6
- Proposed Submission version consultation (Reg.19): Summer 2026
- Submission to the Secretary of State (Reg 22): Winter 2026
- Examination in Public (Reg.24): Spring 2027
- Adoption (Reg 26): Subject to progress at Examination in Public: Winter 2027

1.11 The emerging Local Plan policies and evidence have been considered while preparing the review of the RNP.

1.12 The new Local Plan will set new housing requirements across the district, allocate development sites and set out up to date policies for new development.

1.13 In the previous Settlement Hierarchy Review (July 2023), Ringmer was classified as a 'Rural Service Centre. However, the Phase 1 – Regulation 18 version document included a change to the settlement hierarchy to change Ringmer to a "Service Centre" alongside Peacehaven & Telscombe.

1.14 Broyleside was classified as a 'Local Village' due to having very few facilities and services, and poor levels of accessibility to larger settlements in the region. There are no local shops in Broyleside, and services are limited to a car garage, vet, and B&B. There are several businesses within the Broyle Business Area which provide limited employment.

SDNPA

1.15 The south/southwestern part (20%) of the parish is located within the SDNP (SDNP). The SDNPA became the Local Planning Authority (LPA) for the SDNP on 01 April 2011. The National Parks & Access to the Countryside Act 1949, as amended by Section 245 of the Levelling Up & Regeneration Act (LURA) 2023, requires all relevant bodies to seek to further the following purposes of the National Park:

- **Purpose 1** – To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
- **Purpose 2** – To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

1.16 In pursuit of the Purposes, the Government also places a corresponding duty upon the SDNPA [Est. 01 April 2011] to seek to foster the social and economic wellbeing of the local communities within the National Park. The policies of the Neighbourhood Plan must be in general conformity with the strategic policies of the adopted SDLP which covers the National Park in its entirety.

1.17 The SDNPA is undertaking a Local Plan Review (2024 to 2042) and the Local Development Scheme (October 2026) sets out the proposed timetable for this. The Regulation 19 version of the South Downs LPR was published for consultation in May 2026. Adoption is currently set for Autumn 2027/28. The emerging policies have provided the context for those areas of Ringmer parish located in the SDNP (and within the setting of the SDNP).

1.18 The South Downs LPR does not indicate any housing need / allocations within that part of Ringmer parish within the SNDP.

Minerals and Waste

1.19 East Sussex County Council (ESCC) and the SDNPA are responsible for waste and minerals development in Lewes District. Both authorities work in partnership with Brighton & Hove City Council to produce the Waste and Minerals Development Plan Documents covering East Sussex, the South Downs and Brighton & Hove. The RNP does not include policies relating to minerals and waste.

Community Engagement

1.20 From the beginning, work on the RNP Review has been guided by the need to engage as widely as possible with the local community. Efforts have been made to reach those people who are often more difficult to involve in formal consultations. Apart from the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions included presentations, parish surveys, workshops and exhibitions. These will be set out in the Consultation Statement, to be submitted alongside the Submission RNP later in the process. A timeline of activity is summarised in *Table 1*.

Table 1: High-level summary of key milestones and activities

Date	Milestone	Key activities
2024	Decision taken to revise the RNP Identifying Key themes Engagement and evidence gathering	• Setting up a Steering Group • Issuing community questionnaire • Community events • Commission Housing Needs Assessment • Commission Design Guide
2025	Policy drafting Pre-Submission Draft Plan	• SEA/ HRA Screening of the emerging draft plan • First round of formal consultation at Regulation 14
2027	Submission Plan Examination Referendum	• Submitting documents to LDC and Regulation 16 consultation • Plan is independently examined (timing tbc) • Plan 'made' (timing tbc)

Sustainability of the Neighbourhood Plan

1.21 LDC has screened the RNP to ascertain whether a Strategic Environmental Assessment (SEA) is required. Their initial screening opinion was subject to consultation with Historic England, Natural England and the Environment Agency. The Screening Determination Statement (published in October 2026) has concluded that the RNP is unlikely to have significant environmental effects and therefore does not require a SEA.

1.22 In parallel, the screening opinion determined that the 'appropriate assessment' stage of the Habitats Regulations Assessment (HRA) process, that ascertains the effect on integrity of the European Site, does not need to be undertaken. This conclusion was sent to Natural England for consideration, who agreed with this finding. Therefore, an HRA is not required.

1.23 Copies of the Screening Determination statements are available on the Ringmer Parish Council website.

2. ABOUT RINGMER PARISH

2.1. **General characteristics:** Ringmer parish is in Lewes District and the county of East Sussex. It includes two settlements plus outlying areas with settlement boundaries. In the Lewes District Rural Settlement Study, Ringmer village is currently classified as a Rural Service Centre while Broyleside is classified as a Local Village. Ringmer parish lies immediately north-east of the county town of Lewes, with Ringmer Village three miles and Broyleside four 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.

2.2. The total population of the parish is 4,795 (2021 census), an increase of 3.2% since 2011. This is compared to 99,905 residents in Lewes District (2021 census), an increase of 2.5% since 2011. The population of the parish represents about 4.8% of the total District population. 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.

2.3. Local shops and services are found in Ringmer village. These include the health centre, the pharmacy, the dentist (private), vet, two public houses, a garage, the Ringmer Children's Centre, Ringmer Primary and Nursery School and King's Academy Ringmer, the secondary school (no Sixth Form). There are no local shops or services in Broyleside, though there is an agricultural machinery and equipment supplier serving a wide area, the Caburn Industrial Estate, the Highways Depot and a vet practice. The rural parts of the parish include one public house, 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 for day-to-day needs. Ringmer has very limited public parking and restricted on-street parking which makes Ringmer unattractive for customers external to the village. 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, Uckfield, Eastbourne or Tunbridge Wells or, increasingly, shop online. The city of Brighton & Hove, Eastbourne, Uckfield 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. This results in increased car dependency.

2.4. 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 and onto the A22 through the western rural part of Ringmer parish but does not serve either of the two settlements. The principal road serving Ringmer Village and Broyleside is the B2192, which runs from the A26 at Earwig Corner through Ringmer Village and Broyleside north-eastwards towards Heathfield and the Weald. The B2124 runs from the B2192, at the southern edge of Broyleside, towards the A22 trunk road, and thus Uckfield, Hailsham and Eastbourne. All three roads have a single carriageway in each direction.

2.5. **Environmental Characteristics:** 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 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.

2.6. Ringmer includes one Site of Special Scientific Interest (SSSI), the Plashett Wood, an ancient woodland and an area to the south which is under Stewardship. 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 and has since been significantly improved by the tenant farmer. 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. About half of the Plashett Wood's 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.

2.7. 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 Broyleside. 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.

2.8. LDC 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 southeast 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 southeast (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 southeast 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 has been steadily decreasing since 2003. There are no separate data for Ringmer parish.

2.9. Ringmer Parish Council will be supporting the Rights of River Charter adopted by Lewes District Council in 2025 to further protect tributary streams and watercourses and aquifers which contribute and flow into the River Ouse e.g. at Glynde Reach, Norlington Stream, Wellingham Stream, Iron River etc.

2.10. **Getting around:** 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 was completed in 2015 which runs between Lewes and the Ringmer parish boundary to the west. There is no safe cycle route connecting Ringmer village to 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. However, these footpaths and some of the rural and country lanes are frequented by cycle and running clubs from nearby towns, in particular Lewes, as well as being well used and much valued by local residents as a natural countryside amenity.

2.11. **Built heritage:** 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 particularly important buildings of more than special interest and only one building in Ringmer parish falls into this category. Grade II buildings are buildings of special interest, thus warranting every effort to preserve them. Ringmer parish has 47 Grade II buildings. This list has not been systematically reviewed for over half a century, and is not believed to represent, or to accurately identify, Ringmer's built heritage. However, Ringmer does have a number of Locally Listed Buildings which have recently been reviewed and updated, see Policy R6. 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.

2.12. With regards to characteristics on waste, on average, each person in Lewes District produces 343kg 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 bi-weekly collection of general domestic waste and weekly of food waste, and a fortnightly collection of recyclable waste. There is a subscription scheme for the fortnightly collection of garden waste. Disposing of large electrical items from Ringmer requires a trip to the Lewes Household Waste Recycling Site located 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.

2.13. In general, air quality across the parish is good, although there is no regular monitoring or evidence of this in particular with respect to increased use of HGVs and other traffic using Ringmer as a rat run. The nearest monitoring point is in the Phoenix Causeway AQAM and a private one at Glyndebourne but we would support monitoring of air quality and noise along the B2192 to include CO, nitrous oxides and particulates etc. The principal issue arises from peak hour traffic queuing along the B2192 towards the Earwig Corner junction with the A26 in the morning, and queuing along the A26 at Malling Hill towards the same junction in the evening. These queues form in the immediate vicinity of the Lewes Downs SAC. Traffic from Ringmer to and from central areas of Lewes, including the railway station and the Lewes Household Waste Recycling Site, contributes to traffic flows in problematic areas of Lewes such as Station Street and Fisher Street.

2.14. The Strategic Flood Risk Assessment identified that there is significant risk of flooding in Lewes District both from inundation by the sea and from the River Ouse. Ringmer is an inland parish, but some parts are low-lying and served by tidal rivers; the River Ouse forms the parish's western boundary and Glynde Reach part of its eastern boundary. Ringmer Sewage Works, which drains into Glynde Reach, is barely 5m above mean sea level. Ringmer has some areas of flood plain and brook land, along the River Ouse, Glynde Reach and their tributary streams, but there has been, as yet, 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 surface water or pluvial flooding and underlying aquifers and inadequate drainage. The area of greatest concern is recurrent flooding from the Norlington Stream, which affects many houses towards the southern part of 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.

2.15. The whole of the southeast 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 southeast area is currently higher than the national level. 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. Wastewater is removed by a different company, Southern Water, which undertakes both activities for Lewes and other

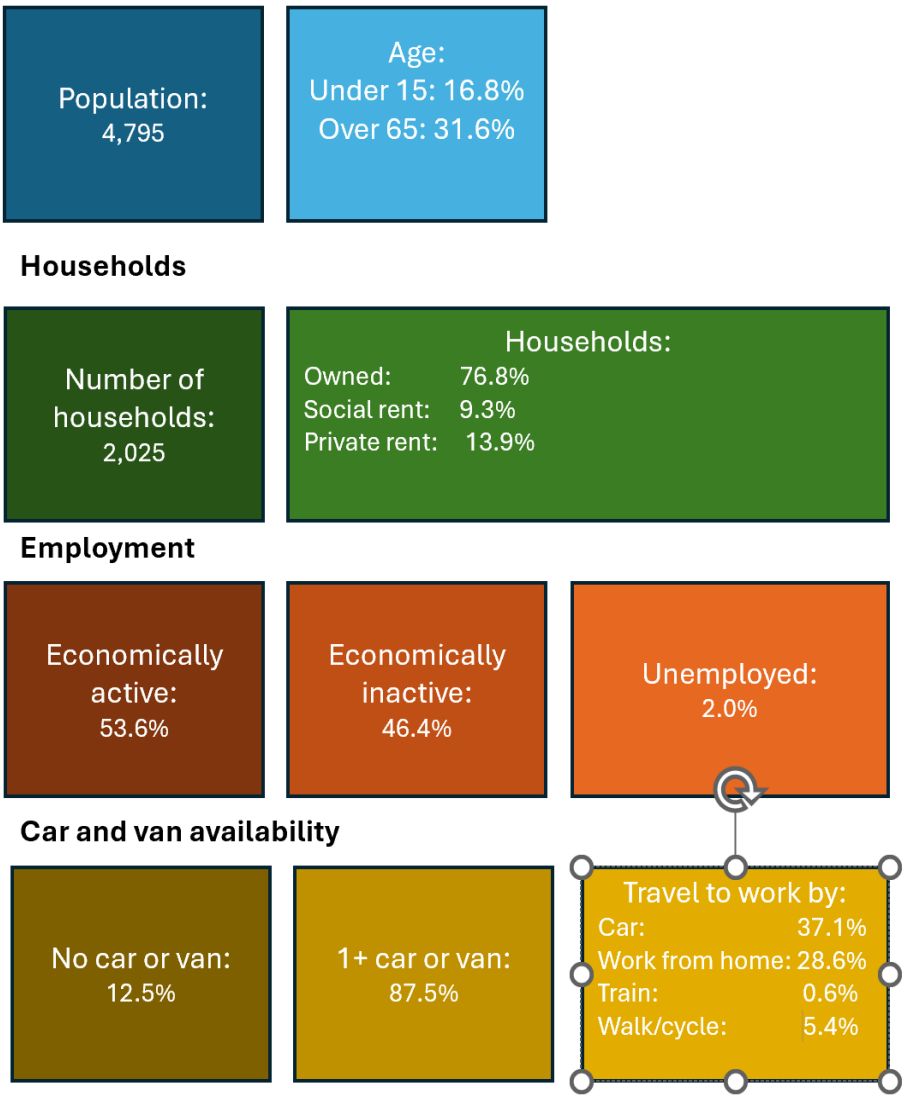
nearby communities. Both utilities have recently adopted new Water Resources Management Plans, which do not include any additional capacity for Ringmer.

2.16. Ringmer parish 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.

Key characteristics of the parish (2021 census)

2.17. Key census data relating to the parish is summarised in *Figure 2.*

Figure 2: A parish profile (census 2021)



3. A VISION FOR RINGMER PARISH

What has been achieved since the last Neighbourhood Plan 2010-30

3.1. We do not often get a chance to celebrate what we have achieved, as we are constantly living in the present and planning for the future.

3.2. However, embarking on updating our Neighbourhood Plan (NHP) every 5 years, enables us to look back at what we set ourselves, and what we have achieved.

3.3. Since then, we have achieved the following:

- Maintained the "village" feel despite the significant increase in housing development.
- Successfully accommodated the additional households into our community.
- Re-sited, enlarged and improved on the skatepark facility.
- Successfully lobbied for the No. 28 bus route to be extended to Hailsham and Eastbourne (albeit at the reduction of the infrequent 29B bus to Uckfield to once a day).
- Supported the development of Almond Field as a wildlife and nature sanctuary, SNDP (Call for Nature site).
- Supported the establishment and continuance of the now thriving Saturday Repair Café.
- Enhanced play provision throughout the community.
- Protected and developed green spaces.
- Provided grants to several clubs and societies that provide facilities and activities to residents.

3.4. We have not yet achieved two of the key objectives set out in the last NHP: creating sufficient local employment opportunities to reduce both out-of-village commuting and overall traffic levels. This can be attributed, in part, to the unprecedented and unforeseen impacts of the pandemic, together with wider geopolitical challenges, which have led to a once-in-a-generation shift in working patterns, employment demands and economic pressures. In addition, transport provision and connectivity across the wider region have not kept pace with population growth and increasing travel demands. As a consequence, many commuters seek what they perceive to be more convenient or efficient routes, with our two B-roads appearing to provide such alternatives.

3.5. The review and updating of the NHP has been undertaken by a dedicated working group comprising Parish Councillors and local residents, supported by an independent planning consultant with expertise in the complexities of planning law and policy. Lewes District Council has been consulted throughout the process to help ensure that the Plan meets all statutory requirements and can withstand scrutiny by the relevant regulatory bodies, including the independent examiner appointed on behalf of the Government.

3.6. In updating the NHP now, we took the opportunity to revisit our vision and confirm that it still reflects the future we want for our community. We have made several changes in light of Lewes District Council's proposals for major growth in the village, resulting from vastly increased government housing targets for the district, which disproportionately will land in our Parish.

3.7. These revisions help ensure that the qualities that give our village its distinctive character and sense of place are clearly expressed and protected for future generations.

3.8. **A vision for Ringmer in 2042:**

The Ringmer of 2042 will be a cohesive community of people of all ages who cherish "village" life which we preserve through the way we strive to ensure the growth of our housing stock is consistent with the style and structure of its existing dwellings, and provides a blend of its historic fabric with complementary modern structures and amenities that people identify as "in keeping" with Ringmer as a village of the Low Weald. Housing will be a broad mix of types to enable people to remain in the village at all stages of their lives and economic circumstances.

This will be supported by high-performing, reliable, safe and widely accessible infrastructure that will support any further development well into the last half of the century, allowing people to thrive at all stages of their lives, whilst still having great and sustainable connectivity to surrounding countryside and other centres for broader social, employment, education and health needs.

There will be opportunities for employment and leisure facilities commensurate with the increased demand a larger "village" community requires and deserves.

Residents will take pride in their environment and be steadfast in protecting the qualities that make Ringmer special. Through careful stewardship of its natural, built and cultural heritage, we will ensure that future generations inherit a village whose character, identity and sense of place continue to inspire their ambitions and enrich their lives.

3.9. **Key objectives of the Vision:**

Objective 1: Sustainable development and housing:
There are well-designed homes in keeping with the appearance and nature of our regional heritage structures, using complementary materials, colours and styles and to meet the needs of the local community, including affordability, space and a sense of belonging. They allow growth and adaptation to serve all phases of life, promoting health and well-being.

Buildings in Ringmer will be designed and improved to use less energy and produce fewer carbon emissions. Where practical, existing buildings will be upgraded, and new developments will use sustainable materials and construction methods. Streets, paths and community facilities will be planned to help people move easily around the village, strengthening connections between neighbourhoods while maintaining Ringmer's strong sense of community.

Objective 2: Protecting the natural and built environment:
The Parish Council will be the champion and promoter for maintaining and protecting its natural and heritage assets in an age of remote agencies and decision makers.

Green spaces that are important to the creation of the "village" feel and our built heritage and the natural environment of the SDNP, the Low Weald and their settings are protected and celebrated. The existing community and its setting are safeguarded, and existing green and blue infrastructure is retained as well as making biodiversity improvements.

There is a network of ecological corridors that connect through the village and to the wider countryside. The value of the parish's dark skies is recognised. The parish's historic buildings are protected and conserved. They are appreciated alongside complementary contemporary architecture as part of our daily activities.

Objective 3: A mixed range of safe, reliable, sustainable and well-connected travel options: Transport infrastructure and services will support increased opportunities for safe walking, cycling and the use of public transport, reducing reliance on private car travel where practical, but recognising the continuing importance and dependency on private vehicles. Public transport provision should be accessible to all parts of the village and capable of meeting the needs of residents, workers and visitors.

Appropriate infrastructure will be supported to facilitate the use of electric and other low-emission vehicles. The transport network should be capable of accommodating the anticipated increase in movement within Ringmer and between the village and surrounding settlements. Establish safe walking routes that are paths or roadways evaluated and designated as physically secure and low risk for pedestrians. They feature adequate pavements, safe crossing points, and manageable traffic levels so people - especially children walking to school - can travel without undue hazard from vehicles or crime.

The Parish will seek to improve connectivity to employment centres, community facilities and the surrounding countryside through the enhancement of sustainable transport networks and connections.

Proposals that improve and extend recreational horse-riding routes, and that enhance their safety and accessibility, will be supported.

Objective 4: Cohesive and supported communities through sufficiency of community amenities: The existing community amenities and facilities are safeguarded and, where necessary improved and expanded, to serve all needs of all ages. This includes provision for health, education, social and wellbeing, local food production, culture, retail, sport and recreation. The Parish will support the provision of community spaces in several locations with easy access to the community. These spaces should encourage social interaction, strengthen community cohesion and support a wide range of activities and services.

The design and management will include the ability to use various sites for different purposes during the day and year as the need arises.

Objective 5: The village focal points:
Ringmer will maintain and strengthen the places that bring people together and create a sense of community. Existing village focal points will be protected and enhanced, while new facilities and gathering places will be encouraged to meet the needs of a growing population and ensure that all parts of the village remain connected and inclusive.

Objective 6: The local economy:

Established local businesses are supported, and new businesses are both encouraged to start and thrive to provide a range of services to the local and wider rural communities.

4. SPATIAL STRATEGY

Policy R1: Location of development

What is the policy seeking to achieve?

4.1. This is a new and important overarching policy for the neighbourhood plan.

4.2. This policy sets out the RNP's approach to the location of development within the parish and key principles that should be applied to ensure that it is undertaken in a sustainable way.

4.3. It emphasises the importance of new development being directed to the most sustainable locations, within settlement boundaries, near to local services and amenities, which will help to protect the valued National Park landscape and its setting, as well as the network of important green spaces and corridors in the parish.

4.4. The policy supports the re-use of previously developed brownfield sites in preference to greenfield. It also emphasises the importance of connectivity to address the potential additional strains of development in the parish on road systems, particularly for developments that are furthest away from the main facilities.

4.5. Finally, it seeks to ensure that any new development is informed by local engagement and supported by appropriate infrastructure.

POLICY R1: SUSTAINABLE DEVELOPMENT

A. As appropriate to their scale, nature and location, development proposals should demonstrate that all of the following criteria have been satisfied:

i. they are consistent with the Development Principles, set out at the end of this policy;

ii. they are consistent with the objectives for this neighbourhood plan;

iii. a Framework Masterplan is prepared, in collaboration with the local community;

iv. they have considered the context of the overall development on the parish and can demonstrate that they have not been considered in isolation;

v. proposals incorporating community facilities, services and amenities should demonstrate how access to those facilities (notably by foot and bike) for residents from the wider parish will be enhanced;

vi. proposals are landscape- and heritage-led and a sensitive approach has been adopted in the transition between built development and the countryside setting of new and existing settlements;

vii. coalescence between the settlements of Ringmer and Broyleside is avoided with a strategic settlement (green) gap in place (*Figure* 3). Where developments do adjoin, corridors of green space must be created, integrated and, where possible, expanded in accordance with Policy R12 (Landscape and biodiversity);

viii. 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; and

ix. an integrated approach should be adopted to promote sustainable development, which considers:

- **a. the phased delivery (linked to rate of development) of necessary social and physical infrastructure to meet the comprehensive infrastructure needs of the area**
- **b. retention of the countryside character of the landscape setting of the parish and an integrated network of green spaces**
- **c. protection and enhancement of areas of ecological, wildlife and landscape value**
- **d. protection and, where possible, enhancement of heritage assets**
- **e. the proactive engagement of local communities.**

B. Development proposals outside the adopted Settlement Boundary will not be supported unless:

- **i. they are on any site allocated in the Ringmer 2011-2016 that have been retained in this neighbourhood plan review; or**
- **ii. they are on any site allocated in an adopted development plan; or**
- **iii. they are a "rural exceptions scheme" to provide social housing tailored to meet local needs in the parish, supported by appropriate evidence, in accordance with Policy R2 (Meeting Local Housing Needs) of the Neighbourhood Plan, and managed in perpetuity by a social housing provider; or**
- **iv. they relate to necessary utilities infrastructure and where no reasonable alternative location is available; or**
- **v. they relate to uses that are appropriate in the countryside.**

C. Development proposals on brownfield land will be particularly supported, subject to compliance with other policies in this plan.

DEVELOPMENT PRINCIPLES

1. **Clear identity**: development should reinforce the rural identity of the parish, distinctive from neighbouring settlements, contributing to local character. The individual identities of Ringmer and Broyleside should be maintained and strengthened.
2. **Sustainable scale**: developments built at a scale which is supported by the necessary infrastructure to allow the distinct communities to function self-sufficiently on a day-to-day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.
3. **Well-designed places**: with vibrant mixed-use communities that support a range of local employment types and premises, retail opportunities, recreational, and community facilities.
4. **Great homes**: offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.
5. **Strong local vision and engagement**: development should be designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected, requiring landowners to work collaboratively to enable an integrated approach to the delivery of housing and associated infrastructure.

6. **Transport**: integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.
7. **Healthy places**: designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies.
8. **Green space**: generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital.
9. **Legacy and stewardship arrangements**: should be in place for the care of community assets, infrastructure, and public realm, for the benefit of the whole community.
10. **Future proofed**: designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change, including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.
11. **Mixed Use developments:** to bring forward a range of uses

Justification

4.6. Successive local opinion surveys have shown how strongly Ringmer residents value the surrounding countryside. The elongated shape of both of the 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 Broyleside also makes a substantial contribution to the quality of day-to-day life of village residents.

4.7. 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.

4.8. Policy R1, supported by other policies in this RNP, seeks to achieve the following in terms of the location of development:

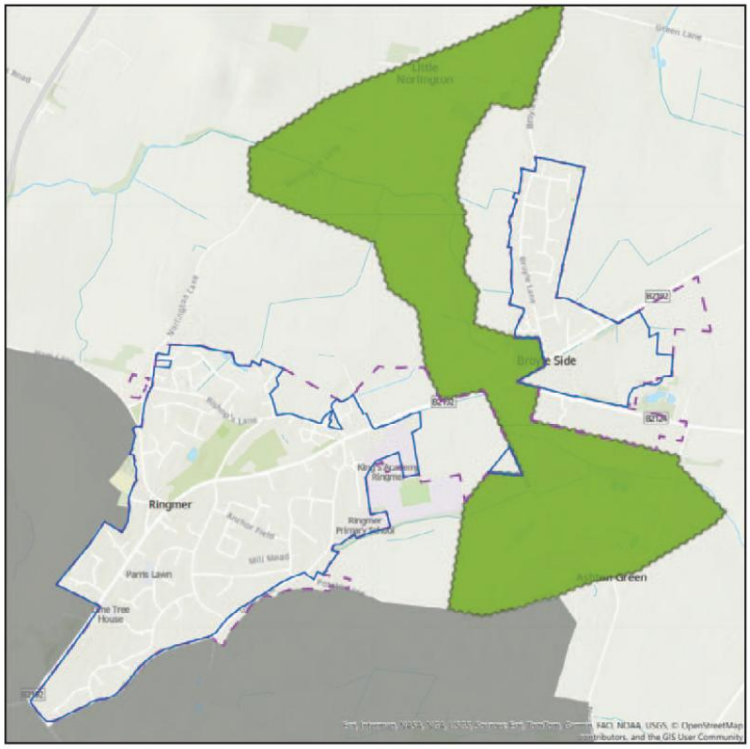
- Focusing development to within the defined planning boundaries - The adopted settlement boundaries are shown on *Figure 3*, alongside the statutory natural designations in the parish. These details may change within the plan period as both LDC and the SDNPA update their existing local plans.

