Appendix D

Employment sites in Ringmer parish – an audit (2025)

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Site EMP1: Ringmer Village Centre

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

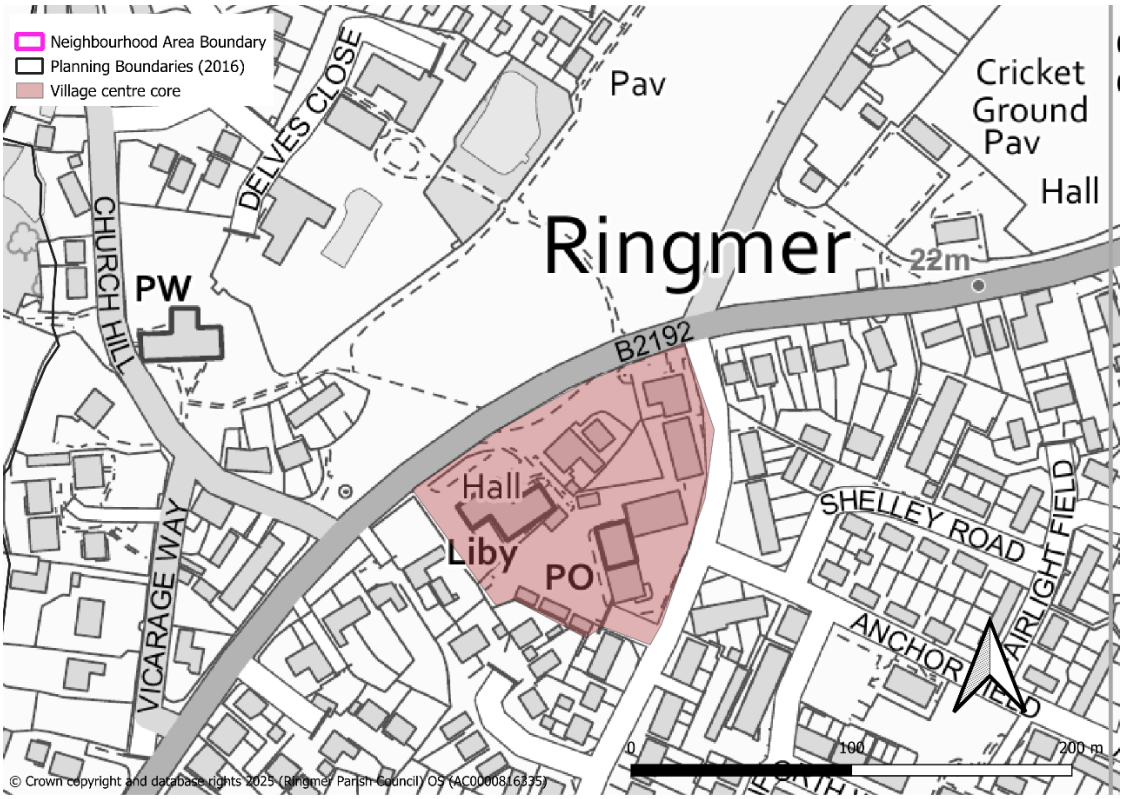
Road access: B2192 & Springett Avenue.

Site nature: This is the core of the village where the majority of retail stores are located. There is no Barclays Bank anymore. Units comprise:

- Morrisons tiny store with a Post Office and a Cash Point
- Mini supermarket
- Ringmer café
- Bakery
- Pet food store,
- Two estate agents,
- Beauty salon
- Hair salon
- Vet practice
- Gym and Fitness studio
- Dentist
- Roofing company
- Vacant unit. Rent £15,000 per annum £25 per square foot per annum 2500 sq ft.

It also includes residential maisonettes above the shops in the Shopping Precinct, and the Village Hall & Shopping Precinct car parks.
Screening: no screening, so any development must be subject to consideration of streetscene impact.

Ambition: Retain as the core of the village with a mix of uses. Explore opportunities to provide a medium-sized supermarket.