- Retaining the character of the individual settlements of the parish - Core Policy 10 of the adopted Joint Core Strategy (Part 1) seeks to *"conserve and enhance the high quality and character of the district's towns, villages, and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements."* This will help to maintain a *"sense of place"* for residents and visitors. Within Ringmer parish, there is a need to protect the

distinctive identities of Ringmer village and Broyleside, which have historically been separate settlements, with their own distinctive characteristics and identities and continue to be so. While additional development has already occurred and is likely to continue, the primary aim is to preserve their distinctive character.

To assist this, a strategic settlement (green) gap is identified between Ringmer and Broyleside (*Figure 3)*, in line with the emerging Local Plan. Such gaps are a planning tool to prevent coalescence of settlements and maintain their separate identities. They are not specifically defined to protect the countryside or landscape but help maintain a sense of place for both residents of, and visitors to, the settlements on either side of the gaps. When travelling through a strategic gap, a traveller should have a clear sense of having left the first settlement, having travelled through an undeveloped area and then entered the second settlement.

Figure 3: Strategic gap, shown in green



- <u>Prioritising the use of brownfield sites in preference to greenfield sites</u> - Brownfield sites within the parish are recorded in the <u>Lewes District Brownfield Land Register</u>, updated annually. Such sites could also be used to support community-scale energy regeneration.

- <u>Conserving and enhancing the historic and natural environment</u> - The parish is home to a wide range of natural features. Alongside these natural features, elements of the historic environment also need protecting. These include the Ringmer Conservation Area and numerous designated and non-designated heritage assets.

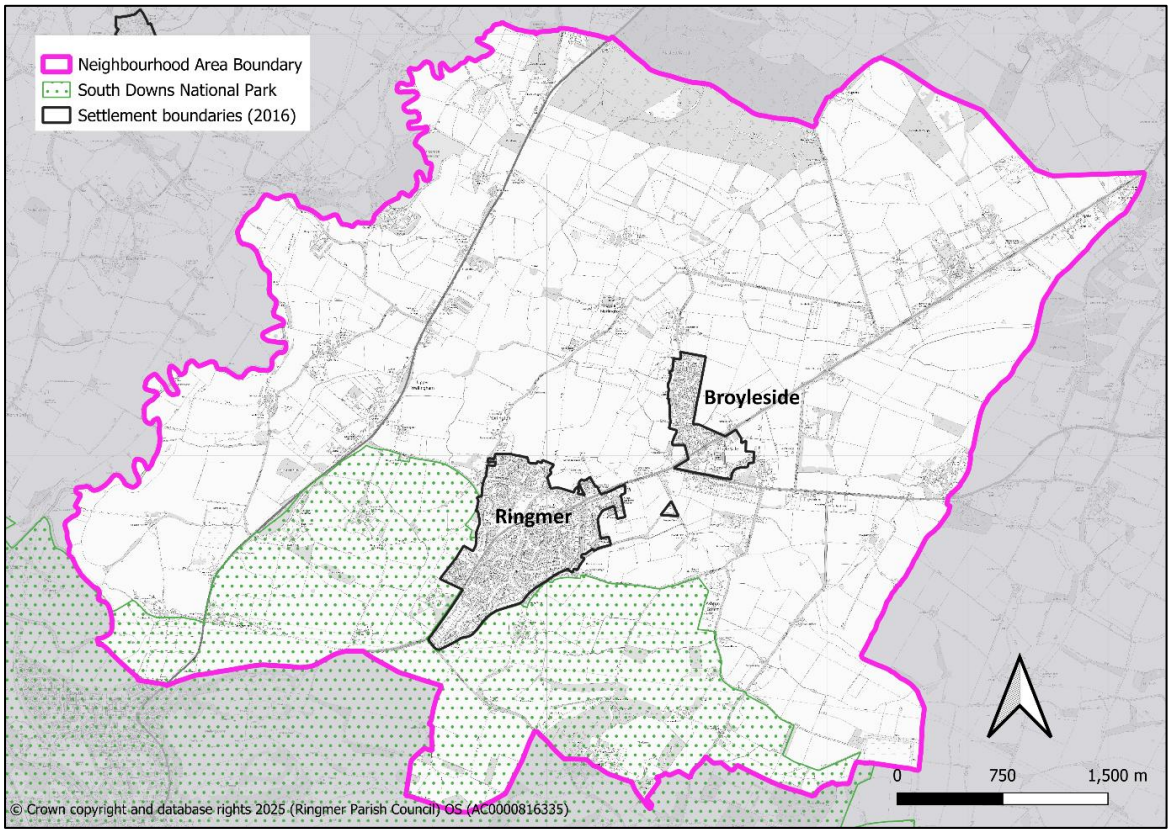
- <u>Ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity</u> - Much of the infrastructure planning (e.g. schools, GP provision) sits

outside the scope of the RNP as it is the responsibility of other organisations. However, the RNP seeks to ensure that major development is carefully master planned, with collaborative working between the developers and with community involvement, to ensure that adequate facilities are provided.

- Ensuring that new development is well-connected to the existing movement network - Improving and adding to this network where possible, to provide accessible, safe and pleasant pedestrian and cycle links. The Town and Country Planning Association supports Walkable Neighbourhoods, and a 10-minute journey time (one-way from home to destination) is considered optimal. For the RNP, the emphasis is on connectivity and ensuring that new major development (as defined in the NPPF, see Glossary) improves the strategic links within the parish, to help unlock identified pedestrian and vehicular stress points.

4.9. *Figure 4* shows the existing designations in the parish and adopted settlement boundaries. The emerging Local Plans may amend these but are yet to be adopted.

Figure 4: Settlement boundaries (2016)



5. HOUSING ALLOCATIONS IN THE PARISH

5.1. The RNP 2010-2030 did not seek to limit the amount of housing to be built in the Neighbourhood Area during the plan period. However, it did allocate land for around 240 homes and thus provide for certainty with regard to sustainable growth up to 2030. In so doing, a wide range of factors were taken into account, including information relating to the emerging Lewes District Core Strategy.

5.2. In total, 27 sites were allocated in the RNP 2010-2030. Of these, *Table 2* details those which have been delivered.

Table 2: Sites allocated in the RNP 2010-2030 that have been delivered (where PP = planning permission)

Site Ref.	Location	Number of dwellings allocated	Status at September 2025
RES1	Westbourne	8	Delivered
RES3	NW & SW Anchor Field	77	Delivered
RES4	Diplocks Business Park	10	Delivered
RES5	Behind Old Forge	21	Delivered
RES6	Bishops Field	110	Delivered
RES8	Sunnymede garden, Norlington Lane	9	Delivered
RES9	Careys Cowshed, Broyle Lane	3	Delivered
RES10	Parcels of land at Broyle Lane	3	Delivered
RES11	Lower Lodge Farm	30	Delivered
RES12	Upper Broyle Farm farmhouse, Broyle Lane	1	Delivered
RES13	Downsview Farm, farmhouse & herd manager cottage	3	Delivered
RES15	Red Barn Farm barn conversion	1	Delivered
RES17	Broyle Mill Farm	8	Delivered
RES18	Broyle Mill Farm barn conversions	3	Delivered
RES24	Neaves House paddock	7	Delivered
RES25	Lower Lodge Farm	123	Delivered
RES26	Shopping Precinct	1	Delivered
RES29	Pippins garden development, Bishops Lane	1	Delivered
RES30	East of Chapters, Bishops Lane	6 (inc. in RES6)	Delivered
RES31	Potters Field, Bishops Lane (part)	30 (inc. in RES6)	Delivered
RES32	Barnfield Farm barn conversions	2	Delivered

TOTAL Delivered: 510 dwellings

5.3. Ringmer Parish Council has been advised by LDC against including site allocations within the RNP Review. A housing requirement figure was requested but LDC was unable to provide this. LDC consider that the full housing requirement for the district will be delivered via the new Lewes District Local Plan.'

5.4. In the context of this, the RNP Review has not sought to identify new sites for development. Rather it has considered the merit in retaining as yet undelivered sites from the RNP 2010-

2030. As the original RNP had a timescale to 2030, it is considered feasible that certain sites may not yet have come forward. The Steering Group has reviewed again the availability, suitability and achievability of these extant sites and has determined that 12 should be retained in the RNP Review. These are shown in *Table 3* and can collectively deliver approximately 47 dwellings.

5.5. Site RES16 (Land at Lower Mount Farm) is no longer considered to be deliverable due to access issues that cannot be overcome. Site RES7 (Chapters Garden, Bishops Lane) is also undeliverable due to two trees having Tree Protection Orders applied.

Table 3: Sites to be carried forward in the RNP Review

Site Ref.	Location	Number of dwellings allocated	Status at September 2025
RES14	Holfords Cottages, Norlington Lane	2	Has PP but not yet delivered
RES17	Farmhouse, Upper Lodge Farm	1	Retain in RNP Review
RES19	Clay Hill House barn conversion	5	Has PP for 5 dwellings, which are under construction. Retain in the RNP Review.
RES20	Barn complex, Old House Farm (within the SDNP)	5	Retain in RNP Review
RES21	Rural brownfield site, Ashton Green	2	Has undergone Pre-App. Retain in RNP Review
RES22	Norlington Farm barn conversion	1-2	Retain in RNP Review
RES23	Green Lane Farm barn conversion	1	Retain in RNP Review
RES26	Redevelopment of shopping precinct maisonettes	13	Retain 13 in RNP Review
RES27	Busy Bee redevelopment	8	Retain in RNP Review
RES28	Farthings garden, North Road	6	Retain in RNP Review
RES33	Plashett Park Farm barn conversions	3	Retain in RNP Review

TOTAL to retain in the RNP Review: approximately 47 dwellings

5.6. In addition, there are a number of housing sites not identified in the 2016 RNP or adopted Local Plan that have, or have had, planning permission but have not yet been delivered. These would be supported in the RNP. They are shown in *Table 4.*

Table 4: Sites that have planning permission but not yet commenced, January 2025

Planning ref.	Location	Number of dwellings
LW/24/0385	At 4 Langham Close	1
LW/24/0056	At 1 Trinity Field	2
LW/24/0214	At 18 Anchor Field	1
LW/23/0541	Barn conv, Lower Stoneham	1
LW/23/0360	Southdown, Gote Lane	2
LW/23/0356	Norlington Farmhouse	1
LW/23/0268	Norlington Villas	2
LW/25/0031	Barnfield Farm, barn conversion	1
LW/25/0263	Upper Wellingham, barn conversion	1
LW/24/0062	Old Cottage, Lewes Road	1
LW/23/0117	7 Anchor Field	1
LW/22/0823	Wish Farm barn conversion	1
LW/24/0515	Oaklands, barn conversion	1
LW/19/0256	Broyleside Farm	1
LW/17/0055	Lower Stoneham Dairy, conv	1

Policy SA1: Sites supported for development

What is the policy seeking to achieve?

5.7. The policy retains the existing neighbourhood plan allocations for those sites as yet undelivered, but which are considered to remain available, suitable and achievable.

POLICY SA1: ALLOCATION OF HOUSING

The Neighbourhood Plan allocates land for at least 60 dwellings. This figure reflects the minimum number of new homes to be developed in the Neighbourhood Area during the Plan Period.

The following sites are allocated for development:

- **RES14: Holfords Cottages, Norlington Lane: 2 dwellings**
- **RES17: Farmhouse, Upper Lodge Farm: 1 dwelling**
- **RES20: Barn complex, Old House Farm (within SDNP): 5 dwellings**
- **RES21: Rural brownfield site, Ashton Green: 2 dwellings**
- **RES22: Norlington Farm barn conversion: 1 dwelling**
- **RES23: Green Lance Farm barn conversion: 1 dwelling**
- **RES26: Redevelopment of shopping precinct maisonettes: 13 dwellings**
- **RES27: Budy Bee redevelopment: 8 dwellings**
- **RES28: Farthings Garden, North Road: 6 dwellings**
- **RES33: Plashett Park Farm barn conversions: 3 dwellings**

Total: 42 dwellings

Justification

5.8. The emerging Local Plan has agreed the disaggregation with SDNP to reduce the housing targets to 15,004 but has not identified sufficient sites to meet this target with a significant shortfall. This will be clarified at the Regulation 19 stage. The expectation is that any housing need in the parish will be met via the new Local Plan, once adopted.

5.9. Development briefs for these sites have been carried forward and can be viewed in Appendix A.

6. HOUSING MIX

Policy R2: Meeting local housing needs

What is the policy seeking to achieve?

6.1. This policy seeks to ensure that housing delivered in the parish meets the specific housing needs of the parish in terms of size, tenure, affordability and the needs of people at different stages of their lives. Core Policy 1 of the Lewes District Joint Core Strategy requires 40% of sites of 10 or more dwellings to be delivered as affordable homes, with a stepped target for sites of less than that number. Policy SD28 of the South Downs Local Plan requires 50% of all residential developments of 11 homes or more to be affordable housing, along with smaller requirements for residential developments of 10 homes or less.

6.2. Policy R2 of the RNP Plan sets out the proposed tenure of this contribution to meet locally identified housing need, as well as contributing to strategic need. It is underpinned by a Housing Needs Assessment prepared for the parish.

6.3. Definitions of the different types of affordable housing are contained in the Glossary.

POLICY R2: MEETING LOCAL HOUSING NEEDS

A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Ringmer Housing Needs Assessment. As appropriate to their scale, nature, and location, development proposals for residential use should respond positively to the following principles:

i. Proposals which provide a mix of dwelling sizes with a particular focus on:
- **housing suitable for downsizing older households;**
- **housing suitable for first time buyers (1-2 bedrooms); and**
- **restricted provision of 4+ bedroom homes.**

ii. The provision of affordable housing which meets with the requirements in the adopted plans in Lewes and/or SDNP or successor plans as they come forward. Affordable homes should be tenure-blind and well-integrated with market housing. The tenure of affordable units should meet the specific needs of the parish.

iii. Proposals that enable greater affordability uplifts and prioritise local residents when it comes to allocating housing. Where such an uplift is demonstrated to be unviable, proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with a local connection to Ringmer parish (see Glossary) and key workers.

B. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the Housing our Ageing Population Panel for Innovation (HAPPI) principles and the guidance contained in the RTPI's "Dementia and town planning: Creating better environments for people living with dementia".

C. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.

D. Subject to other policies of this plan, proposals for working with social enterprises and charities to increase affordable housing stock will be supported.

Justification

6.4. It is important that any new residential development – be it allocated or windfall – in the parish addresses local housing needs as well as contributing to strategic need.

6.5. To inform this policy, a Housing Needs Assessment (HNA), contained in the Evidence Base, was prepared for Ringmer by consultants, AECOM, and published in February 2025. It draws on the latest available data from the 2021 Census where possible and other data sets, including the 2011 Census, Valuation Office Agency data, and ONS parish projections where necessary to build up evidence at the neighbourhood level. The findings revealed the following:

6.6. **Affordability in the parish is a challenge for many:** Ringmer's current tenure profile is formed predominantly of homeowners, making up around 76% of households, followed by private and social renters, accounting for 14% and 9% of households respectively. Ringmer has a higher percentage of home owners and a lower percentage of social and private renters than the district as a whole, with these differences even more pronounced compared to national levels.

6.7. There is a fairly large household income bracket in Ringmer which would be able to afford to rent privately but not access home ownership.

6.8. The guideline tenure split within Affordable Housing for Ringmer is proposed to be 75% Affordable Housing for rent and 25% Affordable Housing for sale, in line with the adopted and Regulation 18 Version of the Lewes Local Plan.

6.9. **There is an imbalance of property sizes available within the parish**. The HNA suggests that Ringmer's new housing stock should ideally be focused primarily on the smaller, 1- and 2-bedroom dwellings (35% and 65% respectively, based on modelling) that are lacking from the current supply, which is skewed towards larger and less dense housing sizes and types. No additions of larger dwellings (4+ bedrooms) are required in line with this modelling. This is not because these size categories are not important to meeting need, but because they already make up more than the recommended proportion of local housing, even if no further larger units are built. The suggested, more diverse housing mix for the end of the plan period to 2042 is more balanced than the current mix, offering more choice and also promoting an improvement in affordability.

6.10. The suggested dwelling mix is shown in *Table 5*.

Table 5: Suggested dwelling size mix to 2040, Ringmer

Number of bedrooms	Current mix (2011)	Suggested mix (2040)	Balance of new housing to reach suggested mix	Indicative policy range
1	4.6%	11.1%	34.7%	30-40%
2	21.0%	30.9%	65.3%	60-70%
3	48.0%	38.1%	0.0%	0-10%
4+	26.4%	19.9%	0.0%	0-10%

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

6.12. Ringmer has three private sector care homes, and a smaller home to support younger adults with major disabilities. With an ageing population projected, it will be important to ensure that homes meet the needs of older people. Specialist housing for older people (including care and residential homes) is being considered at the strategic level. At the local level, improved accessibility and adaptability standards should be a key consideration for new homes (both market and affordable). The "Housing our Ageing Population Panel for Innovation (HAPPI)" has developed a series of principles for good design of housing covering light, ventilation, room to move around and good storage. They have particular relevance to older persons' housing. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

6.13. Good design to deliver these criteria is particularly important for smaller dwellings including apartments and bungalows. Housing should be designed to support the needs of those living with disabilities. The Royal Town Planning Institute's guidance, "Dementia and town planning: Creating better environments for people living with dementia" should inform planning applications.

6.14. Community Infrastructure Levy receipts should be used to help social enterprises.

7. CHARACTER, HERITAGE, AND DESIGN

Policy R3: Character and design of development

What is the policy seeking to achieve?

7.1. Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. The policy seeks to encourage development proposals within Ringmer parish to comply with the highest design standards, adhere to the South Downs Design Guide SPD and the locally specific Design Guidance and Codes prepared for the parish.

7.2. The policy and its supporting text add greater detail to the Local Plan policies, in particular Core Policy 10 and 11 of the Lewes Joint Core Strategy (Pt 1) and Policy SD5 of the SDLP, which require development to adopt a landscape-led approach, reflecting local distinctiveness.

POLICY R3: CHARACTER AND DESIGN OF DEVELOPMENT

A. As appropriate to their scale, nature and location, development proposals should take a landscape and heritage-led approach and demonstrate a high-quality of design which:

- **i. responds and integrates well with its context and surroundings;**
- **ii. meets the changing needs of its residents; and**
- **iii. avoids or minimises any adverse impacts on the SDNP and its setting.**

B. Development proposals should reflect the architectural variety found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. Innovation in design will be supported where this demonstrably enhances the built form of development and the way in which it functions.

C. Development proposals should demonstrate how they have addressed the guidance contained in the Ringmer Design Guidance and Codes (Appendix B), the SDNP Design Guide, the Lewes Design Guidance and the Ringmer Conservation Area Appraisal. As appropriate to their scale, nature and location, they should demonstrate how they have sought to address the following matters:

- **i. ensure that the height, massing and scale is in-keeping with the surrounding area. Houses of more than two storeys are generally inappropriate in a village setting;**
- **ii. make effective use of available land. Housing densities outside 20-30 units per hectare will require special justification;**
- **iii. use materials that are in-keeping with the surrounding context. 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;**
- **iv. dwellings should be of sufficient size to allow all occupants to live and eat comfortably together, in accordance with the Nationally described space standards;**

v. adopt Secured by Design guidance;

vi. make a positive contribution to the visual appearance of the main highway approaches into the settlements (B2192, B2124);

vii. incorporate soft landscaping, using appropriate native species where possible, including large canopy trees with sufficient root protection areas to ensure growth to maturity, and other boundary treatments to provide active frontages;

viii. promote the use of sustainable transport and active travel through adopting a Healthy Streets Approach to street design;

ix. be in accordance with the adopted East Sussex Parking Standards, or their successors;

x. ensure there is no unacceptable loss of amenity for neighbouring areas through the loss of privacy, loss of light or visual intrusion; and

xi. ensure traffic generation and parking does not adversely affect vehicular and pedestrian safety.

D. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through:

i. the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside;

ii. the inclusion of meaningful and characteristic landscape buffers, comprising trees, woodland and hedgerows, to help ensure an appropriate transition from built development to open countryside; and

iii. designing a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing village-scape.

Justification

7.3. Past generations of people and development have created the features that give Ringmer parish its identity today. This process has been gradual, taking place over many centuries, and the settlement that exists today has a distinctiveness that derives from variety. The parish contains heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, both exposed and still beneath the ground.

7.4. Strategic Design Guidance: The importance of good design has received renewed attention over recent years. In October 2019, a National Design Guide was launched, forming part of the Government's collection of Planning Practice Guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The

National Model Design Code expands on the ten characteristics and was used in the creation of the Ringmer Design Guidance and Codes.

7.5. Furthermore, the guide Building for a Healthy Life is the Government-endorsed industry standard for the design of new housing developments. It is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including Secured by Design. It should be used to inform development proposals along with other policies contained within this plan to achieve the industry standard's 'Building for a Healthy Life' commendation.

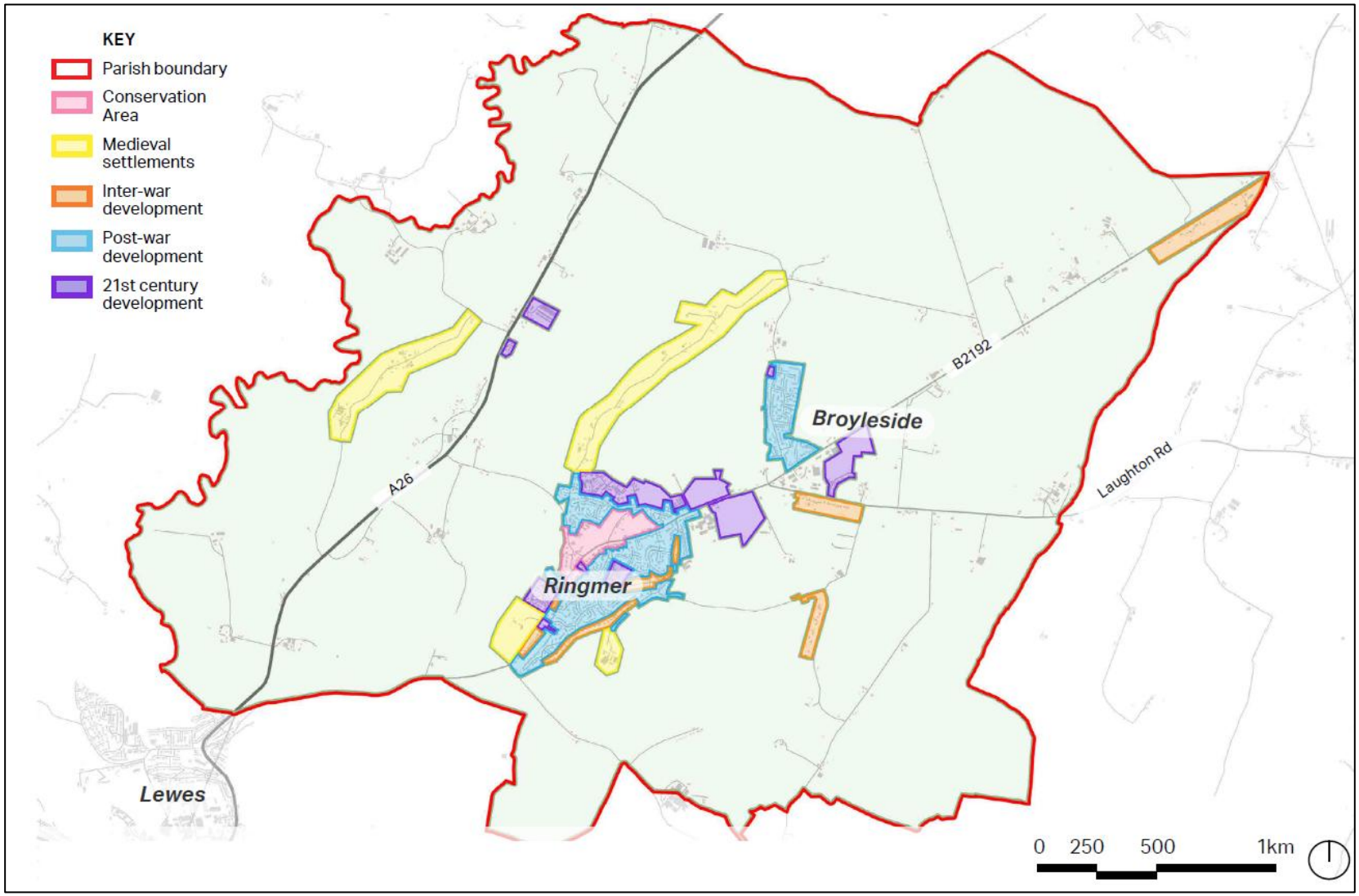
7.6. The report 'Distinctively Local' aims to show in detail 'what good looks like'. Additionally, development must be guided by Building with Nature's 12 guiding principles.

7.7. Development needs to be designed from a landscape-led perspective and the South Downs Design Guide SPD provides a comprehensive set of advice, to promote well-designed places and conservation and enhancement. The suite of design guidance prepared by LDC is also applicable.

7.8. Ringmer Design Guidance and Codes: The NPPF encourages neighbourhood planning groups to take an active role in identifying the special qualities of their area's defining characteristics. To inform this, the Neighbourhood Plan Steering Group commissioned AECOM to develop a more localised set of design codes guiding future development in the parish.

7.9. The Ringmer Design Guidance and Codes identifies five Character Areas in the parish (*Figure 5).* The character of each is described, along with favourable design outcomes, which should inform development proposals in each area.

Figure 5: Character Areas in Ringmer parish



7.10. The guidance also contains the following general principles applicable to the entire parish:

- **Village Character:** focusing on appropriate architecture, colours and materials, boundary treatments and views that have major impact on the local character of Ringmer.
- **Built Form:** outlining appropriate building design in terms of scale, layout and density, as well as parking solutions that are sensitive of the rural character and respectful of the natural and historic heritage of Ringmer.
- **Wildlife and Nature:** defining appropriate strategies for the preservation of nature and wildlife habitats and methods of enhancing the local biodiversity. This section will also instruct on climate resilience and water management.

7.11. The Design Guidelines and Codes form part of formal policy for the RNP, to support the creation of distinctive places that are well-integrated with the existing settlements in the parish and to promote high-quality and popular built forms. It draws on the design guidance available at the national, regional, and county level, and that which exists at the local level, such as the Ringmer Conservation Area Appraisal. It was also informed by local engagement in the form of a series of 'walkabouts' and feedback drawn from the community surveys and workshops. The Guidelines should be applied to all development proposals in the parish including the strategic site allocations.

Policy R4: Energy efficiency and design

What is the policy seeking to achieve?

7.12. This policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

POLICY R4: ENERGY EFFICENCY AND DESIGN

A. Proposals must incorporate design and environmental performance measures and standards to reduce energy consumption, to reduce carbon emissions and climate effects will be supported, subject to compliance with other policies in the Development Plan (as amended).

B. As appropriate to their scale, nature and location, proposals which incorporate the following sustainable design features will be strongly supported, where measures will not have a detrimental impact on character, appearance, setting, landscape, and views:

- **i. siting and orientation to optimise passive solar gain;**
- **ii. the use of high quality, thermally efficient building materials;**
- **iii. installation of energy efficiency measures such as loft and wall insulation and double glazing;**
- **iv. incorporating on-site energy generation from renewable sources such as solar panels, ground and air source heating and wind generation etc.;**
- **v. reducing water consumption using water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems. Personal water consumption per day for new build should not exceed 110l. Where possible, it should seek to reduce to between 100l and 110l;**
- **vi. the use of soft landscaping to reduce water run-off whilst preserving existing flow routes and drainage features within the site, for instance ditches, seasonally dry watercourses, historic ponds;**
- **vii. providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions;**
- **viii. providing the infrastructure for adequate electric vehicle charging points for each individual dwelling, including provision for guest parking, where new parking provision is expected to be made; and**
- **ix. designing development in a way that will help to reduce overheating in warmer months.**

C. Proposals for retrofitting heritage assets (including buildings within Conservation Area) with measures to improve energy efficiency must be informed by an understanding of the significance of the heritage asset. Applications must demonstrate that the 'whole house approach' has been followed. Proposals will normally be supported provided that the significance of the heritage asset is conserved.

Justification

7.13. On 12 June 2019, the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions by 78% for 2035 compared to 1990 levels. Being '2050 ready' means that new development will be required to have minimal energy use and net carbon emissions.

7.14. The Future Homes Standard, when fully in force, will require CO_2 emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready'. Fossil fuel heating (such as gas boilers) will be banned in new homes, with an expected shift to reliance on heat pumps and heat networks.

7.15. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The RNP can, however, strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy for domestic, public and commercial (farm) buildings.

Examples of discreet solar panels (source: Historic England)





7.16. ESCC recognised the UK climate emergency in 2019, as a response to the need to act locally and in the context of climate change impacts being observed at the local level: dry riverbeds, reduced water supply, intense weather events, localised flooding and loss of habitats and species. It supports a range of projects designed to help adapt to climate change and these have informed the RNP.

7.17. The SDNPA also declared a climate emergency in 2019, and principles are embedded in the emerging local plan. Policy SD51 of the SDLP supports development proposals to be designed to enable significant carbon dioxide emissions reductions and more sustainable energy sources, through energy efficiency improvements and facilitating low and zero carbon technology to ensure development supports a path to net zero emissions by 2030.

7.18. Opportunities to improve and promote sustainability in the parish, which would help to deliver the government's climate change targets, include:

- following basic passive environmental design including use of efficient and insulative materials;
- integrating renewable energy systems into new development, including existing and new public buildings;
- reducing water consumption including through grey water systems; and promoting sustainable forms of transport through priority systems for pedestrians and cyclists and public transport (buses);
- reducing the risk of overheating in warmer months by designing in features such as trees and shutters for shading, appropriate fenestration, orientation of development and ventilation; and
- promoting sustainable forms of transport through priority systems for pedestrians and cyclists.

7.19. The availability of water is an issue in the South-East. South East Water supply water to the parish. Their Five Year Business Plan 2025 to 2030 states that the plan is to cut individual daily water use to 110 litres per head by 2050. The current average use is 180l.

7.20. The retrofitting of existing buildings is supported and Adapting Historic Buildings for Energy and Carbon Efficiency: Historic England Advice Note 18 provides helpful guidance.

Policy R5: Renewable and community-scale energy

What is the policy seeking to achieve?

7.21. This is a new policy in the RNP. It sets out the types of renewable energy projects that would fit well with the character of the area and would therefore be supported. It also sets out the criteria to be considered as part of any renewable energy schemes in the parish.

POLICY R5: RENEWABLE AND COMMUNITY ENERGY

A. Proposals for commercial or large-scale renewable energy development will be supported where it aligns with the relevant Development Plan and:

i. the applicant can demonstrate that any harm to the local landscape and environment will be minimised and, where necessary, mitigated. Subject to their location, applicants should use Lewes District Council's Supplementary Planning Document, Renewable Energy and Energy Efficiency Guidance (as updated) or the SDNP Renewable Energy Study (2024) to guide their proposals, and also the relevant landscape descriptions contained within the East Sussex Landscape Character Assessment *(*as updated) to inform their landscape and visual impact assessment;

ii. the applicant can demonstrate that the proposals do not adversely affect residential amenity through noise generation or overbearing visual impact;

iii. where battery storage (BESS) is proposed, a full health and safety risk analysis is provided with specific regard to the siting of components and emergency access;

iv. proposals should seek to screen installations naturally, taking into account views onto the site from within the parish, notably the ridgeline, and panoramic long views across the SDNP and from the High and Low Weald;

v. existing public rights of way are retained. Where not possible, redirection within the site will be considered. In either case, the public rights of way should not be adversely impacted by proximity to any infrastructure or other factors which reduce public access to and enjoyment of these open green spaces by the residents and visitors. Opportunities will be sought to enhance access for walking, cycling and equestrianism within and across the site to provide linkages to local amenities and neighbouring settlements;

vi. the applicant will undertake a full ecology and species survey taken into account e.g. Local Nature Recovery Sites and will include any mitigation measures as well as opportunities defined plans documenting how the proposal will to provide a net gain in biodiversity, either on-site or off-site within the parish;

vii. provides details about how land beneath or surrounding the panels will be managed and any proposed benefits and how the applicant has avoided land with high potential for agriculture ('Best and Most Versatile Land') or that which is already being used for active agricultural production. Detailed proposals should be provided on the deconstruction, disposal and reversion of the land following the end of the temporary planning permission;

viii. the benefits of renewable energy can be proven to outweigh the landscape and environmental impacts; and

ix. in particular the applicant should provide a range of local, i.e. within the parish, benefits to mitigate the impact on residents, e.g. annual or on-off payments based on output, grants for community facilities, reduced electricity rates etc, such to be agreed with the Parish Council prior to commencement.

B. Proposals for community renewable energy development will be supported subject to the following criteria:

i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape;
ii. there is suitable road access, and traffic generated is appropriate for the rural setting;
iii. the proposed development does not create an unacceptable impact on the amenity of local residents; and
iv. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

C. Proposals for renewable energy improvements to residential and community buildings will normally be supported where they comply with the Development Plan and Building Regulations.

Justification

7.22. Renewable energy comes from clean and natural resources. This means that it does not harm the environment around it, nor will it ever be exhausted. Examples include solar power, wind power, hydropower and bioenergy.

7.23. There are already a number of renewable energy applications that have been approved in the parish including:

- Upper Clayhill (LW/14/0771): completed and operational.
- Norlington Lane Ovesco site (LW/22/0254): Application approved.

7.24. At least two additional proposals are being considered as well as several proposals for BESS/solar on or across our border with Wealden to connect to the Little Horsted sub-station under construction.

Commercial-scale renewable energy projects

7.25. The challenge for larger schemes is that not all will be decided using the policies of the local development plan. Above a threshold (set out in Section 15 of the Planning Act 2008) of more than 50MW for onshore and more than 100MW for offshore generation, solar installations will be treated as Nationally Significant Infrastructure Projects (these thresholds are under consultation), for which a DCO must be sought from the Secretary of State. Below this threshold, schemes are determined by local plan policies.

7.26. Regardless of which planning route is used to determine such schemes, the following should be considered in parallel with the advice contained in LDC's Renewable Energy and Energy Efficiency Guidance (as updated) or the SDNP Renewable Energy Study (2024) to guide their proposals, and also the relevant landscape descriptions contained within the East Sussex Landscape Character Assessment (as updated):

- The local community should be fully consulted and engaged to assist in shaping proposals at an early stage.
- Schemes that offer direct community benefits, for instance community energy schemes or contributions to and enhancements of community facilities would be encouraged.
- The height, scale, orientation, and density of the panels should be designed to optimise solar gain while minimising impacts on the grazing capacity within a site, on biodiversity (if for instance less light can filter through) and on the visual impact from neighbouring properties and viewpoints further afield.
- Natural screening should be used to minimise visual and noise impacts. This could include the planting of trees and hedgerows and also the provision of green buffers to the edges of installations. Consideration should be given to how the site will be viewed from all parts of the neighbourhood area, in particular the ridgeline. If fencing is to be used, it should be camouflaged with natural planting to blend into the natural environment, where possible using natural materials and suitable colours if man-made. Industrial fencing will not be acceptable.
- Public Rights of Way are the responsibility of the Highways Authority. Where they cross proposed sites, they must be safeguarded. The neighbourhood area has a notably dense network of PROW footpaths, that is treasured as illustration of historic routes between parishes, farmsteads, and churches. Rerouting of paths (suitable for use by those on foot, bicycle or horseback) or the creation of additional paths may be supported, where this offers benefits in reaching community facilities, nearby villages and the wider countryside. The County Council's Rights of Way Improvement Plan provides an opportunity to enshrine these routes in policy and ensure that they are safeguarded and well maintained.
- Opportunities to improve biodiversity must be taken and, where possible, to create and improve connectivity of habitats, with reference to the biodiversity policies in the Development Plan and the Local Nature Recovery Strategy. Improvements should be accompanied by a management plan for the lifespan of the scheme and a system to measure that the improvements have happened over that period.
- Renewable schemes which involve the loss or degradation of productive agricultural land (BMV) should be avoided in preference to long-term local food security.

Small Scale Renewable Energy Projects

7.27. Small-scale renewable energy is defined as a proposal designed to serve an individual building i.e. 'microgeneration' (mainly covered by permitted development rights) or larger scale technology to serve multiple buildings and part of a project designed and led by the local community. There could be scope for some community renewable energy projects, for example utilising waste from farming and land management together with local food waste to power an anaerobic digester, producing gas to power a community heat facility. This would be most cost-effective when a residential or small industrial development is being designed and built. Exemplar renewable energy projects in the neighbourhood area, which would benefit

the community, relate well to its character and complement existing economic activities, would be supported.

7.28. Further guidance is provided in LDC's Renewable Energy and Energy Efficiency Guidance and the SDNPA's Technical Advice Note for Small Scale Renewable Energy projects.

Policy R6: Conserving heritage assets

What is the policy seeking to achieve?

7.29. This policy builds on a policy in the former RNP. It recognises the important contribution that heritage assets – designated and non-designated – make to the local character and distinctiveness of Ringmer, both individually and collectively. Where possible, they should be conserved, enhanced and celebrated.

POLICY R6: CONSERVING HERITAGE ASSETS

A. <u>Designated Heritage Assets:</u> Development proposals affecting designated heritage assets (*Figure 7)*, either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with specific focus on the prevailing styles of design and use of materials in a local area. These details should be explained in a Heritage Statement.

In addition, development proposals which fall within the Archaeological Notification Areas published by East Sussex County Council should demonstrate that they have considered the potential impact on above and below ground archaeological deposits.

B. <u>Non-designated heritage assets:</u> The following buildings and structures are identified as non-designated heritage assets:

1. **H1 Wellingham Vane, Wellingham Lane, BN8 5SN**
2. **H2. The Barn, Upper Wellingham Farm, BN8 5SN**
3. **H3. The Georgian farmhouse, barn & granary at Plashett Park Farm, BN8 5SJ**
4. **H4. Swingate, Hook Lane, BN8 5SG**
5. **H5. Two timber framed barns, Norlington Farm, Norlington Lane, BN8 5SH**
6. **H6. Lea Cottage & Elf Cottage, Broyle Lane, BN8 5PH**
7. **H7. Little Thatch, Lewes Road, BN8 5NA**
8. **H8. Green Lane Farmhouse, Green Lane, BN8 5AD**
9. **H9. Red Barn Farmhouse, Harveys Lane, BN8 5AE**
10. **H10. Back Green Cottage, Church Hill, BN8 5JX**
11. **H11. The Magazine & Hospital, former Ringmer Royal Horse Artillery Barracks, now Southdown Hunt Kennels, Laughton Road, Ringmer, BN8 5NH**
12. **H12. Moon Cottage, Moor Lane, BN8 5UR**
13. **H13. Bow Bells milestones nos. 47 & 49 on the Uckfield Road, (A26)**
14. **H14. Barn & Granary, Clayhill House, BN8 5RU**
15. **H15. Corsica Cottage, Old Uckfield Road, BN8 5RX**
16. **H16. Wellingham Barn, Wellingham Lane, BN8 5SW**
17. **H17. The Mill House, Rushey Green, BN8 5JB**
18. **H18. Nos.1-4 North Road, Ringmer Green, BN8 5JS**
19. **H19. Springett Cottages, Ringmer Green, BN8 5PT**
20. **H20. South Norlington House, Bishops Lane, BN8 5LD**
21. **H21. Moor House, Moor Lane, BN8 5UP**
22. **H22. Island Cottage & Pump Cottage, Ringmer Green, BN8 5QG & BN8 5QF**
23. **H23. Old House Farm, Mill Plain, BN8 5UR**
24. **H24. Lion Cottage, Broyle Lane, BN8 5PH**

25. **H25. Spring Cottages, Moor Lane, BN8 5UP**
26. **H26. Lower Stoneham House, BN8 5RJ**
27. **H27. Ringmer Park, BN8 5RW**
28. **H28. Converted barn at Little Norlington Farm, Norlington Lane, BN8 5SG**
29. **H29. Converted barn, Drove Park, Half Mile Drove, BN8 5NL**

The above list is not exhaustive, and other buildings, structures and sites may be identified as non-designated heritage assets, for example during the determination of a planning application. Development proposals affecting non-designated heritage assets will be determined based on national planning policy.

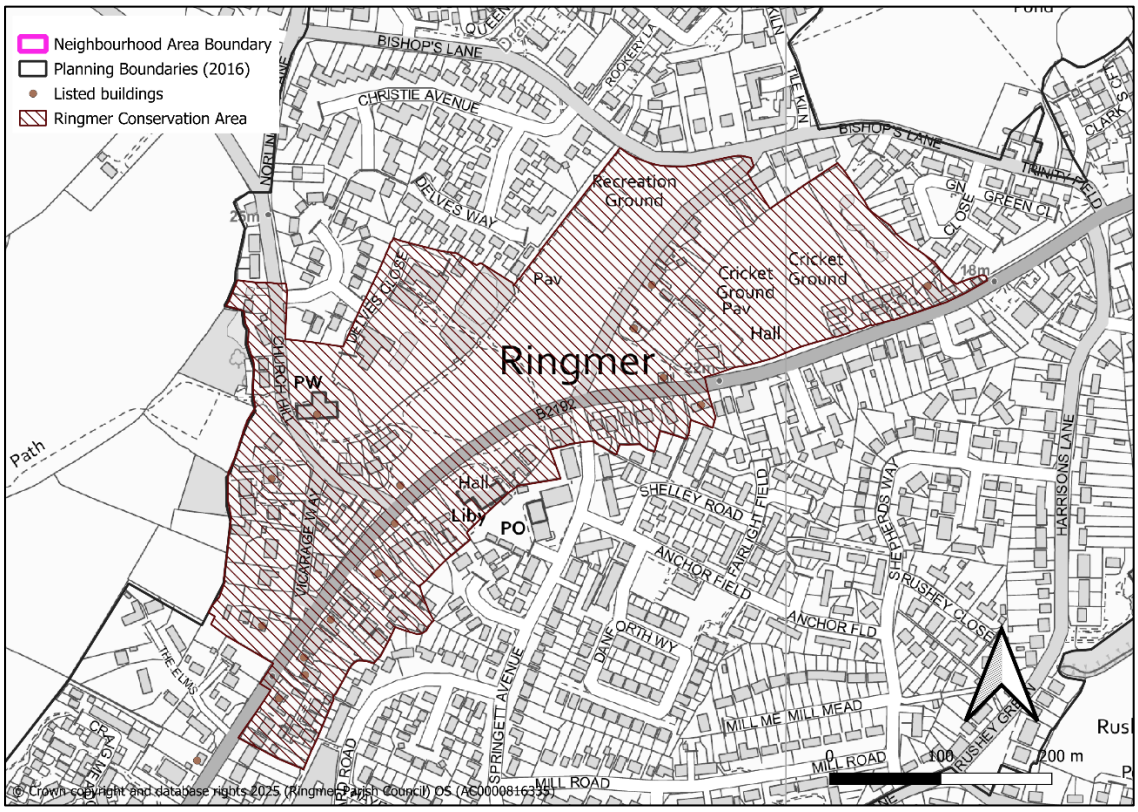
C. <u>Conservation Areas Development:</u> Development proposals in the Ringmer Conservation Area (*Figure 6)* should ensure that alterations and new developments contribute to the conservation or enhancement of the historic environment. Development proposals within this area should:

i. **be guided by the Ringmer Conservation Area Appraisal;**
ii. **be designed to a high quality and preserve or enhance the significance of the conservation areas and their settings;**
iii. **retain those buildings and other features, including trees and hedges, which make a significant contribution to the character of the areas; and**
iv. **protect open spaces and vistas important to the character and setting of the areas.**

Justification

7.30. Part of Ringer village is designated as a Conservation Area (*Figure 4)* and planning applications here should heed the guidance contained within the Ringmer Conservation Area Appraisal.

Figure 6: Ringmer Conservation Area



7.31. There are 49 individual/groups of buildings and assets in Ringmer parish today that are recognised through a listing for their contribution to national heritage. These are shown on *Figure 7.*

7.32. There are many other heritage assets, however, that contribute to the historic local context and story of the parish, but which are not nationally important enough to be included on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government.

7.33. The National Planning Practice Guidance supports the identification of non-designated heritage assets through the neighbourhood planning process (Paragraph 018-039). Twenty such assets were identified in the former RNP (2016), and these have been retained bar one, the barn of Red Barn Farmhouse, Harveys Lane, BN8 5AE, which has since been demolished (the Farmhouse is retained). In addition, a further nine assets have been identified (numbered H21 to H29 in the policy).

7.34. Further detail is provided on each asset in Appendix C.

7.35. In addition, the Historic Environment Record contains details of additional assets, some of which are not nationally listed. The record should be consulted by prospective developers.

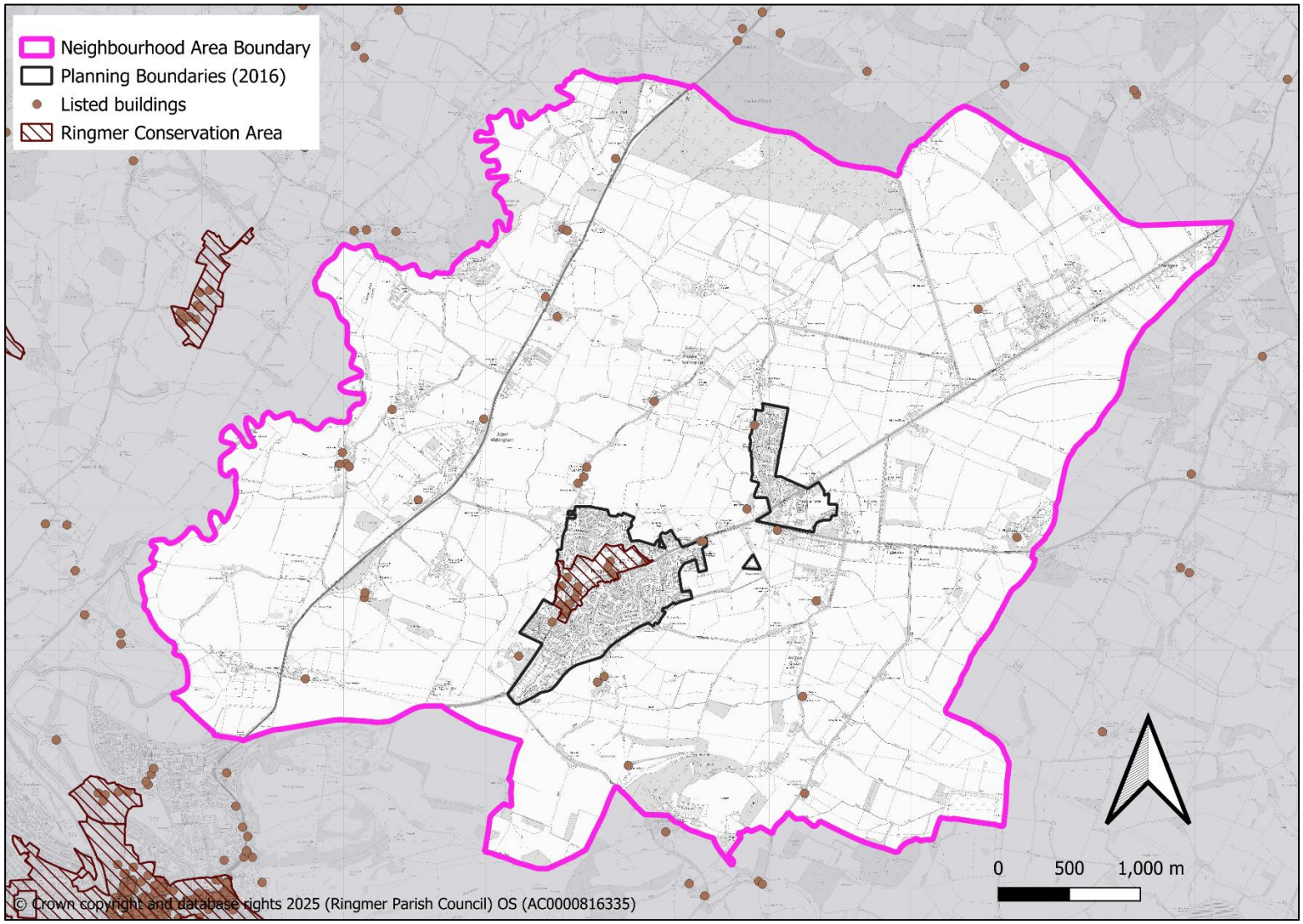
7.36. In parallel with this policy, it is proposed that the identified non-designated heritage assets are considered by LDC / the SDNPA for inclusion on their list of local heritage assets. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.

Local Heritage at Risk

7.37. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches.

7.38. Opportunities to restore assets should be taken when they arise, in partnership with the owner.

Figure 7: Designated heritage assets in the parish



8. LOCAL ECONOMY AND JOBS

Policy R7: Enhancing the role of Ringmer Village Centre

What is the policy seeking to achieve?

8.1. The policy seeks to support uses that will enable an economically vibrant, mixed-use centre in Ringmer, attracting additional footfall to the village centre.

POLICY R7: ENHANCING THE ROLE AND SETTING OF RINGMER VILLAGE CENTRE

A. Insofar as planning permission is required, development proposals which protect, enhance and promote a diverse range of village centre (*Figure 8)* uses (Uses C1, E, F1 and F2) including retail, leisure, commercial, office, tourism, cultural and community will be supported. Proposals should also seek to ensure that village centre facilities are accessible, inclusive and of benefit to all members of the community, including older people and disabled people.

B. <u>Existing retail premises:</u> Proposals for the significant enlargement of units or the merging of multiple units will be supported where this can provide for Uses E and F. The permanent change of use of Classes E, F1 and F2 to other uses will only be supported where the following can be demonstrated:

- **i. The proposed use will maintain the vitality and viability of Ringmer Village Centre;**
- **ii. the premises in question have not been in continuous active use for at least 12 consecutive months; and**
- **iii. the Class E retail premises have no potential for either reoccupation as demonstrated through the results both of a full viability report (see Appendix E) and a marketing campaign lasting for a continuous period of at least 6 months.**

C. <u>Upper floor residential:</u> Insofar as planning permission is required, proposals for the residential use of underused upper floors will be supported. Where appropriate, such proposals should retain independent access arrangements to the upper floors.

D. <u>Temporary uses:</u> The use of Class E, F1 and F2 premises for temporary uses will be supported. Such uses include 'pop up' shops and cultural, creative and leisure uses introduced on a temporary basis or for specific events.

E. Such uses must demonstrate that they will not have a detrimental impact on the amenity of neighbouring uses, particularly residential through excessive noise and pollution.

F. Such uses will generally not be considered appropriate if the operation of the business requires such large amounts of vehicle parking in order to function unless sufficient parking arrangements have been presented.

G. <u>Re-use of historic buildings:</u> The reuse of historic buildings within Ringmer Village Centre for activities that will enhance the vitality and viability of the Village Centre (including community uses, eating places, retail, or business) will be particularly supported.

H. <u>Public realm:</u> Development proposals to enhance the public realm in Ringmer Village Centre will be supported where this will not result in the demolition of or significant detrimental impact to existing heritage assets. As appropriate to their scale, nature and location, proposals which enhance the pedestrian experience will be supported including:

i. **the widening of pavements;**
ii. **banning of parking on pavements and verges;**
iii. **the retention of existing public car parking to at least its present level;**
iv. **the inclusion of cycling facilities, including secure covered parking;**
v. **the consolidation of street clutter and superfluous signage, including provision of signage that will improve pedestrian links to key facilities;**
vi. **reinforcing the distinctive character of the area, as set out in Policy R3 (Design and character of development) including through the use of planting, seating, and installation of public art, celebrating the heritage and history of the parish; and**
vii. **contributing to improved wayfinding and signage for the parish, provided that they can be satisfactorily integrated within their surroundings.**

Justification

8.2. As a Rural Service Centre, Ringmer provides retail facilities and services for all Ringmer residents (including those from Broyleside and the rural parts of the parish, where there are very few facilities) and for others from Lewes and a wider rural area. Within the village core (*Figure 8)*, there is a good range of smaller retail units available in Ringmer, which house independent retailers. Nevertheless, there is a shortage of high-quality purpose-built retail units of a medium size. This means that residents are tending to drive to neighbouring towns to service their weekly shopping needs, or have shopping delivered. This shortage will worsen as the population continues to grow and options for new units, or the amalgamation of existing units would be supported to provide for this market.