Site EMP2: Ringmer Health Centre, Anchor Field

Location: Within the Ringmer village planning boundary.

Road access: Anchor Field.

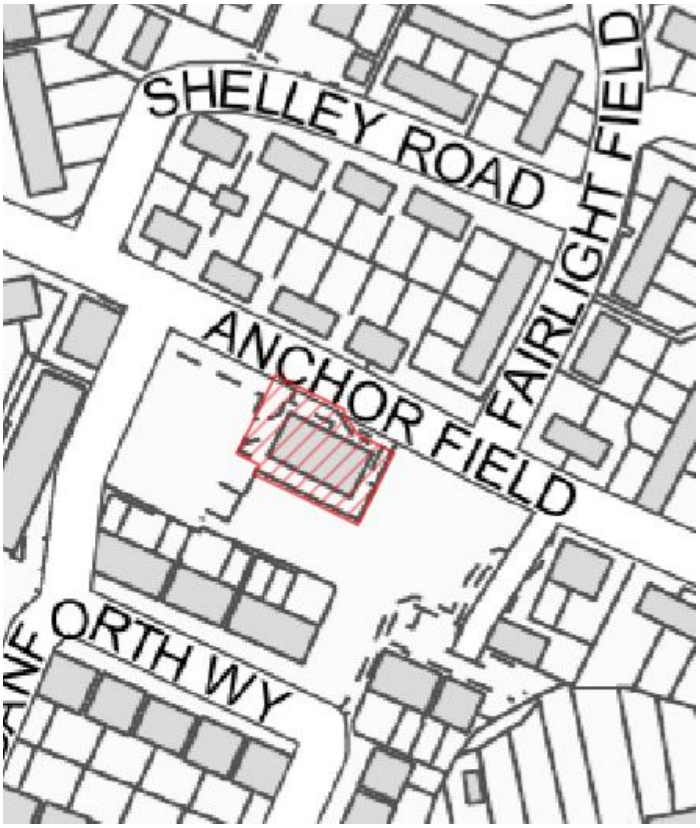
Site nature: This is well used and has a good car park. It is part of the "Foundry Group" which is planning a new large surgery in Lewes to amalgamate several practices as part of the Phoenix development. For the planned size of Ringmer the surgery is too small to cater for an expanded Ringmer, which will mean residents driving or going by bus to Lewes.

There is a small chemist next door, which was recently taken over by new owners. It is well located next to the GP surgery, but closest competition would be Lewes.

It is difficult to see how the current practice or chemist could be expanded as it is now surrounded by housing. There is no fibre internet connection and mobile signal is weak and only 4G. Ringmer falls under the Universities Hospitals Sussex NHS Foundation Trust, with ambulances taking Ringmer residents to Royal Sussex County Hospital. Closest minor injuries unit is in Lewes. There is one dentist in Ringmer on Lewes Road.

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

Ambition: Retain the health centre, however if expansion is needed, a new site in the parish would be needed to accommodate growth. This site could then be redeveloped.



Site EMP3: Care Homes in Ringmer village

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

Road access: B2192 or Harvard Road.

Site nature: There are four care homes in Ringmer:

Parris Lawns	62 rooms	Nursing, Demetia and Residential Care
Lime Tree Houe	30 Rooms	Residential Care
Holm Lodge	26 Rooms	Residential Care
Ashring House	6 rooms	Learning Disabilities
Delves House Retirement	56 flats	Laundry Lounge Garden