8.3. Widening of pavements or footways, a common topic from residents, would increase safety and well-being as would banning parking of vehicles on pavements, other than for short delivery times, which otherwise impede pedestrians as well as wheeled users.

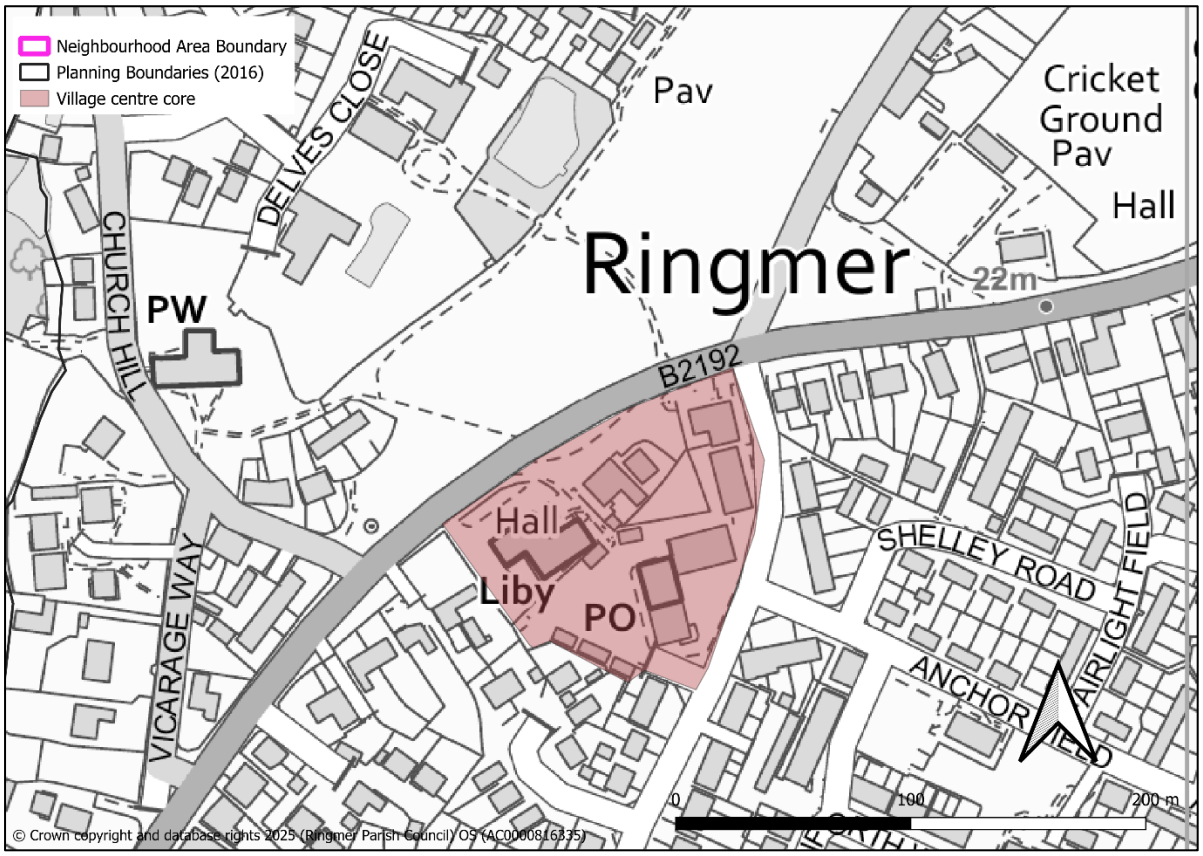
8.4. Since the RNP (2016) was made, Ringmer has lost its Barclays Bank while some other businesses have relocated to neighbouring settlements or less expensive (in terms of rents) premises outside the village centre.

8.5. For the size of Ringmer, the convenience stores are considered to be too small for anything but basic or emergency shopping. There would be local interest in attracting a medium-sized supermarket to the village to negate the need for residents to drive to neighbouring settlements.

8.6. There is no Internet fibre connection other than in new developments i.e. FTTP (fibre to the premises) and mobile signals are of variable quality although there are currently upgrade programmes in place by some providers e.g. BT Openreach and Trooli to provide FTTC (fibre to the cabinet) which is constrained by local retained connections to individual properties and businesses. Performance is likely to remain sporadic and unstable with the addition of further developments. These issues cannot be resolved via a planning policy and are therefore identified as a separate project for the Parish Council to work with the relevant agencies on.

8.7. The 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. This is explored further later in the plan.

Figure 8: Village centre



Policy R8: Enhancing opportunities for local employment

What is the policy seeking to achieve?

8.8. As Ringmer continues to grow, its sustainability relies on 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.

8.9. The policy seeks to safeguard existing employment space in the parish, while also supporting additional provision. This will help to reduce reliance on out-commuting, which will have knock-on benefits for other themes of the RNP, notably reducing traffic congestion.

POLICY R8: ENHANCING OPPORTUNITIES FOR LOCAL EMPLOYMENT

A. <u>Protecting existing employment:</u> Insofar as planning permission is required, proposals for a change of use within an existing Key Employment Site and/or commercial premises (as shown on *Figure 9*) to a use and operation that does not provide employment opportunities, will not be supported unless it can be demonstrated that the commercial premises or land:

- **i. has not been in active use for at least 12 months;**
- **ii. has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results of:**
  - **a. marketing campaign lasting for a continuous period of at least six months and a supplemental report evidencing the marketing undertaken and the market response; and**
  - **b. a detailed valuation report assessing the viability of the land and buildings for employment use; or**
- **iii. it is necessary to achieve environmental gains.**

B. <u>Supporting new employment:</u> Development proposals to expand existing employment premises, and/ or provide start-up business space (including office/workshop space and start-up units on flexible terms, shared space, and a business hub) will be supported, where:

- **i. there is no adverse impact on the character and nature of the surrounding area from visual or operational impacts or on nearby occupiers of existing premises or residential properties; and**
- **ii. it is accessible in accordance with the ESCC Local Transport Plan hierarchy of movement - by foot, cycle and public transport - and catering for all users.**

This could be delivered as part of a mixed-use scheme, taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.

Justification

8.10. To inform this policy, the Steering Group undertook an audit of the availability of commercial units to support different types of employment.

8.11. The RNP (2016) identified a number of sites in the parish that should be retained for employment. These have been reviewed to ascertain which still exist, and those that should be safeguarded for employment use. A map of the sites is shown on *Figure 9.* The review of the following key employment sites, with detailed maps, can be found in Appendix D:

1. EMP1 Ringmer Core Retail area – considered in Policy R7
2. EMP2 Ringmer Heath Centre, Anchor Field
3. Care Homes in Ringmer Village
4. Diplocks Business Park, Bishops Lane
5. Ringmer /education Campus
6. Ringmer Business Centre, Chamberlains Lane
7. Broyle Business Area
8. Ringmer Hunt Kennels, Laughton Road
9. Ringmer Sewage Works, Neaves Lane
10. Broyle Place Farm, Laughton Road
11. Chandlers Yard, The Broyle
12. Raystede, The Broyle
13. East Sussex Glider Club field, The Broyle
14. Shortgate Industrial Estate, The Broyle
15. Glyndebourne
16. Electricity Substation
17. Upper Stoneham Farm
18. Meadow Business Centre, Old Uckfield Road
19. Goldcliff Garden Centre , Old Uckfield Road
20. Lower Clayhill Business Area, Uckfield Road
21. Banff Farm, Clayhill
22. Barcombe Mills Water Treatment Works
23. Bridge Farm, Barcombe Mills
24. Busy Bee Garage

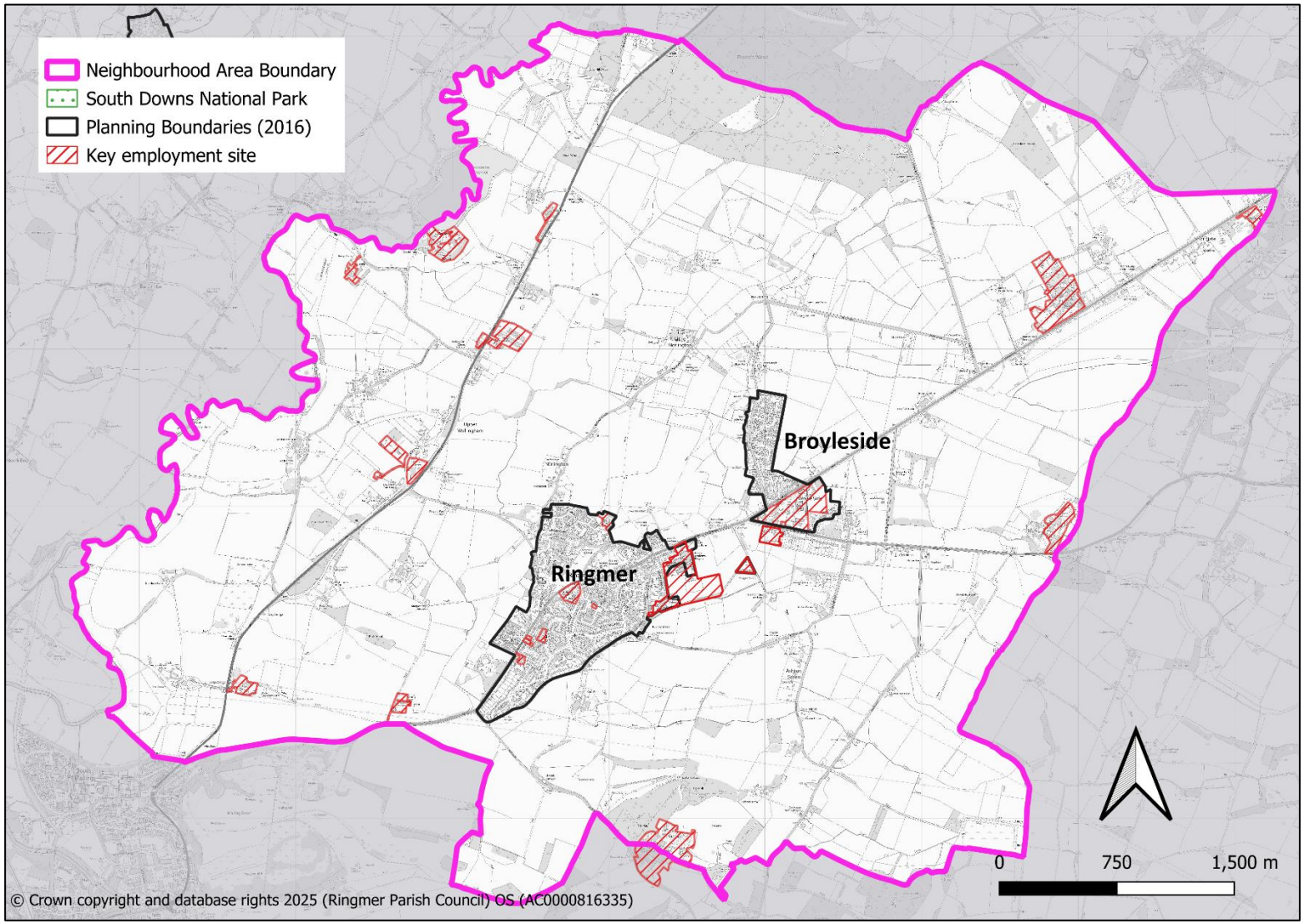
8.12. Overall, there is a shortage of high-quality light industrial units, with good EPC ratings to rent, in comparison to nearby settlements. However, there is a wide range of light industrial units across many settings. Infrastructure is quoted as being poor with no generally available high-speed internet and no 5G mobile access. However, Lewes District Council in their emerging Local Plan have not identified any requirement for additional employment in the parish and have actually reduced potential EMP sites, increasing car dependency and consequent adverse impact on Climate Change Policy.

8.13. Retail space is limited and not of high quality; if the village is to increase in size drastically then people will be forced to travel to Lewes or even Uckfield, putting stress on the road network.

8.14. Public transport is limited, but the 28 bus service provides a clear route through the village to Brighton, Lewes or Eastbourne. If the 29 bus went to Ringmer and then down Ham Lane to rejoin the A22and onto Uckfield and/or Royal Tunbridge Wells, this could help, or a smaller shuttle bus from Ringmer to Lewes for busy times.

8.15. As mentioned in the supporting text for Policy R7, there is an opportunity for a small footprint supermarket as the current provision is inadequate for the village, which means more trips into Lewes.

Figure 9: Key employment sites in the parish



Policy R9: Promoting sustainable tourism

What is the policy seeking to achieve?

8.16. The attractive location of the parish, regarded as one of the gateways into the SDNP, coupled with its proximity to a great number of regionally and nationally significant visitor attractions, presents an opportunity for the parish to develop itself as both a destination and base for sustainable tourism. This policy supports proposals that would enhance the visitor experience in a way that complements the rural environment.

POLICY R9: PROMOTING SUSTAINABLE TOURISM

A. Development proposals that support rural tourism-related facilities, recreational enterprises, visitor accommodation, attractions and activities – including opportunities for glamping and camping - to encourage day and staying visitors will be welcomed and supported where the following criteria can be met:

i. there are demonstrable economic benefits to the proposals;
ii. there is no significant detrimental impact on the existing community;
iii. proposals where possible meet the concept of rural tourism regarding green travel, as defined by the SDNP; and
iv. the siting, scale and design has strong regard to the local character and setting of the South Downs.

Justification

8.17. 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 the Bentley Estate, 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.

8.18. Sustainable tourism is defined as “tourism that takes full account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities”.

8.19. In 2023, tourism across the UK was estimated to account directly for £58 billion (2.4%) of economic output. Tourism was estimated to directly account for the employment of 1.2 million UK workers in 2019, 3.9% of all workers. The government has set an ambition for visitor numbers to the UK to reach 50 million by 2030.

8.20. There is a public car park at Barcombe Mills to facilitate leisure use of the River Ouse and its banks.

8.21. Whilst there currently 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.

9. ENVIRONMENT AND GREEN SPACE

Policy R10: Plashett Wood SSSI, Plashett Park Farm and Clay Hill Farm

What is the policy seeking to achieve?

9.1. This policy is retained from the previous RNP (2016). It acknowledges the important landscape of Plashett Wood SSSI, Plashett Park Farm and Clay Hill Farm and restricts development here.

POLICY R10: PLASHETT WOOD SSSI, PLASHETT PARK FARM AND CLAY HILL FARM

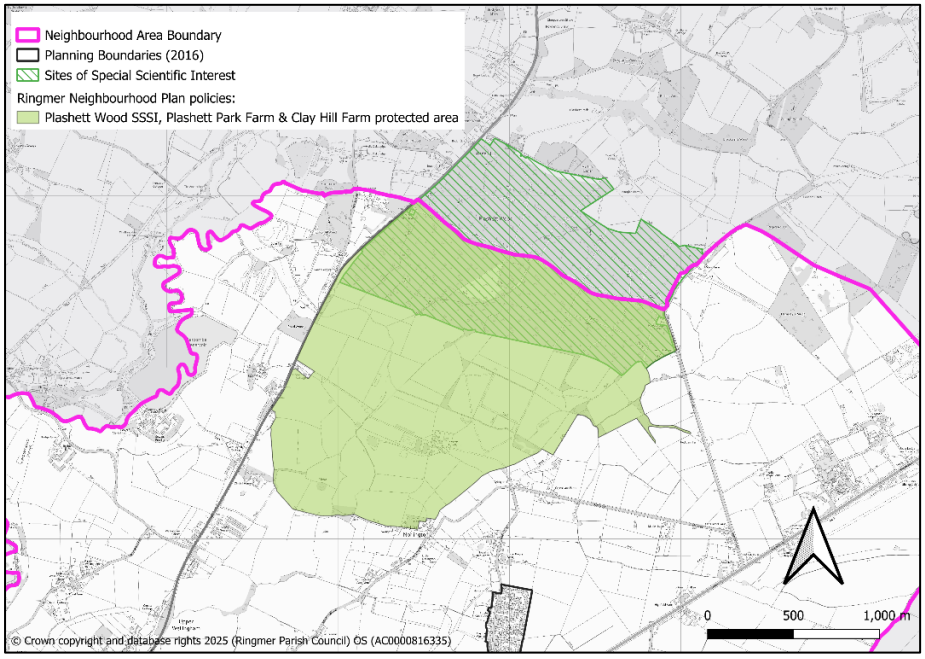
Any development proposals for the area indicated on *Figure 10* must maintain or enhance this highly valued and richly biodiverse Wealden ancient woodland and parkland landscape.

Justification

9.2. 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 Plashett Wood, and long-established hedgerows with several hundred parkland and hedgerow trees, mostly oaks, at all stages of maturity.

9.3. To the south-west of Plashett Park Farm lies Clay Hill Farm (formerly called the Plashett), which includes an exceptional listed 16th 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.

Figure 10: Plashett Wood SSSI, Plashett Park Farm and Clay Hill Farm protected area



Policy R11: Protection of the River Ouse water catchment and recreational use of the riverbank

What is the policy seeking to achieve?

9.4. The policy is retained from the previous RNP (2016). It recognises the importance of this area and restricts development here. It seeks to ensure that natural areas of the parish that form part of the water catchment of the River Ouse are formally designated and will be protected and, where possible, enhanced.

POLICY R11: PROTECTION OF THE RIVER OUSE WATER CATCHMENT AND RECREATIONAL USE OF THE RIVERBANK

A. Development proposals for the area indicated on *Figure 11* must maintain or enhance this highly valued and richly biodiverse Wealden ancient woodland and parkland landscape. Such proposals should demonstrate that proposals are landscape- and heritage-led and a sensitive approach has been adopted in the impact on water course and flow.

B. Development proposals should encourage recreational or tourism use of the River Ouse bank between Chalkham Farm and Barcombe Mills, provided that the rural beauty of the area shown in *Figure 10* is conserved or enhanced, and that appropriate measures are taken to mitigate any detrimental impacts.

C. Development proposals should contribute to the delivery of the Rights of Rivers Charter and the Weald to Waves 100-mile cross-Sussex nature corridor.

Justification

9.5. The River Ouse (*Figure 11)* has become the first river in Sussex and the UK to formally be recognised for its inherent rights. Lewes District Council believes that there is a case to be made for considering our interactions with our local waterways in the context of the 'Rights of Rivers' and through which the health and well-being of the River Ouse can be addressed. Support is given by RPC of the OART (Ouse and Adur Rivers Trust and EA (Environment Agency) plus other voluntary organisations in monitoring the water quality of local waterways e.g. Glynde Reach.

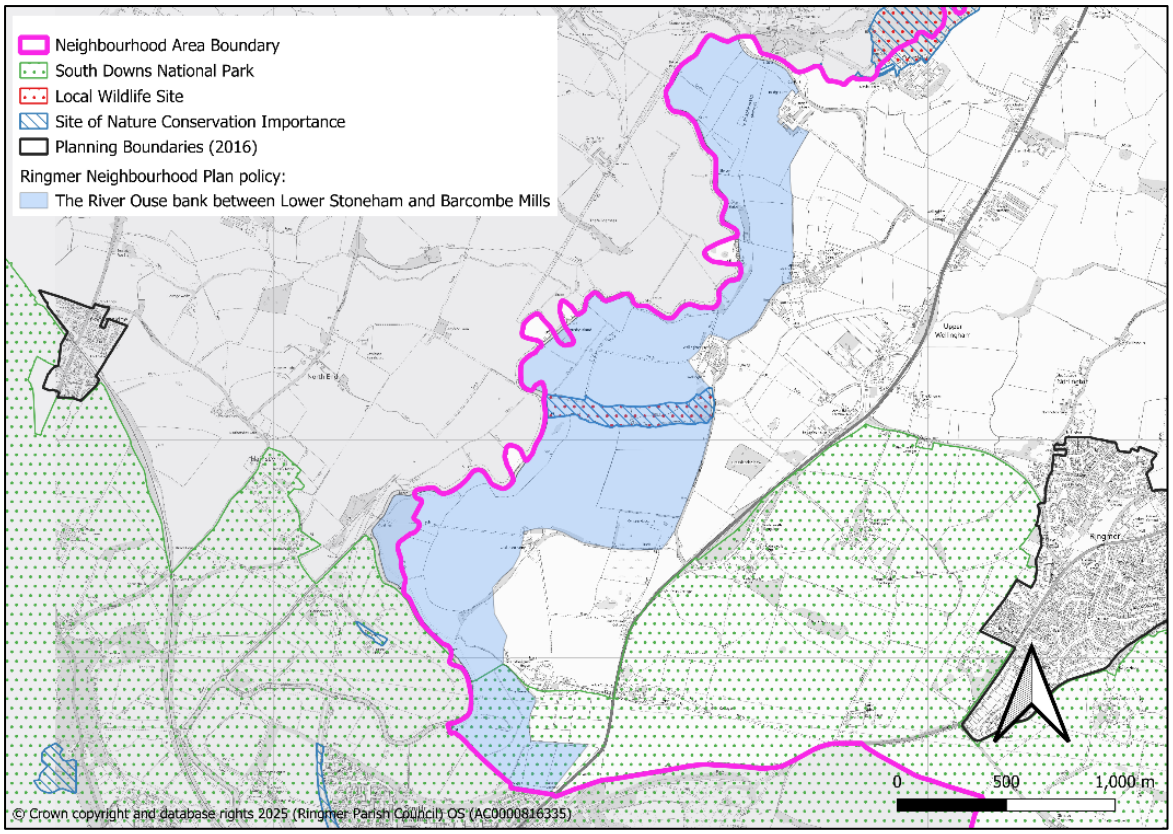
9.6. Creating new public access to the riverbank would link the two existing sections and promote opportunities for tourism and health activities.

9.7. There is good public access to the east bank of the River Ouse from Malling Recreation Ground, Lewes, to Lower Stoneham and Chalkham Farm, and also at, and up-river from, Barcombe Mills. The section of the riverbank 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 riverbank 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.

9.8. Creating new public access to the riverbank 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.

Figure 11: The River Ouse bank between Lower Stoneham and Barcombe Mills



Policy R12: Landscape and biodiversity

What is the policy seeking to achieve?

9.9. The policy seeks to ensure that natural areas of the parish that are formally designated will be protected and, where possible, enhanced and better connected, in accordance with their designation. In addition, other natural features in the parish that do not benefit from a formal designation, but which should still be protected and integrated, as appropriate, into the design and layout of development. The policy identifies opportunities where biodiversity can be enhanced locally and supports the provision of wildlife-friendly design within development.

POLICY R12: LANDSCAPE AND BIODIVERSITY

A. <u>Biodiversity net gain:</u> Development proposals should be designed to create, conserve, enhance and manage green and blue spaces. They should connect chains of green and blue infrastructure, as identified on the Policies Maps, with the aim of delivering a measurable biodiversity net gain of 20% (notably for major development), where possible, but as a minimum, a net gain of at least 10%.

B. Where biodiversity net gain cannot be delivered on site, it should be delivered within the parish where possible.

C. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged to enhance the green and blue infrastructure of the neighbourhood area. Proposals should, where practicable, support the enhancement and management of Areas of Particular Biodiversity Importance and Areas that Could Become Important for Biodiversity as established in the East Sussex and Brighton and Hove Local Nature Recovery Strategy. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.

D. <u>Landscape and environment:</u> Development proposals should conserve or enhance the natural environment and landscape character of the neighbourhood area. Development proposals should be informed by, and where possible should seek to deliver the principles of, the East Sussex and South Downs Landscape Character Assessment (Eastern Low Weald and Open Downs), incorporating natural features typical of the parish, for instance ponds, riverbanks, hedgerows, and trees.

E. Subject to their scale, nature and location, proposals that respond positively to the Building with Nature 12 Standards will be supported.

F. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:

<u>Trees and woodland:</u>

- **i. There should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. If notable trees must be removed, they should be replaced with at least two trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.**
- **ii. All priority habitats and mature trees must have a minimum buffer of complementary habitat of 20m, and more if required (for instance ancient woodland or veteran trees require a minimum buffer of 50m).**

iii. **Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.**
iv. **Where arboricultural work is required to a veteran/mature/notable tree (as defined by the Woodland Trust), the tree should be safeguarded and maintained in a way which responds positively to the condition of the trees and its location within the overall development.**
v. **Include additional native woodland planting with a specific focus in areas with public access.**

Hedgerows

vi. **Avoid the loss of, or the deterioration in the quality of, hedgerows. Where access points to new development involve the loss of a section of hedgerow, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.**

Fauna:

vii. **The provision of hedgehog holes in new residential fencing will be supported.**
viii. **Development proposals which provide bird and bat nesting boxes will be supported.**
ix. **The provision of a communal pond and wildlife friendly communal 'green spaces' within new major developments will be supported.**

G. Wherever practicable development proposals should seek to incorporate open space that:

i. **Is in usable parcels of land and not fragmented;**
ii. **Is safe, easily accessible, and not severed by any physical barrier;**
iii. **Is accessible to the public;**
iv. **Creates a safe environment considering lighting and layout; and**
v. **Is complemented by high quality landscaping.**

Justification

9.10. 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 Plashett Wood to the north.

9.11. Plashett Wood is ancient woodland designated as an SSSI; to its north lies Scrimcorner Wood and Clay Hill Wood, both ancient woodlands. Plashett Park Farm, a traditionally farmed mixed farm, was once also part of the Plashett deer park. This farm lies in a gentle valley that retains fingers of ancient woodland stretching from Plashett Wood, and long-established hedgerows with several hundred parkland and hedgerow trees, mostly oaks, at all stages of maturity.

9.12. 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.

9.13. To the south-west of Plashett Park Farm lies Clay Hill Farm (formerly called the Plashett), which includes an exceptional listed 16th 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.

9.14. The East Sussex Landscape Character Assessment identifies the following underlying landscape character areas in the parish and their priorities, which should be considered as part of any development proposals:

Landscape Character Area	Commentary
Eastern Low Weald	The eastern part of the parish falls in this area. Key considerations can be found here in the East Sussex Landscape Character Assessment.
A4: Mount Caburn Open Downs	The western part of the parish falls within Open Downland. Key considerations can be found here in the East Sussex Landscape Character Assessment.