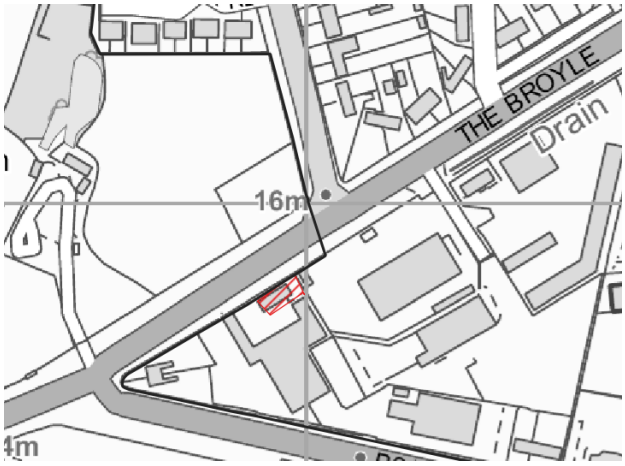
There is also a care-at-home agency based on Broyle Industrial Estate, called Home Instead, which would provide carers for people in their own homes. This may be supported by “telecare” and internet enabled devices to help keep people in their own homes.

Mill Road and Close in Ringmer contains 31 bungalows owned by Lewes District Council for people over the age of 60. There is no public high speed fibre connection for internet access at these care locations. Care is a significant employer, and with the population demographics changing, 118 beds for elderly care seems low. Modern telecare for people in their own homes requires a good internet connection.

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

Ambition: Retain in current use.





Site EMP4: Diplocks Business Park, Bishops Lane

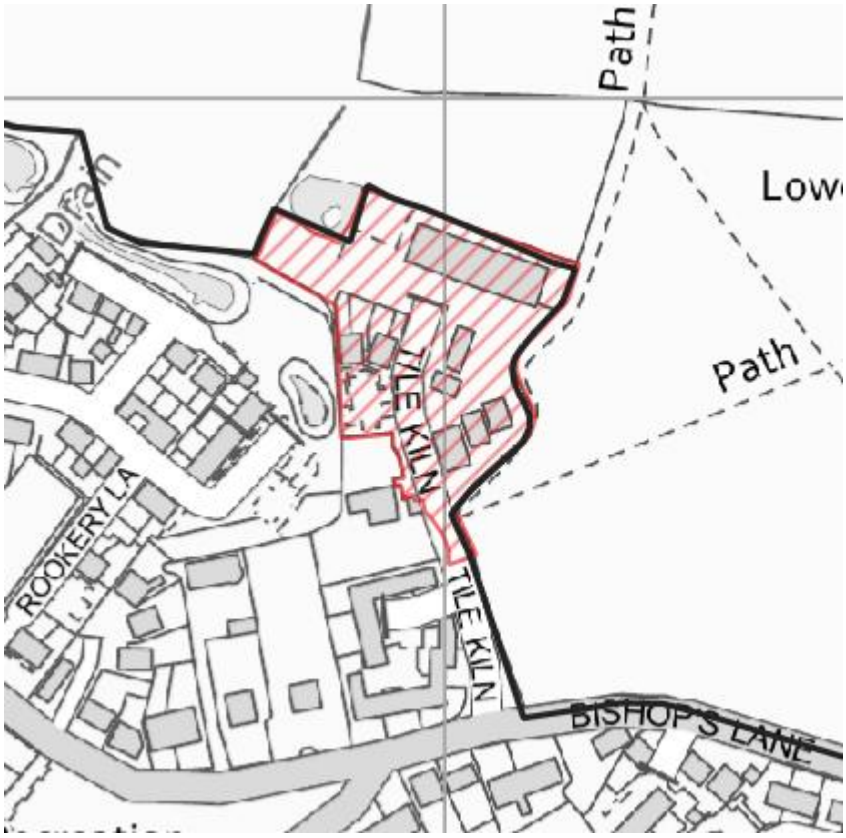
Location: Within the Ringmer village planning boundary.

Road access: Bishops Lane/B2192.

Site nature: This small location is gradually being surrounded by new housing and the business units are not modern. With environmental regulations around noise and activity, hours of operation will be challenging. No fibre internet connection, but this may change with new housing developments. Masts for 4g mobile operators are located near to this industrial estate. Employment options are limited.

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

Ambition: Would need modernising if it is to be retained as employment.