9.15. Formally designated natural assets in the parish are shown in *Table 6* and *Figure 12*.

Table 6: Environmental designations in Ringmer parish

Designated sites	Local examples
National Park	The western part of the parish is located within the SDNP. Parts of the parish beyond contribute to the setting of the SNDP.
Ancient woodland and veteran trees	Including: Skimcorner Wood, Plashett Wood, Road Wood, Grasslands Shaw, Glynde Rough
Section 41 habitats and other	Chalk stream, traditional orchard, lowland meadow, lowland calcareous grassland, coastal and floodplain grazing marsh, deciduous woodland, ancient woodland.
Site of Special Scientific Interest	Plashett Wood
Local Wildlife Site	LO2 - Part of Barcombe Reservoir, Barcombe Mill falls in the parish. L39 - Marshy Fields and lake by Wellington Farm and L25 - Hemley's Rough. These are also classified as Sites of Nature Conservation Importance. Local Wildlife Sites are subject to change and applicants should consult the Sussex Wildlife Trust for the most recent mapping.

Designated road verge	Harvard Road, A26 Ryderswell Lane, Broyle Lane, Green Lane, Neaves Lane New Barn, New Road, Norlington Lane
Sussex Wildlife Trust reserve	Malling Down and Southerham.
Tree Preservation Order (TPO)	There are several TPOs in the parish including: More detail can be sourced from the Local Authority.
Local Green Spaces	25 spaces are designated at Policy R13.

9.16. There are also a range of features which, whilst not designated, form habitats and vital corridors for many animals and birds, especially those migrating and these need to be protected through the planning process. In the parish these include:

9.17. **Trees and woodland:** The parish is home to a significant number of trees and areas of woodland – including veteran trees and some ancient woodland. As well as providing natural habitats, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.

9.18. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances. The Woodland Trust advises that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.

9.19. Planning permission should be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be considered. Development proposals are expected to retain, protect, and enhance wildlife habitats where possible and, where appropriate, include a landscape and ecological management plan, including a list of native trees and shrubs to be planted.

9.20. **Hedgerows**: Not only provide habitats for a range of fauna but also link up habitat patches and have a conservation value in their own right. Hedgerows should be retained and extended wherever possible. The use of hedgerows to define the street scene should be integral to major developments. Species rich hedgerows should be adequately buffered by a minimum of

5 metres to minimise indirect impacts and allow space for suitable management. Such hedgerows will be expected to be managed.

9.21. Ponds (including in private gardens): These provide a valuable habitat for species identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Sightings locally include cased & caseless caddisfly, dragonfly, alderfly, mayfly, water beetle larvae.

9.22. The great ponds in the parish provide connectivity as part of the wider freshwater 'patchwork' comprising of the Pond on the Village Green, Delves House pond, Cheney Field ponds, Almond Field ponds, Hemsley's Rough, Marshy Fields and the lake by Wellington Farm.

9.23. **Riverbanks**: Waterway banks, such as along the River Ouse, are particularly valuable for biodiversity. They can provide habitat for a wide variety of wildlife including dragonflies, water birds, water voles, crayfish, and otters.

9.24. **The public rights of way network**: The parish is crossed by a number of footpaths, which themselves provide important wildlife corridors. The narrow lanes too are often bordered by trees and hedgerows, forming natural wildlife corridors. There are some abandoned rural lanes, which not only provide habitats and corridors but also contribute to local character. A number of verges are designated for their importance to biodiversity.

9.25. Collectively, these designated and non-designated environmental features provide critical spaces as wildlife refuges and routes for wildlife, such as bats, to prevent species becoming isolated. Where it can be achieved sustainably, they can also be important spaces and routes for the local community to access for recreational purposes, contributing to people's physical wellbeing and mental health.

9.26. The community have identified some preliminary wildlife corridors in the parish – opportunities to identify further ones and connect these to the wider landscape should be sought. The green and blue infrastructure assets of the parish should be maximised and made properly accessible, where feasible. Development proposals are encouraged to facilitate improved connectivity between these wildlife areas and green spaces that are used by the community.

9.27. Development proposals are expected to retain, protect, and enhance wildlife habitats where possible and, where appropriate, include a landscape and ecological management plan, including a list of native trees and shrubs to be planted. They should be guided by the Building with Nature Standards to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife.

Biodiversity net gain

9.28. The Environment Act includes provision for a mandatory requirement for new developments to provide a 10% biodiversity net gain. Both the SDNPA and LDC are exploring options to support a 20% BNG in their emerging Local Plan Reviews. The RNP supports this uplift in biodiversity net gain.

9.29. All development is encouraged to deliver biodiversity net gain on site; however, this is not always possible. Where off site delivery is pursued, opportunities to enhance other parts of the parish should be explored in the first instance. The East Sussex and Brighton & Hove Nature Recovery Strategy identifies potential sites for this.

9.30. It is expected that land used for off-site biodiversity net gain delivery will be secured for the length of the net gain agreement, either via Section 106 agreements, or a conservation covenant.

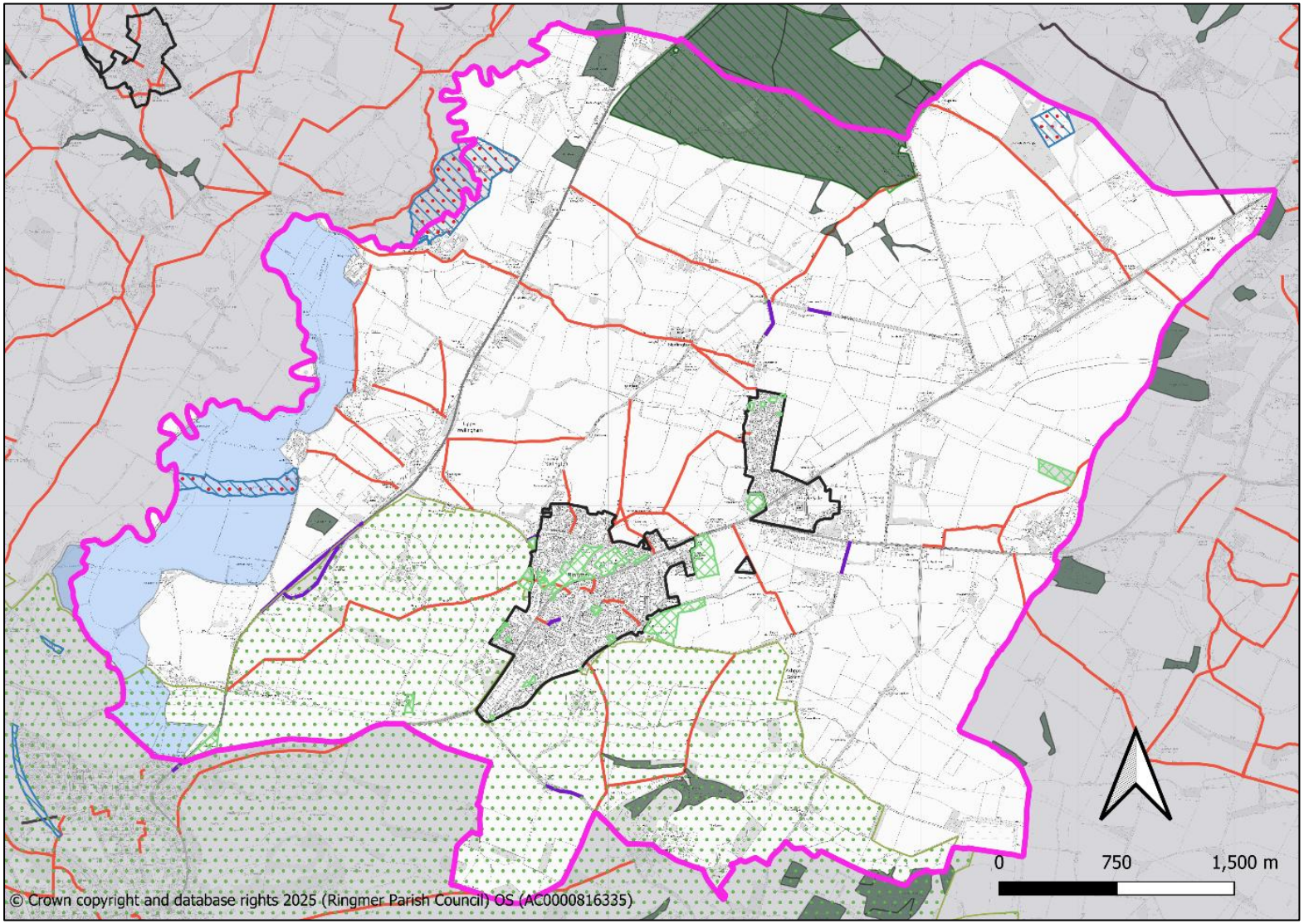
Flora and fauna-friendly development

9.31. Provision for wildlife needs on-site includes, for example, bird and bat nesting-boxes, hedgehog holes in fencing, ponds (a distinctive feature locally) and wildlife friendly communal green spaces.

Key to *Figure 12:*



Figure 12: Landscape designations in the parish



Policy R13: Local green space

What is the policy seeking to achieve?

9.32. This policy seeks to designate Local Green Spaces within Ringmer parish, that are demonstrably special to the local community.

POLICY R13: LOCAL GREEN SPACE

The following spaces are designated as local green space as shown on *Figures 13, 14 and 15* and described in detail in Appendix F:

- **LGS1: Broyle Close Green Areas**
- **LGS2: Fingerpost Field**
- **LGS3: Ringmer Village Green**
- **LGS4: The Forge Communal Open Space**
- **LGS5: The Forge Green**
- **LGS6: Middleham Close**
- **LGS7: Gote Green**
- **LGS8: Sadlers Way Diamond Jubilee**
- **LGS9: Mill Close Green**
- **LGS10: Green Close Green**
- **LGS11: Rushey Green**
- **LGS12: Anchor Field Play Area**
- **LGS13: Cheyney Field**
- **LGS14: Ringmer Old Churchyard**
- **LGS15: Pump Green**
- **LGS16: Broyle Lane Play Area**
- **LGS17: Broyle Close Play Area**
- **LGS18: Allotments Electricity Sub Station**
- **LGS19: Allotments, Broyle Close**
- **LGS20: Almond Field**
- **LGS21: Soldiers' Graves**
- **LGS22: Sports Facilities East of Ringmer Community College**
- **LGS23: Green Close Allotments**
- **LGS24: Earwig Corner Allotments**
- **LGS25: Ham Lane Allotments**

Development proposals within the designated local green spaces will be consistent with national policy for Green Belt.

Justification

9.33. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances.

9.34. The NPPF states that the Local Green Space designation should only be used where the green space is:

i. in reasonably close proximity to the community it serves;

ii. demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

iii. local in character and is not an extensive tract of land.

9.35. Spaces should also be capable of ensuring beyond the Plan period and be consistent with sustainable development.

9.36. Spaces were identified in the following ways:

- the community were invited to nominate spaces that they consider to be demonstrably special, both via the Community Survey and at the Public Exhibition; and
- the Steering Group undertook an audit of the parish to identify any other spaces.

9.37. Each space was visited by the Steering Group to assess them against the NPPF criteria. *Figures 13, 14 and 15* show the areas to be designated. Detailed maps of each space are shown in Appendix F along with details as to how they each meet the NPPF criteria.

9.38. Some spaces are already adequately protected from inappropriate development by other mechanisms, such as ancient woodland.

Figure 13: Local Green Space (21 and 24)

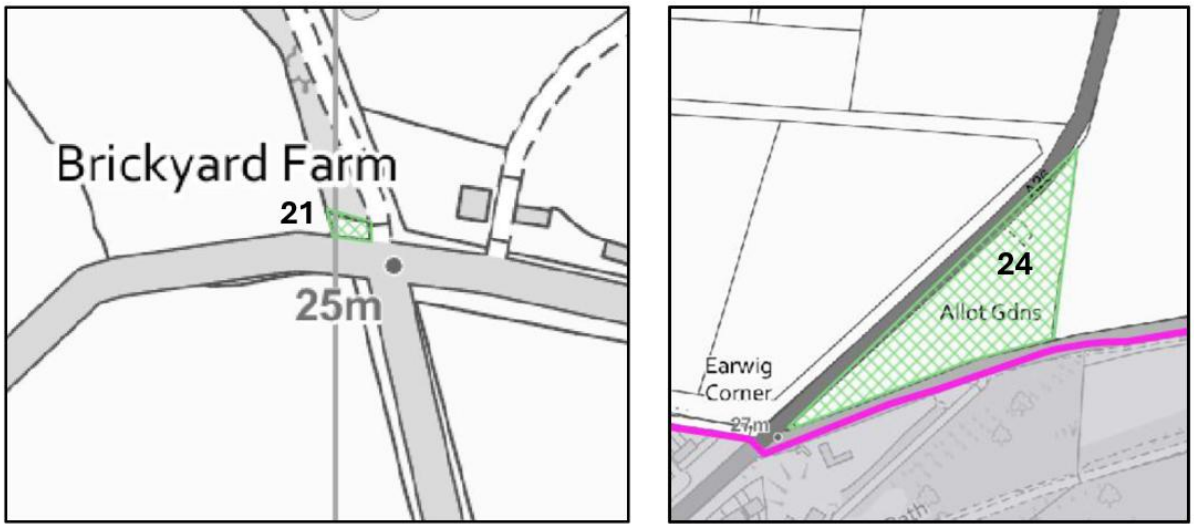


Figure 14: Local Green Space - Ringmer

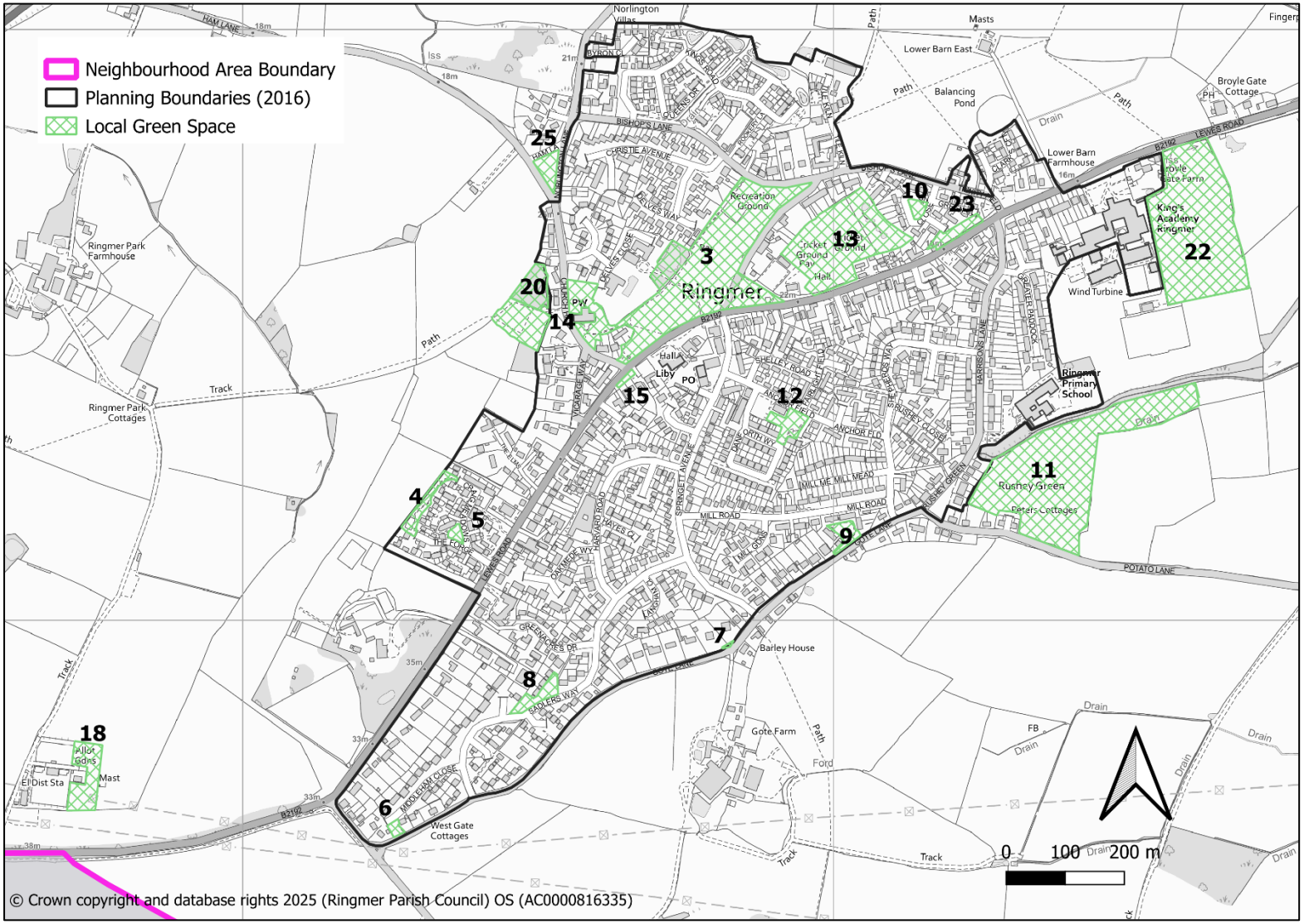
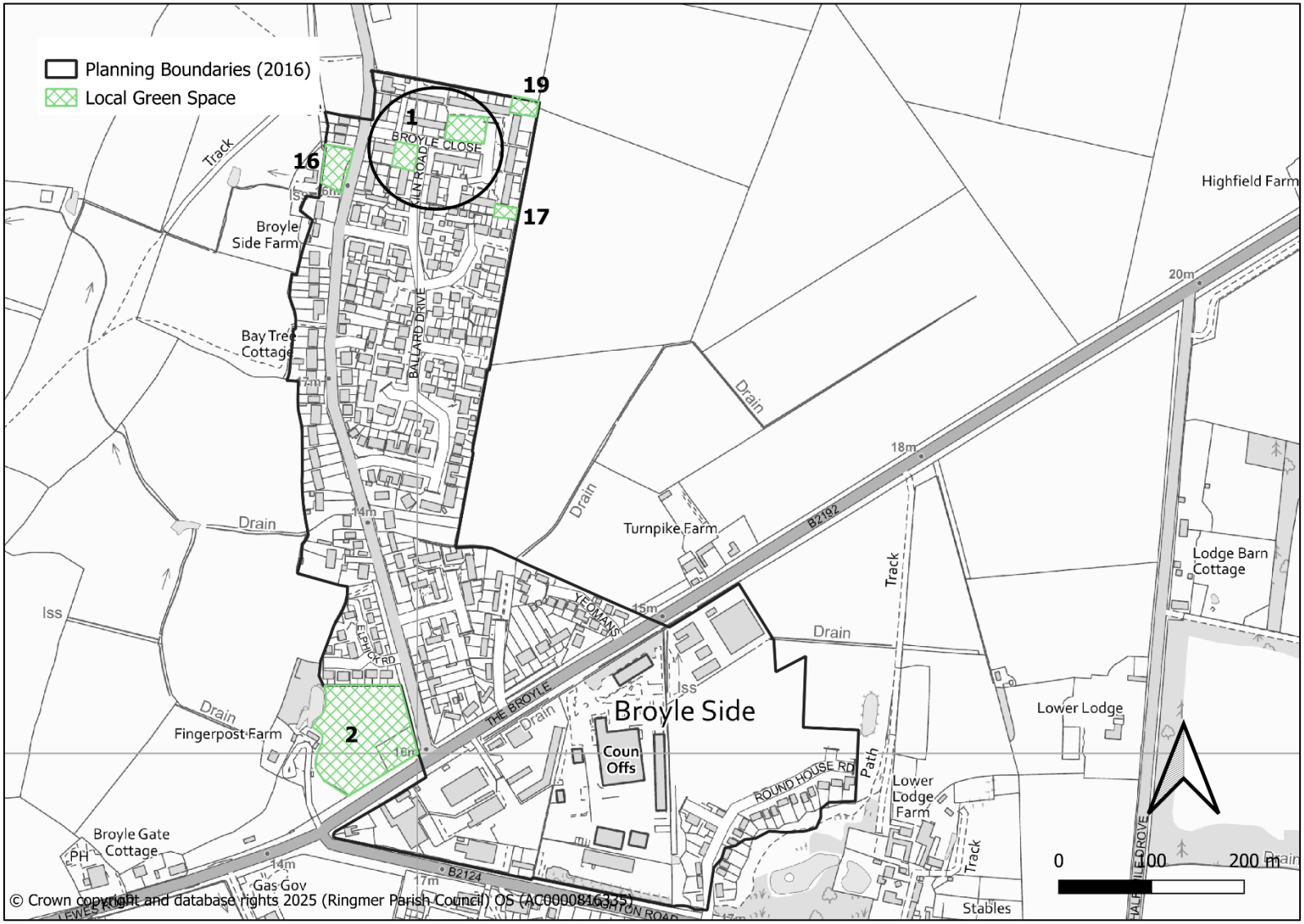


Figure 15: Local Green Space - Broyleside



Policy R14: Locally significant views

What is the policy seeking to achieve?

9.39. This policy sets out a series of views in and across the parish, which have been identified by the community as being important to safeguard. The policy seeks to safeguard the views from inappropriate development.

POLICY R14: PROTECTION OF LOCALLY SIGNIFICANT VIEWS

The following views within the Plan area, which are shown on *Figure 16,* are defined as Locally Significant Views:

V1: Panoramic views from Mill Post

V2: Views from the Nature Reserve

V3: Views from the Almond Field

V4: Views from Green Lane

Proposals for new development that fall within, or partly within, the indicative view directions as shown on *Figure 16* should be designed in a way that demonstrates how they have taken full account of the defined Locally Significant Views, in the layout, design and landscaping of the development site in order to mitigate any adverse impacts upon those views.

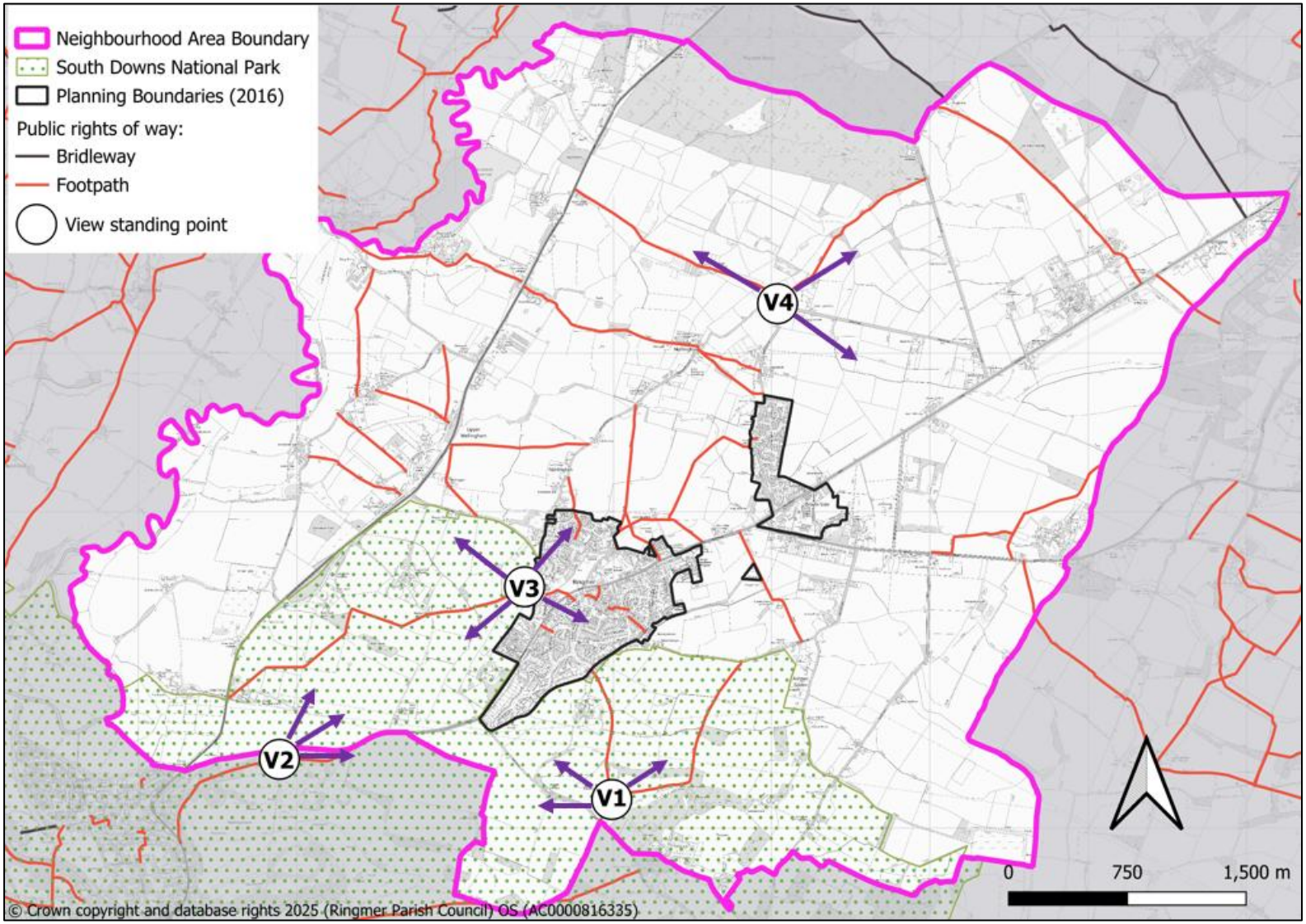
Development proposals which fail to mitigate any such impacts will not be supported.

Justification

9.40. The topography of the parish is rolling, with shallow valleys and sloping hills across the parish. This landscape lends itself to extensive, panoramic views from the higher areas of land over open countryside. The community was invited to nominate special views through the survey and at the mapping workshops. All were visited and *Figure 16* shows those shortlisted. The views, all visible from public locations, are described in Appendix G.

9.41. Development should be designed in a way that safeguards, where possible, the locally significant view or views concerned. It attempts to provide the flexibility required for a range of development proposals which will come forward within the Plan period. In circumstances where the proposed development would be likely to have a significant impact on an identified significant view – which is highly likely for the views coinciding with the allocated site – the planning application concerned should be accompanied by a landscape and visual impact assessment proportionate to the scale of the development proposed. Appropriate mitigation measures should be incorporated within the design of the proposal and captured in the assessment. It is accepted that in some areas, views will be compromised, but developers should seek to incorporate glimpses of views within proposals. This will assist in embedding a landscape approach to development and perpetuate a sense of place, connecting with the South Downs.

Figure 16: Locally significant views



Policy R15: Dark skies

What is the policy seeking to achieve?

9.42. The parish provides an ideal location from which to enjoy dark skies and stargazing. These dark skies also support both nocturnal and diurnal wildlife. This policy seeks to ensure that development does not encroach on this valued aspect of parish.

POLICY R15: DARK SKIES

Development proposals should ensure that any internal and external lighting protects the night sky from light pollution. As appropriate to their scale, nature and location, development proposals should demonstrate that:

i. **the lighting is necessary for operational, safety or security reasons;**
ii. **any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;**
iii. **the impact on nearby residential properties, wildlife, local heritage assets or the wider landscape is minimised; and**
iv. **they have considered carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors.**

Development proposals should also take account of the relevant guidance on light pollution published by the Institution of Lighting Professionals (ILP).

Justification

9.43. Large swathes of the parish remain largely unlit (*Figure 17*) and the dark night skies in these areas are predominantly unspoilt, and it is important that they are kept that way.

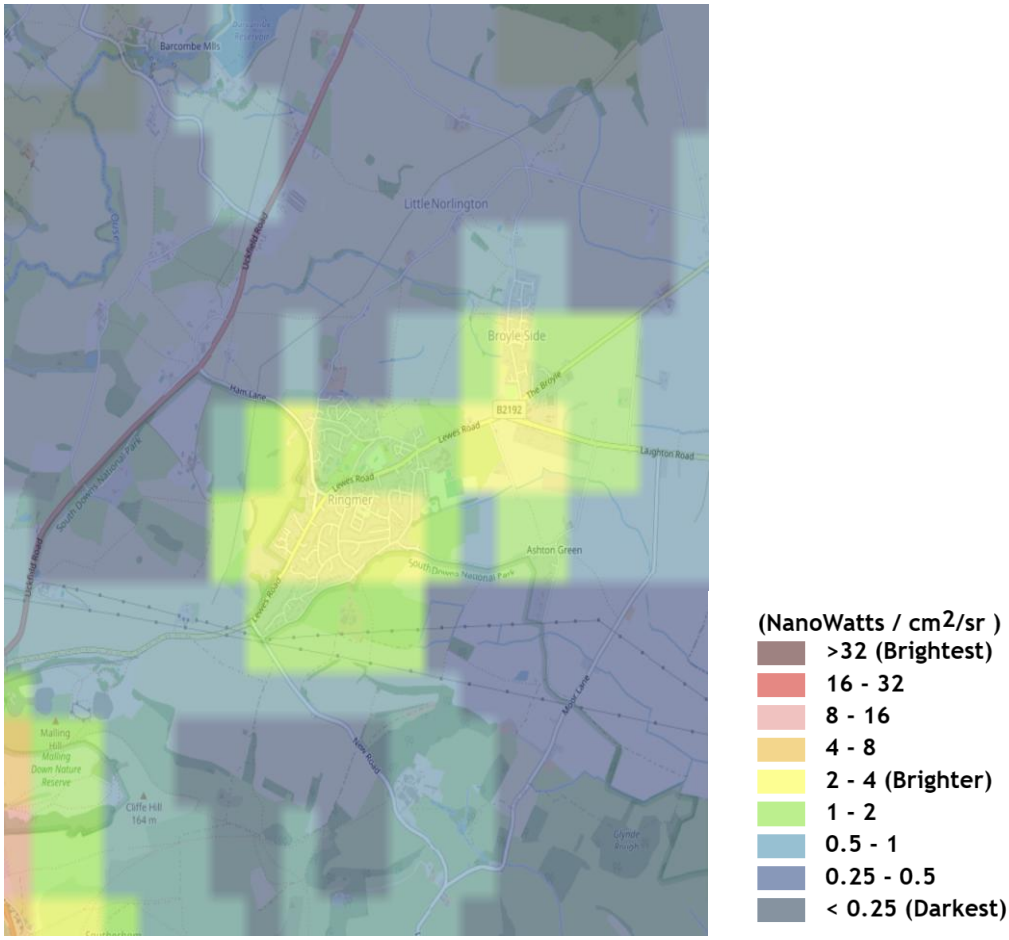
9.44. The benefits derived from the prevention of light pollution include:

- Enjoyment and appreciation – improving quality of life and providing creative inspiration
- Health – promoting better sleep patterns and reducing stress
- Wildlife – supporting a more natural environment for both nocturnal and diurnal animals
- Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint.

9.45. The SDNP was designated as an International Dark Sky Reserve (IDSR) in May 2016. RNP Policy R15 seeks to ensure that development does not encroach on this valued aspect of parish, supporting Policy SD8 (Dark Night Skies) of the adopted SDLP (and SD8 in the emerging Local Plan Review) and DM20 (Pollution Management) of the LDC Local Plan Part 2: Site Allocations and Development Management Policies. Policy R15 applies only in those parts of the parish outside the SDNP. Policy SD8 (Dark Night Skies) of the South Downs Local Plan applies in the National Park and includes its own specific guidance and environmental zones. The Neighbourhood Plan has not chosen to add further detail to the policy already in place in the

South Downs. Equally it recognises that the circumstances in the South Downs do not necessarily apply elsewhere in the parish.

Figure 17: Map showing levels of radiance for Ringmer parish, 2016 source: CPRE, The Countryside Charity. Each pixel shows the levels of radiance (night lights) shining up into the night sky



9.46. The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

9.47. The Institution of Lighting Professionals (ILP) produces guidance on light pollution, and this should be consulted when preparing development proposals. In particular the Guidance Note GN01: The Reduction of Obtrusive Light and Guidance Note 08/18 Bats and Artificial Lighting in the UK, which was updated in 2023.

10. TRANSPORT AND MOVEMENT

Policy R16: Sustainable transport

What is the policy seeking to achieve?

10.1. This policy seeks to enhance opportunities for sustainable transport, which includes active modes of transport (notably walking, 'wheeling' and cycling but also equestrian from a recreational perspective) and public transport, which are most likely to encourage a shift away from the private car for short journeys in and around the parish.

10.2. This accords with national policy and the strategic transport priorities for the area, as set out in the East Sussex Local Transport Plan, which supports opportunities for 'active travel' (walking and cycling). The community particularly supported improvements to enable walking along routes which are most likely to encourage a shift away from the private car for short journeys in and around Ringmer and Broyleside. There may be ways to improve opportunities for cycling too. Finally, the policy seeks to promote opportunities for recreational horse-riding.

POLICY R16: IMPROVING WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES

A. To ensure residents can safely and comfortably walk and cycle across the parish and to neighbouring settlements, development proposals should ensure safe pedestrian, and where possible cycle, access both within the site itself and also to link up with the existing footpath, cycleway, and the public transport network, as defined in *Figure 19* and in accordance with the "TCPA 20-minute neighbourhood" initiative.

B. High priority will be given to the extension of the cycleway/pedestrian route between Ringmer village and Lewes, and to the creation of a new route between 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.

C. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another, will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured. They should be designed following the principles of Healthy Streets.

D. 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.

E. Insofar as planning permission is required, the design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural character of the parish and retain and/or provide hedgerows, trees, and soft verges wherever practicable. The materials used in such works should be sympathetic to local character, in accordance with Policy R3.

F. Proposals for new bridleways will be supported. Development proposals should retain existing Public Rights of Way (PROWs) and bridleways. Where not possible, redirection within the site will be considered. In either case, PROWs and bridleways should not be adversely impacted by proximity to any infrastructure or other factors which reduce public access to and enjoyment of these open green spaces by the residents and visitors.

G. Traffic calming measures and safe crossing points along the Lewes Road B2192 will be supported.

H. The provision of EV charging points, covered and secure cycle racks and buggy parking in public areas will be supported.

I. Initiatives such as better signage, mapping resources and better maintained surfaces and gates on footpaths will be encouraged.

Justification

10.3. The anticipated growth in the population within both the parish and wider district over the Plan period, in combination with increased visits to the area, will inevitably lead to heavier vehicle use. The parish is largely rural and therefore car ownership is already high, with approximately 87.5% owning at least one vehicle (2021 Census).

10.4. Many people rely on their car for a variety of reasons - they may have limited mobility, they may be transporting young children, carrying larger loads, or simply be short of time.

10.5. Whilst such journeys may be unavoidable, it is important that active travel (i.e. walking, wheeling and cycling) is enabled and encouraged, particularly for journeys within the parish and to nearby settlements. Active travel brings health benefits, both physical and mental, and can assist in reducing congestion and air pollution whilst freeing the roads for those who are less able to give up their cars for the reasons stated above.

10.6. 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, 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 of the King's Academy 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.

10.7. This idea of 'walkable villages' is promoted by the Town and County Planning Association (*Figure 18)* who consider that areas should be walkable within a 20-minute walk time. The concept lends itself readily to a settlement such as Ringmer and should be embedded as the village grows.

Figure 18: Walkable Neighbourhoods Concept



10.8. Engagement for the RNP highlighted the following issues in relation to transport and movement, with locations where interventions could assist shown on *Figure 19*.

10.9. Walking: Several of the lanes in the parish do not have pavements, yet have a 60mph speed limit, making them very dangerous for pedestrians, for example:

1. Broyle Lane – While there are pavements along this stretch, some are fairly narrow in nature and can be compromised by parked vehicles. (Map Ref 1).
2. Laughton Road (B2124) linking the village to Laughton, Whitesmith and the A22 – the pavements do not extend the full length of the road. (Map Ref 2).
3. The Lewes Road (B2192) dissects the village and carries a large volume of HGVs. The pavements for a large section of the road are inadequate and cannot accommodate self-propelled wheeled vehicles. Walking on the pavement is unpleasant and dangerous for those with small children wishing to walk to the primary school from the Lewes Road, Forges Estate or Lower Lodge Farm developments.

   The pavements along here are often very narrow, making it difficult for those with pushchairs, wheelchairs or walking aids. The four residential care homes (Lime Tree House, Ashring House, Holm Lodge and Parris Lawn) are located here and have no safe wheeled access to the village amenities, including the doctors' surgery, shops, Village Hall and Church. The pavement around St Mary's Church is another treacherous stretch, beside a narrow point in the road, Church Hill, forcing wide vehicles to mount the pavement. (Map Ref 3).
4. Ham Lane linking the village to the A26 and Clayhill and an important foot route to access the Brighton/ Tunbridge Wells bus. No pavement, no lighting. National speed limit. This is a high priority for footway improvements. (Map Ref 4)
5. The Broyle (B2192) linking the village to Shortgate / Halland (including Raystede) – lack of pavements along the majority of this stretch. (Map Ref 5)

10.10. New developments should ensure adequate footways.

10.11. **Cycling:** The narrow nature of the lanes in the parish makes it difficult to accommodate bicycles, particularly segregated from other road users. Nevertheless, opportunities should be taken to install lanes where feasible, which may be possible within new developments. Priorities include:

- The Ringmer to Lewes cycleway was completed in 2015. It starts/stops at the Junction of New Road and the Lewes Road. There is no safe cycle route into, nor around, the village. The volume of traffic, including HGVs along the B2192 does not lend itself to safe cycling. Other roads through the village are often congested with parked cars (e.g. Harrisons Lane, Springett Avenue). Opportunities to enable cyclists through the village should be prioritised.

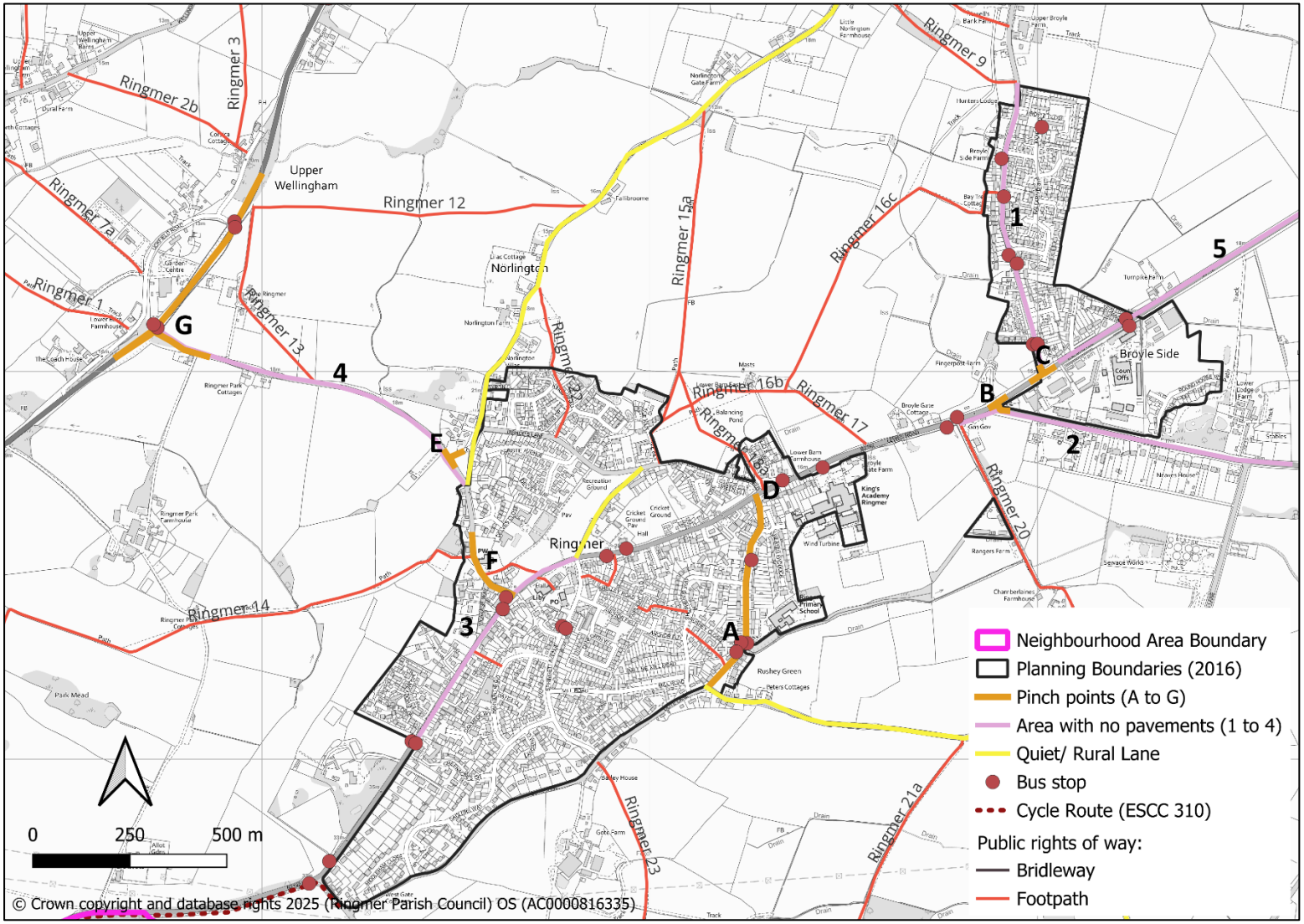
10.12. **Equestrian:** The provision of bridleways to support those wishing to horse-ride locally is supported. At present, the network is very limited.

10.13. **Rural/ Quiet Lanes:** There are a number of key rural lanes in the parish which should be protected against car and heavy goods traffic, with a priority being given to on-car users to retain the rural feel of the area and enable safe access. These include Potato Lane, Norlington Land and North Road.

Images of rural lanes typical of the parish



Figure 19: Movement network in the parish



Policy R17: Mitigating vehicular impacts at junctions and stress points

What is the policy seeking to achieve?

10.14. This policy seeks to ensure that development proposals fully assess both their potential impact and their cumulative impact on the key roads and junctions in the parish that already experience congestion problems and actively seek ways to mitigate this.

POLICY R17: MITIGATING VEHICULAR IMPACTS AT JUNCTIONS AND STRESS POINTS

A. 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 including the following locations*:*

A: Harrisons Lane / Rushey Green
B: Mini roundabout at junction of B2192 (Lewes Road) and B2124 (Laughton Road) at Kennel Corner
C: Junction of Broyle Lane with The Broyle B2192
D: Junction of the B2192 (Lewes Road) with Harrisons Lane and Bishop's Lane
E: Junction of Ham Lane and Norlington Lane
F: Church Hill / Vicarage Way
G: Ham Lane/A26 junction

B. Proposals for major development on the 'school pick-up / drop-off streets' should demonstrate how pedestrian safety will be maximised and the impacts of queuing cars minimised - for instance demonstrating, where relevant, how the proposal will enhance walking and cycling access as set out in Policy R16. Proposals to address such impacts will be strongly supported.

10.15. 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 20th and 21st 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.

10.16. 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.

10.17. The specific issues around the pinch-points are (where A-G refers to *Figure 19*):

A: Harrisons Lane / Rushey Green

10.18. Harrisons Lane is a residential road made up of older houses, many of which do not have driveways. As such there is a lot of on-street parking along it. The primary school is located near to its junction with Rushey Green and in the mornings and afternoons it is heavily congested with cars parking along Gote Lane and Shepherds Way to drop off/collect children.

B: Kennel Corner Mini Roundabout



10.19. The mini roundabout offers poor visibility when exiting Laughton Road onto the Lewes Road. Similarly, vehicles travelling west towards Lewes have poor sight of vehicles exiting the Laughton Road. There are also constraints for buses coming from Broyle Lane onto the Broyle and navigating around the Kennel Corner roundabout onto the Laughton Road.

C: Junction of Broyle Lane with The Broyle



10.20. The junction is frequently the site of “near misses”. When entering Broyle Lane from the west, access is impeded if there are vehicles waiting to turn right onto The Broyle. There may be scope for a major development to contribute to improving this junction.

D: Lewes Road Junction with Harrisons Lane and Bishops Lane



10.21. This is effectively a cross-roads. It is a particularly hazardous stretch of the Lewes Road. There is a Zebra Crossing a few yards east of the junction with Bishops Lane. Traffic often queues in both directions along the Lewes Road as vehicles attempt to enter Harrisons Lane (particularly at school drop-off / pick-up times). Parked cars along Harrisons Lane and Bishops Lane impede access.

E: Ham Lane / Norlingon Road



10.22. The junction has become busier since the occupation of the Bovis estate and is likely to have more traffic as more housing developments are established north of Bishops Lane. Visibility is poor when turning left from Norlington Lane into Church Hill due to the junction angle of

Norlington Lane and Ham Lane. Visibility is an issue at the point where Ham Lane goes from a 60mph limit to 30mph as it enters the village onto Church Hill. Vehicles travelling out of the village often exceed this speed as they travel down the hill towards the junction and, despite it being inappropriate, HGVs and other large vehicles use it (e.g. school coaches) and avoid cars parked on Church Hill opposite the Church and down towards the allotments and Muttons Field.

10.23. F: Church Hill/ Vicarage Way: Church Hill has a sharp, blind bend right by Ringmer Church. This severely restricts visibility for drivers pulling out of or turning into Vicarage Way and Church Crescent. The roads form a tight, short one-way system. The pavements are incredibly narrow and level with the street, putting pedestrians—especially churchgoers, the elderly, and those crossing to the church car park—at high risk. Despite being unclassified minor roads within a Conservation Area, drivers frequently use Church Hill as a secondary route to cut between the B2192 (via Ham Lane) and the A26 to bypass congestion at Earwig Corner. This has led to massive, oversized HGVs navigating the tight bend, occasionally getting stuck and mounting the pavements. Local reporting highlights that inconsiderate roadside parking along Vicarage Way and the surrounding bends frequently forces vehicles into the middle of the road or onto verges, exacerbating the blind spot and blocking emergency access.

10.24. Local residents and Lewes District ward councillors have actively protested and petitioned ESCC to change the local signage and implement strict weight and speed restrictions. There are ongoing community campaigns pushing to ban HGVs entirely from this historic core of the village.



10.25. G: Ham Lane/A26 junction: The A26 junction with Ham Lane near Ringmer has a long-standing reputation as a highly dangerous stretch of road, known locally for severe accidents and high-speed traffic. A tragic collision occurred right next to this section at Malling Down on 31st October 2026, resulting in a fatality and multiple injuries, forcing police to shut the A26 down to the Ham Lane junction for investigation. The junction has historically been the site of fatal head-on collisions (such as a fatal crash involving a van and a lorry) and multiple severe injury accidents causing prolonged road closures. As noted in Ringmer Parish Council's planning reports, Ham Lane lacks adequate speed controls and pavements, yet it routinely accommodates HGVs and cut-through traffic. Drivers frequently use Ham Lane as a secondary shortcut to bypass the congested B2192 Earwig Corner signalised junction, pushing heavy peak-hour traffic onto narrow rural lanes.



F: Church Hill / Vicarage Way



10.26. The road narrows into a bend by the church car park and HGVs cross the crown of the road into oncoming traffic with other traffic speeding or mounting verge and narrow footways. Extremely dangerous for church users including elderly, young families and those with mobility issues attending a wide range of community events at the church.

Policy R18: Road safety

What is the policy seeking to achieve?

10.27. The policy is retained from the RNP 2016. The policy seeks to ensure that new housing and employment developments provide or contribute towards safe pedestrian access, road crossings and traffic-calming measures to improve road safety in and around Ringmer and Broyleside.

POLICY R18: ROAD SAFETY

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.

Justification

10.28. 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 new. 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.

10.29. There are concerns that access for local traffic onto the B2192 and the B2124 may be unsafe at some locations in Broyleside where the junction of Broyle Lane with the B2192 is unsatisfactory and traffic speeds are regarded as excessive.

Policy R19: Publicly accessible parking

What is the policy seeking to achieve?

10.30. The policy seeks to safeguard existing public car parking and support new parking in areas where parking is a challenge.

POLICY R19: PUBLICLY ACCESSIBLE PARKING

A. Development proposals that would result in the loss of existing publicly available off-street car parking spaces will not be supported.

B. Development proposals which would deliver additional, publicly accessible off-road car parking spaces within an accessible walking distance of the core village centre in a manner which is consistent with all the other policies in the Neighbourhood Plan will be supported.

C. New parking spaces should be appropriately landscaped, ideally with native species, to minimise the visual impact of parked vehicles. They must also not exacerbate or cause additional surface-water runoff.

D. At existing locations and as part of any new public car parking provision, the following facilities will be supported:
- **i. dedicated covered and secure bicycle parking facilities covered by solar panels, preferably with e-bike charging points (where possible powered by solar panels); and**
- **ii. future-proofed four hour or faster electric vehicle charging points (or wireless charging facilities).**

10.31. Whilst the RNP promotes active travel (walking, wheeling, cycling and equestrian), parts of many residents may not be able to undertake all journeys without use of a vehicle.

10.32. There is limited public car parking within the village centre, which can lead to parking on the other residential roads, in turn impeding traffic and exacerbating delays and congestion through the village.

10.33. As such, public car parking should be retained and, where possible, enhanced to provide the infrastructure to support less-polluting forms of transport. Public parking is currently available at: Anchor Field (listed as an Asset of Community Value), Ringmer Shopping Precinct (in theory restricted to customers and staff at the precinct) and Ringmer Village Hall (for users of the Village Hall), St Mary's Church and King's Academy Ringmer.

Public transport

10.34. Public transport sits largely outside the influence of the RNP, however is a topic that has been commonly raised throughout the engagement. For those people who cannot drive and/or afford to run a car, access to services such as secondary schools, colleges, health and employment opportunities are very limited.

10.35. There is no railway service to or through Ringmer. Current government policy is to prioritise sustainable development around access to railway stations. In Ringmer residents wishing to travel by rail usually access the national railway system at Lewes or Uckfield and occasionally from Glynde. Trains into London from Uckfield are significantly cheaper than those from Lewes and free car parking is available in the Luxford Field Car Park or on street. Buses from Ringmer to Lewes do not pass the railway station, while Lewes station car parking is expensive. There is no suitable bus service to Uckfield. One bus a day travels through Ringmer village to Uckfield (No.29B in mid-afternoon) and the reverse journey in the morning.

10.36. There is a regular 28 bus service from Broyleside through Ringmer village to Lewes and Brighton (2 buses per hour during the working day) There is an extension to the 28 bus service (2 buses per hour) running eastwards from Ringmer to Hailsham and Eastbourne, subject to the continuation of government funding. No buses pass Raystede (150,000 visitors per year) at the times it is open. A second bus service from Brighton and Lewes to Uckfield and Tunbridge Wells (2 buses per hour during the working day) passes through Clay Hill in Ringmer parish along the A26 but does not serve Ringmer village or Broyleside. Both services travel via the B2192/A26 junction at Earwig Corner and are thus subject to unpredictable peak hour delays.

10.37. The bus service to Lewes, Brighton and Eastbourne 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 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.

10.38. Section 278 and BSIP (Bus Service Improvement Plan) contributions and other grants or donations made available via LDC/SDNPA or directly to Ringmer Parish Council should be used to fund projects to improve the public transport facilities to the village.

11. COMMUNITY FACILITIES

Policy R20: Community meeting facilities

What is the policy seeking to achieve?

11.1. The policy is retained from the RNP 2016. There continues to be a lack of community meeting facilities in the parish, which will only worsen as the parish continues to grow. The policy supports the provision of new and improved space.

POLICY R20: COMMUNITY MEETING FACILITIES

Development proposals to provide new or improved community meeting space will be supported where they:

- **i. are accessible to residents of the parish by walking, cycling and public transport;**
- **ii. are designed to be flexible in terms of their usage to accommodate a range of community activities and user groups;**
- **iii. include measures to ensure long-term affordability and community access;**
- **iv. demonstrate high-quality, energy efficient and inclusive design; and**
- **v. do not result in unacceptable impacts on neighbouring uses, including through noise, traffic or parking pressure.**

Major residential or mixed-use development should assess local demand for community meeting space and, where need is identified, contribute to its provision through on-site facilities, shared use spaces or financial contributions secured via planning obligations.

Justification

11.2. There are a number of community meeting places in Ringmer village.

11.3. 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 volunteer-led Ringmer library. Rents are maintained at an affordable level, but it does not have sufficient capacity to accommodate all of 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 1974. There are three halls and meeting rooms of varying size and quality plus the community library, which in addition to loaning books provides a range of support services. 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 21st century village halls elsewhere in rural Sussex. Plans for a further extension have proved to be beyond the scope of fundraising efforts but are being resurrected with possible contributions from CIL monies; had they been successful, they would have added approximately 105 square metres over two meeting rooms.

11.4. There are additional venues, also available for hire for village events. The main hall at King's Academy Ringmer is by far the largest meeting place in the village, other college rooms are also available, but availability is restricted to out of school hours.

11.5. Other venues include the Ringmer Football Clubwhich is adjacent to the King's Academy. and has a maximum capacity of 120 persons seated. The club house is not available when the school is open.

11.6. The smaller Goldsborough Hall (Scout Hut) at Cheyney Field has an approximate maximum capacity of 80 persons. It is in need of significant improvement. The Trustees of Goldsborough Hall intend to have in place some improvements by the end of 2025. However, long term support for their target user groups i.e. 8- to 18-year-olds; and other more senior users, will require major investment in the premises, potentially using CIL monies as a contribution.

11.7. 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 with limited availability for public hire.

11.8. Ringmer Bowls Club pavilion is not available for hire; it is a member only facility.

11.9. Planning approval has been granted to Ringmer Rifle Club to build a new range on Cheyney Field, however this development is not being progressed but could potentially provide a location for other facilities. Lack of car park spaces for this plus the Bowls Club and Goldsborough Hall is an issue and more spaces would have to be provided.

11.10. Broyleside has no social facilities or public meeting place. The Broyle Community Association met in Ringmer Village Hall, however, the Association has subsequently been disbanded. 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 Broyleside would prove sustainable but is subject to future consultation.

11.11. Whilst the scope of the strategic allocations is set out in the ELP, opportunities to provide these facilities should be sought. There may be opportunities to do so as part of windfall development.

11.12. The community space in Ringmer has reached capacity, a recent problem which required the closure of one hall, showed that there are very limited alternatives to move to. There are inadequate indoor facilities for exercise, the gymnasium and main hall at King's Academy are only available outside of school hours and in term time. A small private members gym is in the shopping precinct. Goldsborough Hall and the village hall host exercise classes, jazz and other music societies, U3A, toddlers group, Ringmer Table Tennis club etc; given more space and improved facilities there is potential for the societies to grow membership and scope. The village hall hosts many exercise classes, but not all rooms are ideal nor have capacity for

further activities. The only badminton court generally available to the community does not meet regulation size to enable competitive matches.

11.13. To assess how much additional space should be provided as communities grow, reference can be made to the Southeast England Development Agency (SEEDA) report 2006 - 2026 which was quoted in the Lewes District Council Local Plan (LDCLP), Infrastructure Delivery Plan in November 2018 page 31. The following is an extract from that report:

11.14. "The Technical Report on Infrastructure Requirements in the Southeast 2006 - 2026 (SEEDA) used a planning assumption for the provision of community facilities that 1,500 new dwellings should trigger a need for 750 sq. metres of community space (0.5 sq.m per dwelling)".

11.15. The square area of community facilities in Ringmer (excluding King's Academy) amounts to approximately 780 m^2. Since the last major increase in community space in 1974, a significant number of dwellings have been built. The 2021 census recorded 2112 dwellings. In the proposed lifetime of the Local Plan a further 2,500 dwellings are proposed. This equates to a need for 2,306 m^2 of community space. The current area is 780 m^2. To rectify the shortfall in community space, a further three premises the size of the present village hall would be required by 2042.

Policy R21: Important community, cultural, sport and recreation facilities

What is the policy seeking to achieve?

11.16. The community facilities that exist within the parish provide an important resource for its residents, both old and young. They enable a range of activities and services to be run, which are important for people's wellbeing and day-to-day needs. Whilst strategic policies seek to resist the loss of key services and facilities generally, Policy R21 provides additional local detail by safeguarding those facilities that have been identified or nominated for designation as Community Assets, and which are therefore felt to be particularly important to the local community.

POLICY R21: IMPORTANT COMMUNITY, CULTURAL, SPORT AND RECREATION FACILITIES

A. The sites shown in *Table 7* and on *Figure 20* are identified as important community facilities to be retained or enhanced in accordance with the corresponding description to ensure a range of quality, accessible and safe facilities that meet the diverse needs of the community.

B. Proposals for new community, cultural, sports and recreational facilities, or the improvement of existing facilities, will be supported. Major development proposals should respond positively to the requirements as set out in the latest LDC evidence base. As appropriate to their scale, nature and location, development proposals for such uses should:

i. where relevant, contribute to the SDNP and its setting;
ii. not have significant harmful impacts on the amenities of surrounding residents and the local environment;
iii. not have significant adverse impacts upon the local road network;
iv. not have harmful impacts on the heritage aspects, including the setting, of the facility; and
v. where relevant, the facility is fit for purpose and designed in accordance with Sport England's design guidance notes.

C. Proposals that would result in the loss of community, cultural, leisure and recreational facilities will only be supported if either the facility is surplus to requirements and there is no longer a proven need for such a facility, or alternative and equivalent facilities are proposed which demonstrate by comparison to the existing facility that:

i. the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;
ii. the reprovisioning of these facilities will incorporate adequate safeguards for delivery; and
iii. satisfy all other relevant policy expectations of this neighbourhood plan.

Table 7: Community and education facilities (see also Figure 20)

Map ref.	Local Facility	Commentary
1	Ringmer Swimming pool	Owned by LDC, managed by Wave Leisure. The swimming pool had been closed for several years but recently reopened following substantial investment. Will become more important. The pool is open to the public seven days per week. The swimming pool is listed as an Asset of Community Value.
2	Academy Field and Pavilion	This is the home of the Ringmer Football Club. The field is adjacent to the King's Academy secondary school.
3	Cricket pavilion and clubroom	The site occupied by the cricket club but is owned by the Glyndebourne Estate (check). It is a designated village green. The pavilion and equipment store need significant improvement or replacement. The cricket club is committed to remaining playing on the village green. The cricket pavilion on the village green is also home for the stoolball club.
4	Bowls Green and clubhouse	The site occupied by the group is owned by the Cheyney Trust. The bowls club has a relatively new club house adjacent to their bowls green; this provision meets the club needs.
5	St Mary's Church and church room	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 with limited availability for public hire.
6	Allotments	There are four allotments in the parish: 6a: Electricity Substation – owned by EDF Energy and managed by the PC. 6b: Ham Lane – Privately owned and managed. 6c: Green Close – Owned and managed by the PC/ LDC. 6d: Broyle Close – Owned and managed by the PC. Add in those at Earwig Corner.
7	Ringmer Village Hall	A multi-purpose venue in the heart of the village run by Volunteers for the Community. It is listed as an Asset of Community Value.
8	Ringmer Library	Opened in the summer of 2018, following a round of library closures by ESCC. Many people in the village and the surrounding area felt it was important to retain a local library, and a group came together to achieve this. The library operates from a purpose-built space in Ringmer Village Hall and runs under the auspices of the Hall Management Committee. When

		the library is closed, the room is used by Ringmer Baptist Church, who kindly pay 50% of the rent.
9	Scout Hut	Also known as Goldborough Hall, the Scout Hut is listed as an Asset of Community Value. It provides a venue for a range of local clubs and societies. Needs urgent refurbishment or replacement plus additional car parking.
10	Anchor Field Surgery	Occupied by Foundry Healthcare.
11	Ringmer Pharmacy	Privately owned and managed.
12	Public Houses	12a: Anchor Inn – this is listed as an Asset of Community Value. 12b: Green Man Inn – this is listed as an Asset of Community Value.
13	Cheyney Croquet Club	Played on Cheyney Field. There are no premises associated with the croquet club on Cheyne Field apart from a new storage shed.
14	Children's playgrounds	14a: Ringmer Green 14b: Broyle Lane playground 14c: Broyle Close playground 14d: Finger Post Field These are equipped with play equipment for younger children. There are informal play areas, one is adjacent to Fingerpost Field Skatepark. These facilities are considered broadly adequate to meet current demand.

Justification

11.17. The parish benefits from a range of community facilities. Many of these are listed as Assets of Community Value.

11.18. With significant growth anticipated, however, there will be a need to ensure that adequate facilities are provided not only to address current needs but also those in the future.

11.19. Sports pitches and facilities: There are prominent sports pitches within Ringmer, e.g. on the village green, Cheyney Field, Fingerpost Field (an Asset of Community Value) and King's Academy Ringmer.

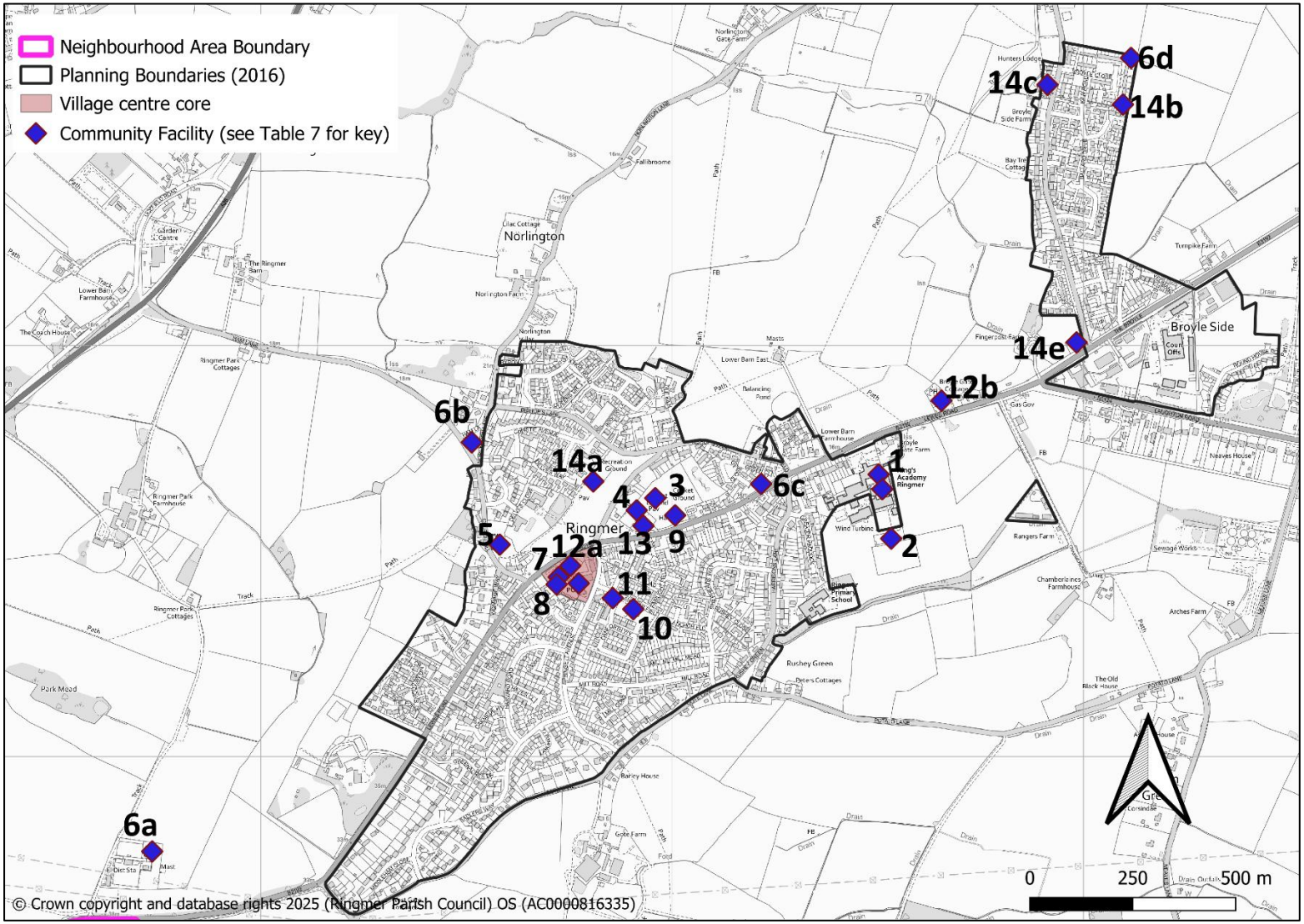
11.20. Extensive Community Sports and Recreation Facilities on the land adjacent to King's Academy Ringmer are to be built by the developer of the Broyle Gate Farm site. These are to include a second 3G sports pitch and tennis courts, both floodlit, together with ancillary car parking, cricket nets and an adult gym. Management of the facilities and car parking for pitches here will be shared with the Ringmer Area Community Land Trust (RACLT), King's Academy Ringmer and Ringmer Community Football Club. The developer will also provide a substantial maintenance fund (c.£1.3million) to cover future maintenance costs.

11.21. If Ringmer is to become a healthier and more inclusive community, additional sports facilities will be required. The increase in Ringmer's household number proposed in the period to 2042 under this plan will of course increase demand proportionately.

11.22. 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 sports facilities in the parish. This deficiency is not evenly spread between sports. In addition to the improvements to existing facilities as set out in *Table 7,* provision of the following additional facilities is desired:

- Badminton/ Padel - A venue which is suitable for playing badminton requires a hall to have a floor area of 150 square metres.
- Expanded football provision - Ringmer Community Football Club is based at the King's Academy site.There is a modern club house and 3G pitch and the current provision of football pitches meets the needs of the club and will increase with the completion of the sports facilities on the adjacent site.
- Cricket – The pavilion and storage facilities need significant improvement.
- Wider village clubs - Provision of adequate facilities to support other village sports clubs and new sports in the village. Ringmer has no rugby or hockey team, no netball team, no athletic facilities, no easily accessible outdoor fitness equipment and few facilities for informal sport of any type.
- Outdoor facilities for young people and adults - Outdoor provision of facilities for young people and adults is limited when compared with the provision for younger children. The only space for informal football, i.e. an area with goal posts is in Fingerpost Field. Within Fingerpost Field, there is a substantial skatepark. A space to cycle recreationally safely off road (i.e. a pump track) would complement the skatepark but may need to be located elsewhere. There is, however, no seating or covered space for users of the park. The only outdoor exercise equipment has limited access and is at the end of its life cycle. It is located at King's Academy but is being replaced as part of the Broyle Gate Farm development. There is an area of open land at Cheyney Field part of which is used by the croquet club and the cricket club cricket nets but some of it is subject to surface water flooding. Ringmer has many local and visiting 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.
- There is no Youth Club offering a safe, supervised place where young people, typically aged 11-18 years, can socialise. There is generally a shortage of facilities for older teenagers outside of sport clubs, e.g. a youth club could be added as a priority to improve facilities and opportunities for older children (12+).
- A space to cycle recreationally safely off-road e.g. a pump track.

Figure 20: Community Facilities in the parish (numbering corresponds to Table 7)



Policy R22: Allotments and the community orchard

What does the policy seek to achieve?

11.23. The policy seeks to safeguard the existing allotment space within the parish as well as supporting new space. It would also support the relocation of the community orchard.

POLICY R22: ALLOTMENTS AND COMMUNITY GROWING SPACES

A. Development proposals that incorporate new community growing spaces of a size appropriate to the development and with access to features such as good drainage, light exposure and water/electric options, will be supported, in particular where these can be used to create attractive green screening, for example, car parking areas, roads, and commercial servicing areas.

B. Proposals to relocate the community orchard will be supported provided that they comply with other Neighbourhood Plan policies.

C. Proposals that would result in the loss of all or part of existing allotment spaces will not be supported.

Justification

11.24. 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 an increase in demand make this necessary.

11.25. 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, but the landowner has now requested the return of the land. A new location for the community orchard is being sought. It has been used very successfully as an educational resource by local schools. The annual fruit crop has always been made available to the local community.

Policy R23: Providing adequate health and education services

What is the policy seeking to achieve?

11.26. As the community continues to grow, it is important that adequate education and health facilities continue to be provided locally. This policy seeks to achieve that.

POLICY R23: ADEQUATE HEALTH AND EDUCATION PROVISION

A. Development proposals which facilitate and enhance the continued delivery of existing health facilities (Use class E(e)) and educational facilities (Use classes E(f) and F1(a)) including associated playing fields, will be supported subject to demonstration that:

- **i. acceptable mitigation measures are offered to overcome access and unacceptable highway impact caused by the development;**
- **ii. the development would not result in a significant loss of amenity to local residents or other nearby activities; and**
- **iii. the development does not conflict with other Plan policies or proposals.**

B. Proposals for the expansion, including relocation, of these services will be supported subject to the following criteria:

- **i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment;**
- **ii. the proposal would not have unacceptable impacts on the local road network;**
- **iii. the proposal is located within the settlement boundaries as defined in Policy R1; and**
- **iv. for education purposes, any pre-school provision should be provided alongside primary education provision.**

Justification

Health services

11.27. A Lewes-based primary care practice has a branch health centre in Ringmer village (Anchor Field Surgery, opened 2009). The primary care practice is seeking to enlarge the premises at Anchor Field. There is also a pharmacy in Ringmer village, a dentist, a veterinary practice and a range of private sector complementary medicine services.

11.28. 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.

11.29. As the village continues to grow, there will be a need to expand health services in the parish.

Education provision

11.30. **Early years and primary education:** 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 Broyleside.

11.31. 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 21st century has seen a marked rebound in recruitment. The present school building is inadequate for continued recruitment at even the current level and there will need to be consideration of expanding the current 1.5 form entry to 2 forms. 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.

11.32. 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. Early years provision is currently considered to be inadequate and should be expanded. The co-location of the early years provision with the primary school is a valued asset to the community, easing the path into formal education.

11.33. **Secondary and further education:** King's Academy Ringmer offers education to students aged 11-16 and serves a wider catchment area as well as outside of this. Only a minority of its students are resident in Ringmer, and places at the Academy are available to all resident students seeking them. No level of development currently envisaged would affect this although a large expansion may do and may affect the number of successful applicants from outside the area such as Hailsham. The Academy has good academic facilities and is a popular choice.

11.34. Youth services formerly provided by ESCC from the Ringmer Youth Club premises at Anchor Field (demolished in 2010) were moved to the Academy but have now been discontinued. There is thus a significant unmet social need. This is addressed in Policy R20.

Policy R24: Water supply

What is the policy seeking to achieve?

11.35. The policy seeks to ensure that the efficiency and capacity of the Barcombe Water Treatment Works increases as required.

Policy R24: Water supply

Applications to improve the efficiency and increase the capacity of the Barcombe Water Treatment Works will be supported.

Justification

11.36. There are water shortages in the area and have been for some time with a concern that this is set to continue.

11.37. 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. South East Water's water Resources Management Plan (WRMP14) proposes improving the efficiency and increasing the capacity of the Barcombe Water Treatment Works [an employment site noted in Policy R8). There is some potential for expansion of this employment site should this be necessary to ensure adequacy of water supply.

Policy R25: Flooding, drainage and sewerage

What is the policy seeking to achieve?

11.38. The policy seeks to ensure that flood risk is fully taken into account in all development and that drainage solutions are fit for purpose and do not exacerbate flooding. If necessary, Grampian conditions or equivalent would be supported.

POLICY R25: FLOODING, DRAINAGE AND SEWERAGE

A. Development proposals must be designed to take full account of any existing flood risk, irrespective of the source of flooding. Where a site, or its immediate surroundings, has been identified to be at risk of flooding, all opportunities to reduce the identified risk should be investigated at the masterplanning stage of design. The identified mitigations should be subsequently incorporated at the detailed design stage, during construction, throughout the lifetime of the development and in respect of other parts of the catchment when compared to current use, to reduce the overall level of flood risk. Sites which can deliver flood mitigation and reduce runoff to the villages alongside securing wider benefits, including but not limited to, residential development/net gains in biodiversity/formal areas of open space, should be supported.

B. Existing watercourses (inclusive of all ditches and land drains) should remain open, and the land safeguarded for management of existing flood risk. Development will not be supported in existing or potential flood attenuation areas where development would reduce the ability of these areas to alleviate flooding by employment of either engineering or natural solutions.

C. New development in the areas of Ringmer and outside in other parishes and districts served by the Ringmer WWTW (Waste Water Treatment Works) at Neaves Lane will be supported only when effective mains drainage and sewerage systems are provided and when such development can be accommodated within the capacity of the Ringmer WWTW.

D. 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 supported 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.

Justification

11.39. Waste water and sewerage in Ringmer village and Broyleside are provided by Southern Water. The Ringmer WWTW in Neaves Lane, is located less than 10 metres above sea level and drains into Glynde Reach. It is operating at close to, and more frequently, above 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.

11.40. 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.

11.41. 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.

Figure 21: Images showing severe flooding in Broyle Lane



Policy R26: Cemeteries

What is the policy seeking to achieve?

11.42. The policy seeks to ensure that adequate cemetery space is provided in the parish.

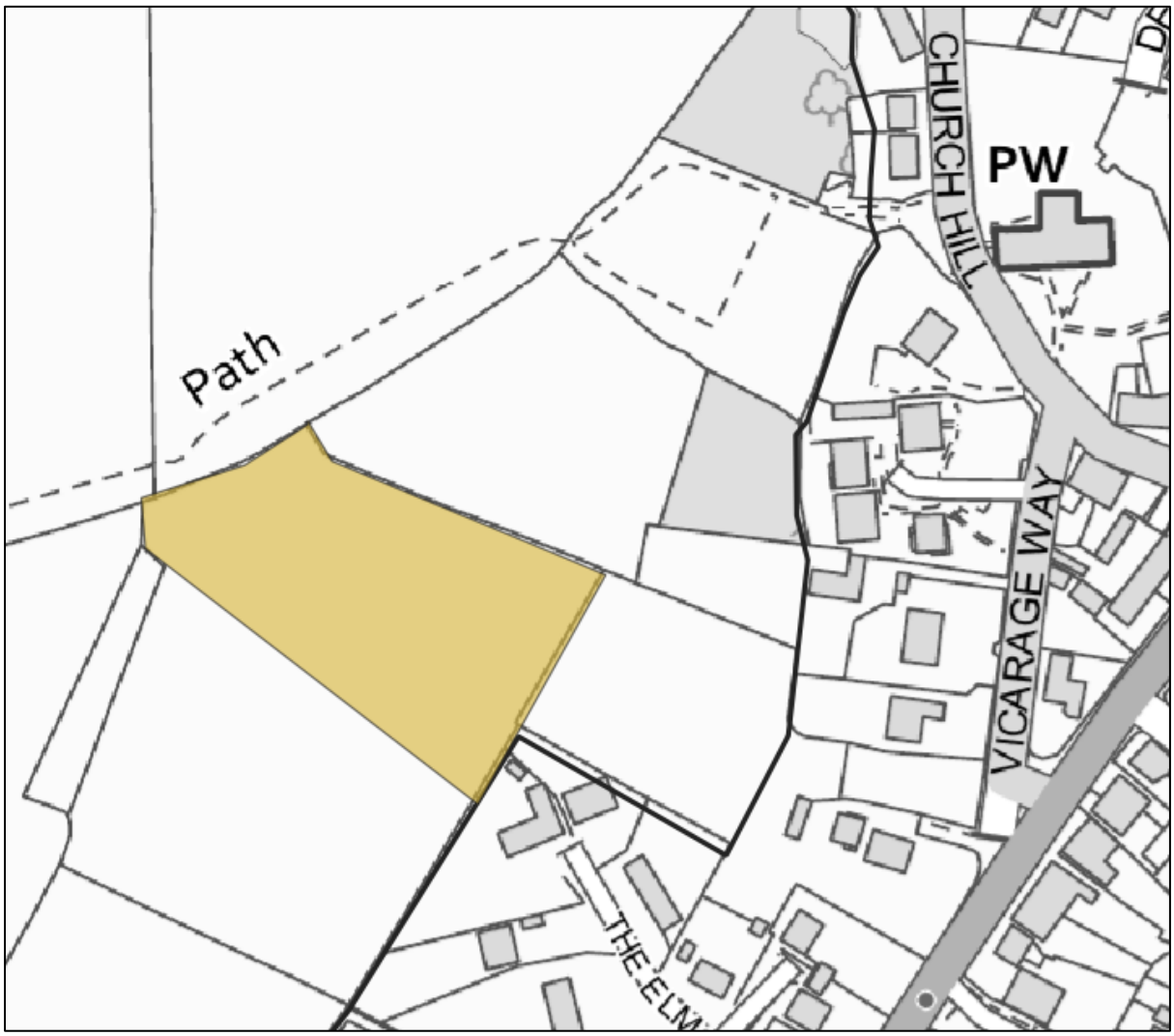
POLICY R26: CEMETERIES

Land adjoining, and to the south-west of, the new churchyard (*Figure 22)* 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.

Justification

11.43. Ringmer old churchyard, immediately around St Mary's Church, has been closed for some years, and Ringmer new churchyard, nearby, has remaining capacity for only an estimated four years. It is likely that additional churchyard space will be required later in the planning period. There are on-going discussions with the landowner to acquire this site which sits within the SDNP.

Figure 22: Land to the south-west of the New Churchyard identified as a potential new cemetery



12. IMPLEMENTATION AND PLAN REVIEW

12.1. Ringmer Parish Council is the qualifying body responsible for the Neighbourhood Plan.

12.2. Once the Plan has been 'made', there will be a series of actions that need to be undertaken to ensure that the policies within the RNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.

12.3. Specific actions to be undertaken are as follows:

- Pursuing the projects and activities that are not policy-based but nevertheless contribute to the delivery of the Plan. These are divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund or government grants.
- Commenting on planning applications or consultations relating to the neighbourhood plan area – the Parish Council has a role in ensuring that the RNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the parish. A meeting between local councillors, planning committee members and the supporting planning officers at LDC would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
- Monitoring the application of the RNP policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which Neighbourhood Plan policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance, in any future review of the Neighbourhood Plan.
- Maintaining a dialogue with LDC, SDNPA and the promoter/developers of the sites allocated within the Local Plans or within other areas which impact this.
- Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plans and the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.

- Maintaining a dialogue with neighbouring parishes and districts on cross-boundary projects.
- Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and progress on delivering the projects.

12.4. Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

12.5. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with, and ensuring the engagement of, the wider community.

12.6. The Parish Council will consider how best to progress these actions.

13. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

13.1. In developing the Neighbourhood Plan, there is an opportunity to provide a more focused text on the infrastructure that the parish council wishes to see developed. The text needs to identify the infrastructure areas that the community aspire to and those the council believe are important to the community. Providing clear direction in the use of CIL funds, will encourage developers to identify projects that meet their community engagement objectives and encourage members of the community to develop grant applications. Identification of projects can be split into the following:

a) Deliverable Projects e.g. cycle path extension
b) Aspirational Projects e.g. creation of new community use space.

13.2. Deliverable projects, the cycle path extension, can be done at the direction of the parish council. Aspirational projects, a new community space will require the parish council and the community to work together to ensure its long-term use, future management and determining what facilities are to be provided. Identification of potential projects can and will encourage community groups to develop and drive forward the detail and, ultimately, the implementation of a project.

The following are the current allocation of CIL funds as of July 2025 (to be updated on a regular basis):

- EMR - CIL - Ringmer NHP £24,747
- EMR - CIL - Skatepark £9,526
- EMR - CIL - Shopping Precinct £32,000
- EMR - CIL - Cycle path Extn £50,000
- EMR - CIL - Village Gateway £13,000

13.3. The following are potential projects for support, some of which have been identified during community consultation. The Parish Council will support development and improvements to:

1) Fingerpost Field, a key open space for the community. Fingerpost Field Combined Development Report, 2025.The report combines feedback and recommendations regarding the football field, skatepark, and children's play area located at The Broyle, Ringmer. It aims to provide an integrated improvement plan that enhances access, shelter, and community engagement across all facilities.
2) The premises of Ringmer Cricket Club situated on the Village Green.
3) Existing community space including, Goldsborough Hall (Scout Hut) and Ringmer Village Hall.
4) Active travel through the development of cycle and walking routes particularly in new housing developments.
5) The Village Green and other open spaces.
6) Development of youth-oriented facilities.

Appendix H contains an Infrastructure Assessment, which is aimed at influencing those decision-makers elsewhere within the governance structure who have the powers, resources and responsibilities to deliver infrastructure. It identifies what the parish considers to be the critical infrastructure required both as the building blocks of future development and as the glue that binds communities together.

14. POLICIES MAPS

The Policies Maps (*Figures 23 to 25)* show, collectively, the designations that exist within the parish alongside other planning matters related to the policies in this plan.

Note that the Policies Maps contain some Local Plan designations, such as conservation areas and planning boundaries, together with some neighbourhood plan designations, such as character areas and locally significant views. The map files are also published on the parish council website.

Key to Policies map:



Figure 23: Policies Map - Parish-wide

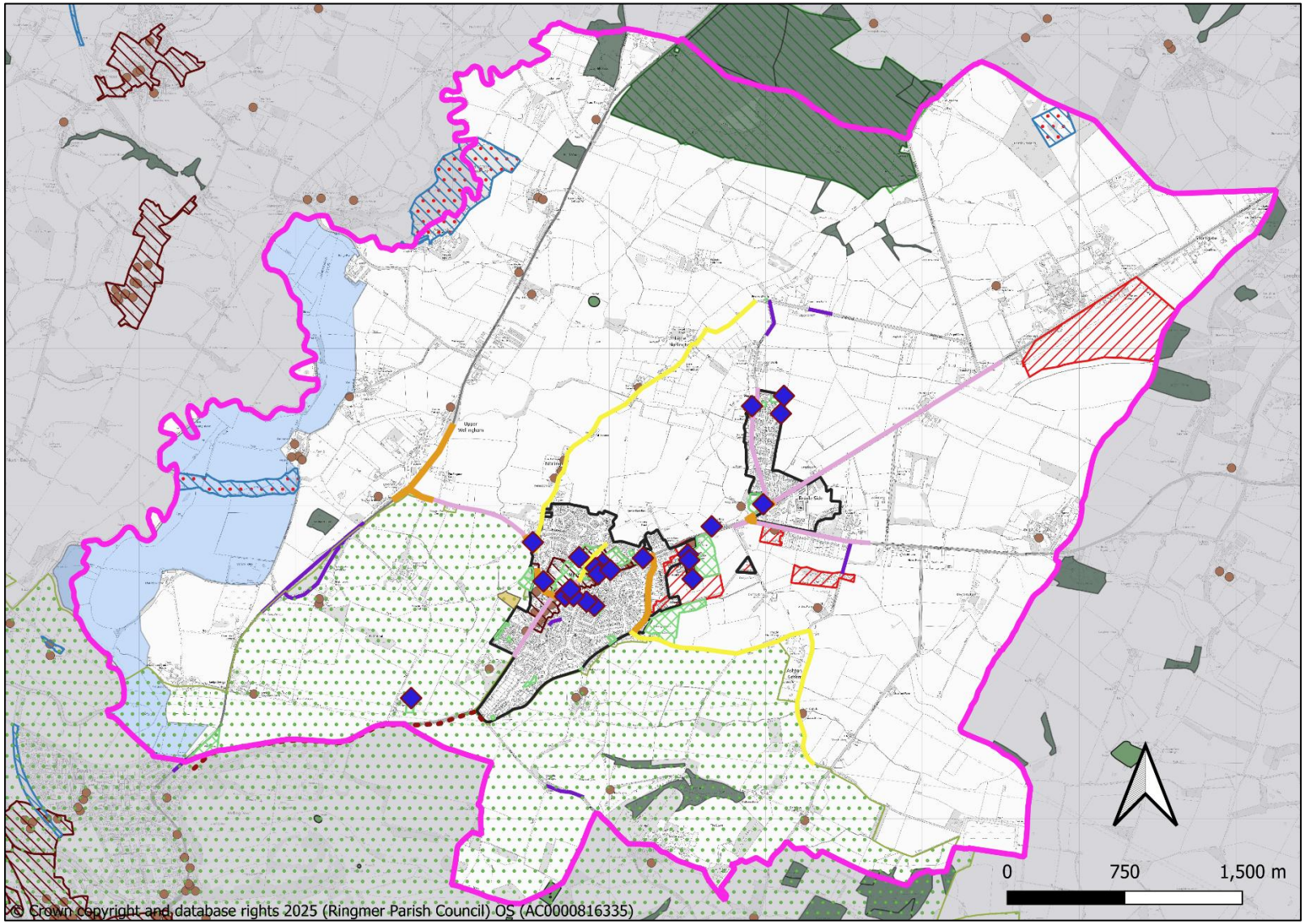


Figure 24: Policies Map - Ringmer

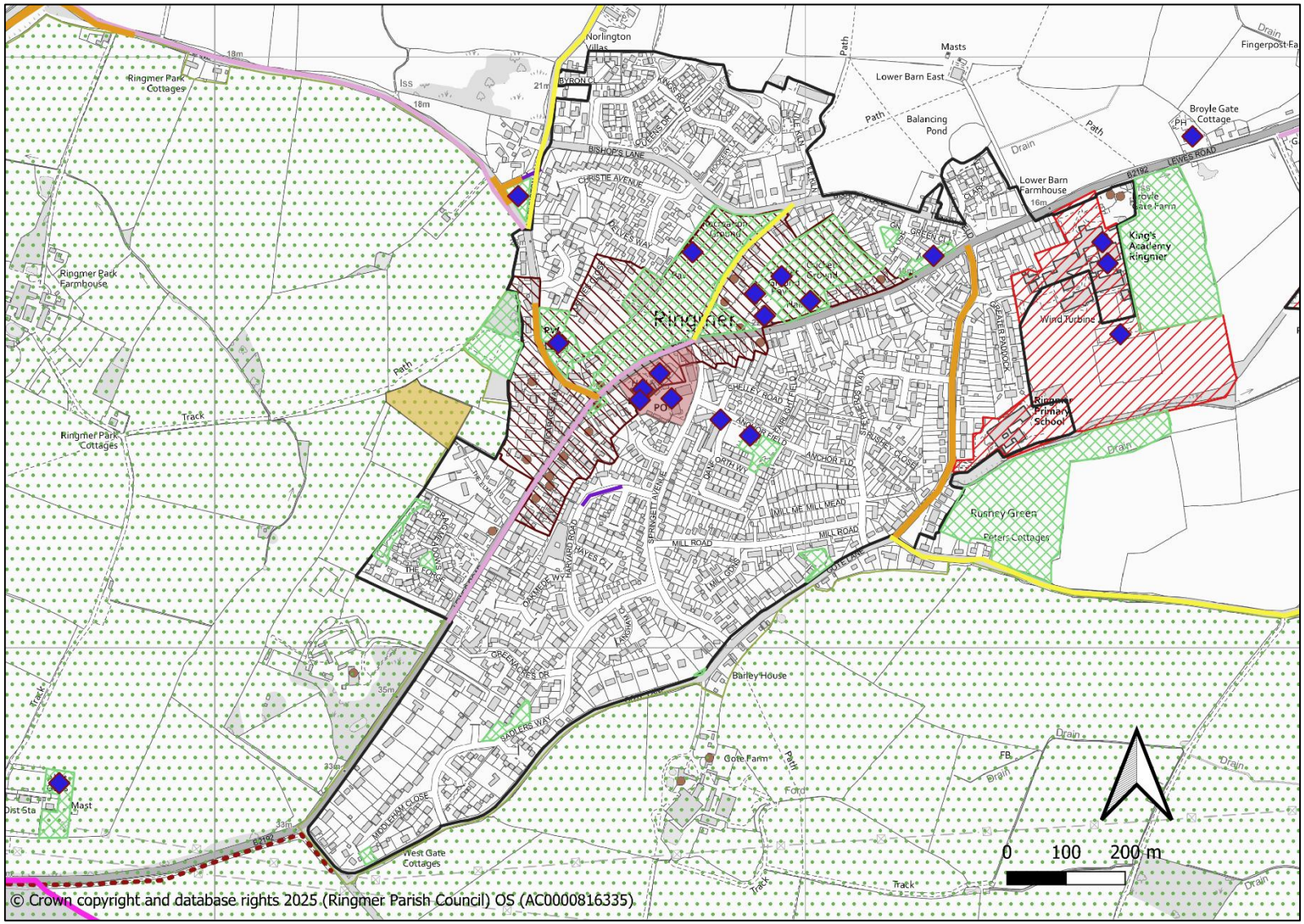
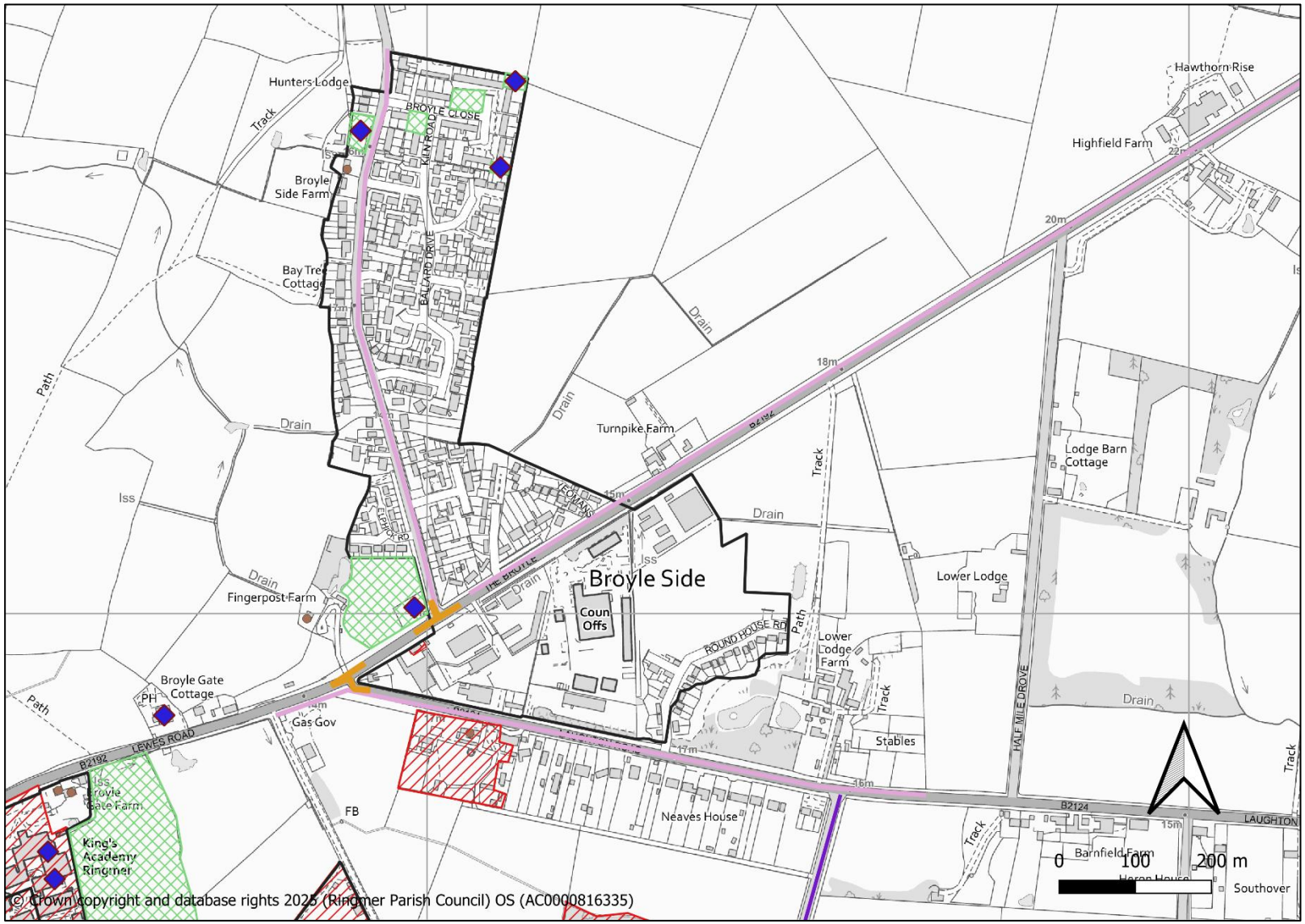


Figure 25: Policies Map - Broyleside



15. GLOSSARY

- **Active travel:** This means walking or cycling as a means of transport, in order to get to a particular destination such as work, the shops or to visit friends. It does not cover walking and cycling done purely for pleasure, for health reasons, or simply walking the dog (Welsh Government (2014) Active Travel: Walking and Cycling www.gov.uk.government/statistics/ active-travel-financial-year-ending-march-2015)
- **Affordable housing:** Social rented, affordable rented, intermediate housing, and First Homes provided to eligible households whose needs are not met by the market.
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Blue infrastructure:** Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. Green infrastructure refers to trees, lawns, hedgerows, parks, fields, forests, etc. These terms come from urban planning and land-use planning.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by LDC.
- **Conservation area**: An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **East Sussex County Council (ESCC):** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Local connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with the Local Authority's standard allocation procedures with priority given to applicants who can demonstrate that they have a local connection to the parish of Ringmer at the time of occupation.
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any

Neighbourhood Development Plans that have been made) are the starting point for considering whether applications can be approved. It is important for all areas to put an up-to-date Local Plan in place to positively guide development decisions.

- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **National Planning Policy Framework (NPPF)**: The national planning policy document sets out the Government's planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Section 106 agreement**: A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Settlement boundary:** Settlement boundaries are long established planning tools, consistent with the NPPF's objectives of achieving sustainable development by, among other things, supporting patterns of development that facilitate the use of sustainable modes of transport; taking account of the different roles and character of different areas; and avoiding new isolated homes in the countryside. a 'settlement confine' is a dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development (the open countryside). Although a settlement confine does not preclude all development beyond the confine, it does give clarity as to where new development within the confine or directly adjacent is likely to be acceptable in planning terms.
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Use Classes Order**: The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

16. LIST OF EVIDENCE DOCUMENTS

Evidence documents relating to the engagement activities that took place are also available on the Ringmer Parish Council website.

Document/ Evidence	Author	Year
Adapting Historic Buildings for Energy and Carbon Efficiency: Historic England Advice Note 18	Historic England	2026
Brownfield Register	LDC	Annual
Building for a Healthy Life	Design for Homes	2026
Building with Nature	Sintali	No date
Census 2021	ONS	2021
Climate Change Act 2008	HM Government	2008
Dementia and town planning: Creating better environments for people living with dementia	Royal Town Planning Institute	2020
Design and Heritage Guidance	LDC	various
Distinctively Local	Consortium of architects	No date
East Sussex and Brighton & Hove Nature Recovery Strategy	ESCC	2026
East Sussex Landscape Character Assessment	ESCC	2016
East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan	ESCC	2013
East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan	ESCC	2017
East Sussex, South Downs and Brighton & Hove Waste and Minerals Revised Policies	ESCC	2024
The Environment Agency's approach to groundwater protection guidance (as updated)	Environment Agency	2018
Future Homes and Buildings Standard: Building Circular 01/2026 - letter	HM Government	2026
Guidance Note 01 The Reduction of Obtrusive Light	Institution of Lighting Professionals	2021
Guidance Note 08 Bats and artificial lighting in the UK	Institution of Lighting Professionals	Updated 2023
Housing our Ageing Population Panel for Innovation (HAPPI)	Housing LIN	No date
Historic England's Retrofit and Energy Efficiency in Historic Buildings	Historic England	2026
Historic Environment Record	Historic England	ongoing
Lewes District Local Plan Part 1: Joint Core Strategy	LDC	2016
Lewes District Local Plan Part 2: Site Allocations and Development Management Policies	LDC	2020
Localism Act 2011	HM Government	2011
Local Development Scheme	LDC	February 2026
Local Development Scheme	SDNPA	October 2026
National Design Guide	MHCLG	2019
National Model Design Code	MHCLG	2021
National Planning Policy Framework	HM Government	2026
National Planning Practice Guidance	HM Government	ongoing
Nationally described space standards	MHCLG	2015

Neighbourhood Development Planning (General) Regulations 2012 (as amended)	HM Government	2012
Planning & Compulsory Purchase Act 2004	HM Government	2004
Renewable energy and energy efficiency: Planning guide for householders and small businesses	LDC	No date
Ringmer Conservation Area Appraisal	LDC	2003
'Saved' policies of the Lewes District Local Plan	LDC	2003
Secured by Design	UK Policing	ongoing
SDNP Renewable Energy Study	SDNPA	2024
Five Year Business Plan – 2025 to 2030	South East Water	2025
Supplementary Guidance and Planning documents	LDC	Various
Town & Country Planning Act 1990	HM Government	1990

Appendix A – Development briefs for allocated site

See: https://ringmerparishcouncil.gov.uk/wp-content/uploads/2024/10/Appendix-6-Development-Briefs-for-Allocated-Sites.pdf

Appendix B - Ringmer Design Guidance and Codes

The Ringmer Design Guidelines and Codes forms an integral part of the RNP, underpinning a number of the policies.

The document can be accessed on the Ringmer Parish Council website.

Appendix C – Non-Designated Heritage Assets

See separate Appendix C document.

APPENDIX D – Key employment sites

See separate Appendix D document.

APPENDIX E – Demonstrating Viability

Viability: Community facilities

The release of any community facilities to other uses must be fully justified in terms of their contribution and viability. Lewes Council will require any application involving the loss of a facility to be supported by written evidence that the facility is no longer needed and/or no longer viable.

The level of evidence required to be submitted will vary according to the level of access to alternative facilities in the area and the extent to which the facility contributes towards sustainable communities, but would be expected to include such evidence as:

- The current and projected patterns of community use.;
- The nature and condition of the building and the cost of repairs, renovations or improvements needed to allow the facility to continue in operation.
- The extent of the local catchment including the location of the premises in relation to the local settlement pattern and accessibility.
- The nature and location of comparable facilities.
- The potential to relocate the use into other premises in the community.
- Evidence of the marketing of a site should include sales literature, details of approaches and details of offers and show that it has been offered as a whole and that parts have not been identified for separate sale.
- Evidence that the local community has been notified of the intention to close the facility and has not, within a period of one year come forward with a realistic proposal to assume operation of the facility, including proposals to finance and operate the facility.

The importance of particular facilities will vary, and it is essential that the community is involved in considering the merits of any facility and the suitability of any proposals for alternative forms of community use should their continued viability of operation be in doubt. Applicants proposing to redevelop or convert facilities valued by the community will be expected to consult local communities about the relative importance of the facilities which could be lost.

Not all facilities satisfactorily meet the needs of local communities, and it may be that combining or rationalising facilities might be more appropriate.

Support will be given to the provision of new facilities where these will enhance the sustainability of community life and will meet the needs of an existing or growing and changing population.

Viability of employment sites and retail premises: Evidencing non-viability

It is important that the potential for all employment uses is considered on the site before planning applications are made for non-employment uses. Where a business is coming to the end of its economic life or has ceased trading altogether, applicants will be expected to submit a Viability Statement as part of the planning application. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use. The viability case will be considered along with other policy considerations. Proof of marketing should include all of the following criteria:

i. The land/premises has/have been widely marketed through an agent or surveyor at a price that reflects its current market or rental value for employment purposes, and no reasonable offer has been refused. The period of marketing should be 18 months for commercial / industrial, 6 months for retail.
ii. The land/premises has been regularly advertised in the local press and regional press, property press, specialist trade papers and any free papers covering relevant areas. This should initially be weekly advertising for the first month, followed by monthly advertising for the remainder of the marketing period. Advertisements should be targeted at the appropriate target audience.
iii. The land/premises has been continuously included on the agent's website, the agent's own papers and lists of commercial/business premises for the marketing period.
iv. There has been an agent's advertisement board on each site frontage to the highway throughout the marketing period.
v. Evidence that local property agents, specialist commercial agents and local businesses have been contacted and sent mail shots or hard copies of particulars to explore whether they can make use of the premises.

The Viability Statement should also detail the following information:

i. details of current occupation of the buildings and where this function would be relocated;
ii. details as to why the site location makes it unsuitable for existing uses;
iii. any physical constraints making the site difficult to accommodate existing uses;
iv. environmental considerations/amenity issues; and
v. consideration, firstly, for a mixed-use scheme involving the existing use and other compatible uses, secondly, for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions and, thirdly, of the viability of providing affordable housing on the site, which could meet a specific local need, before consideration of market housing.

In certain cases, for example, where a significant departure from policy is proposed, the council may seek to independently verify the Viability Statement, and the applicant will be required to bear the cost of independent verification.

Appendix F - Local Green Spaces

See separate Appendix F document.

Appendix G – Locally significant views

G1. This Appendix should be read in conjunction with Policy R14.

G2. Following public engagement and location visits, the following views have been identified as locally significant in Ringmer parish.

V1: Views of and from the Mill Post

The Mill Post (also known as the remains of the Ringmer Windmill or Glyndebourne Windmill) is a historic local landmark located on Mill Plain overlooking the village of Ringmer. Perched on the brow of a hill near the Glynde-to-Ringmer road, the slender weathered post resembles an obelisk from a distance. It is a well-known local point of reference, historically featured in local school cross-country routes and famously inspiring the official logo of Ringmer Parish Council. Details of the images below are shown in the table, with image ref clockwise from top left.






Image Description	Easting	Northing	Grid Ref	Latitude	Longitude	Indicative Direction of Image
Houses in the valley	545003	111215	TQ45001121	50.881656	0.061511	Looking North North West
Houses in the valley	545079	111220	TQ45071121	50.881678	0.062598	Looking North West
Mill Post	544997	111189	TQ44991118	50.881417	0.061420	Looking North East
View towards Lewes from seat	545002	111182	TQ45001118	50.881360	0.061485	Looking West

V2: Views from the Nature Reserve

Reaching the higher chalk grassland slopes and hilltops provides expansive views north and south across the surrounding countryside. Details of the images below are shown in the table, with image ref clockwise from top left.



Image Description	Easting	Northing	Grid Ref	Latitude	Longitude	Indicative Direction of Image
View towards New Rd & Gote Farm	543189	111311	TQ43181131	50.882965	0.035778	Looking East
Lewes Rd at Paygate Corner	543176	111307	TQ43171130	50.882935	0.035590	Looking North East
Substation	543164	111307	TQ43161130	50.882938	0.035422	Looking North East
Substation & Pylon	543158	111302	TQ43151130	50.882895	0.035339	Looking North East
Lewes Rd at Paygate Corner	543212	111326	TQ43211132	50.883099	0.036118	Looking North East

V3: Views from the Almond Field

Almond Field in Ringmer offers tranquil, open views across the natural landscape and is widely celebrated as a prime spot to watch the sunset. Located just off Church Hill and accessed via St Mary's churchyard, the field was bequeathed by the late Bill Almond to serve as a quiet, reflective community amenity. It features newly installed benches, an access path, wild plantings, and hedgerows, holding official *"Call for Nature"* status from the SDNP Authority (SDNPA). Details of the images below are shown in the table, with image ref clockwise from top left.



Image Description	Easting	Northing	Grid Ref	Latitude	Longitude	Indicative Direction of Image
The gate into the Almond Field	544421	112511	TQ44421251	50.893443	0.053761	Looking South West
The path in Almond Field	544419	112497	TQ44411249	50.893318	0.053719	Looking South West
The rectangle in Almond Field	544402	112465	TQ44401246	50.893039	0.053465	Looking South East
Wild plant in Almond Field	544431	112437	TQ44431243	50.892782	0.053875	Looking North North West
Field adjacent looking towards Ham Lane	544422	112528	TQ44421252	50.893601	0.053777	Looking North North East

V4: Views from Green Lane

Green Lane in Ringmer, East Sussex, offers panoramic and sweeping views of the South Downs and the surrounding East Sussex countryside. Properties and points along Green Lane feature far-reaching, open views looking out toward the South Downs and mature local lawns or fields. Details of the images below are shown in the table, with image ref clockwise from top left.



Image Description	Easting	Northing	Grid Ref	Latitude	Longitude	Indicative Direction of Image
The Soldiers Grave, Broyle Lane	546000	114312	TQ46001431	50.909239	0.076920	Looking North East
The track to Plashett Park	546014	114312	TQ46140131	50.909231	0.077122	Looking North North West
Track beside Brickyard Farm	546057	114338	TQ46051433	50.909457	0.077731	Looking North North East
Green Lane	546288	114247	TQ46281424	50.908580	0.080985	Looking East North East
Green Lane	546487	114213	TQ46481421	50.908227	0.083798	Looking West North West
The Stream that crosses Green Lane	546451	114282	TQ46451428	50.908851	0.083317	Looking South East

Appendix H – Infrastructure Assessment

See separate Appendix H document.