Site EMP5: Ringmer Education Campus

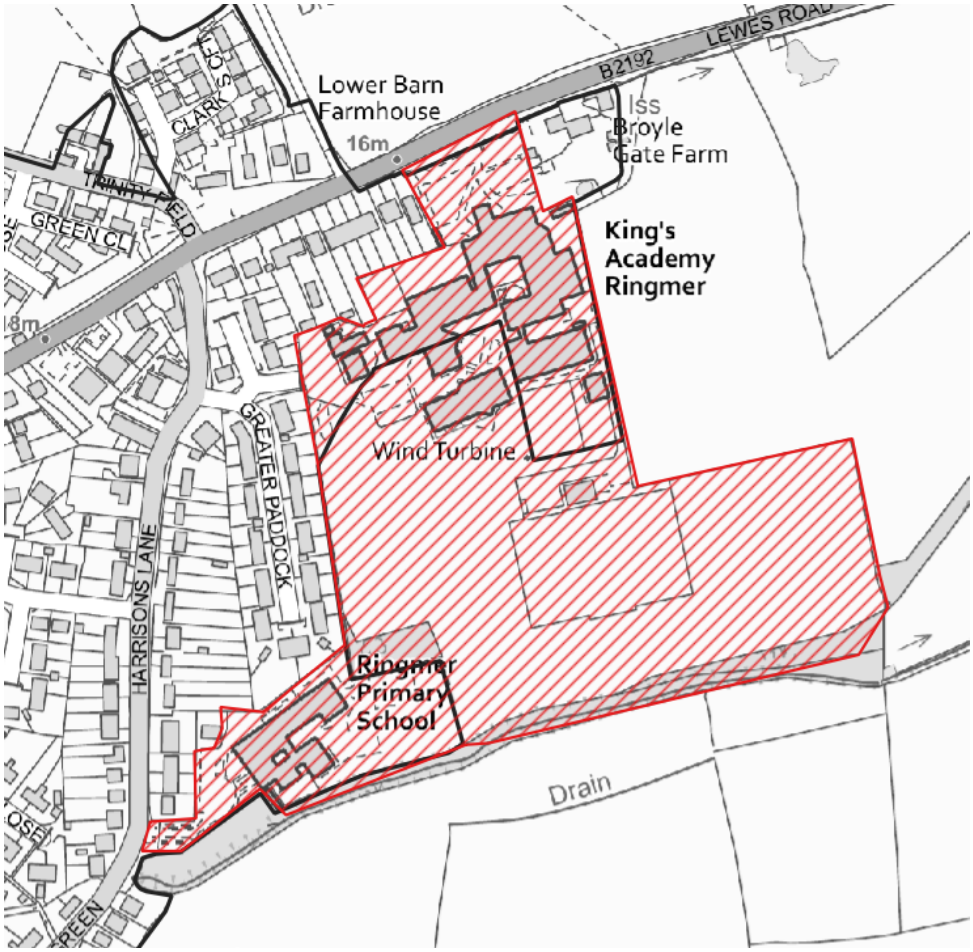
Location: Except for playing fields and some recent additions, within and forming the edge of the Ringmer village planning boundary.

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

Site Nature: King's Academy Ringmer has 652 pupils aged between 11-16. Pupils must go to Uckfield or Brighton for Sixth Form. The school is part of King's Group Academies, a multi-academy trust operating 15 academies. Ringmer Primary School has around 350 pupils aged 2-11 and is operated by East Sussex County Council. The 25metre indoor swimming pool was recently reopened (June 2025) and is operated by Wave Active on behalf of LDC and open to the public at certain times. The schools will be significant employers. Any expansion to the east should not introduce new built structures or car parking into the strategic Green Gap.

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

Ambition: Retain in current use. Any expansion to the east should not introduce new built structures or car parking into the strategic Green Gap.



Site EMP6: Ringmer Business Centre, Chamberlains Lane

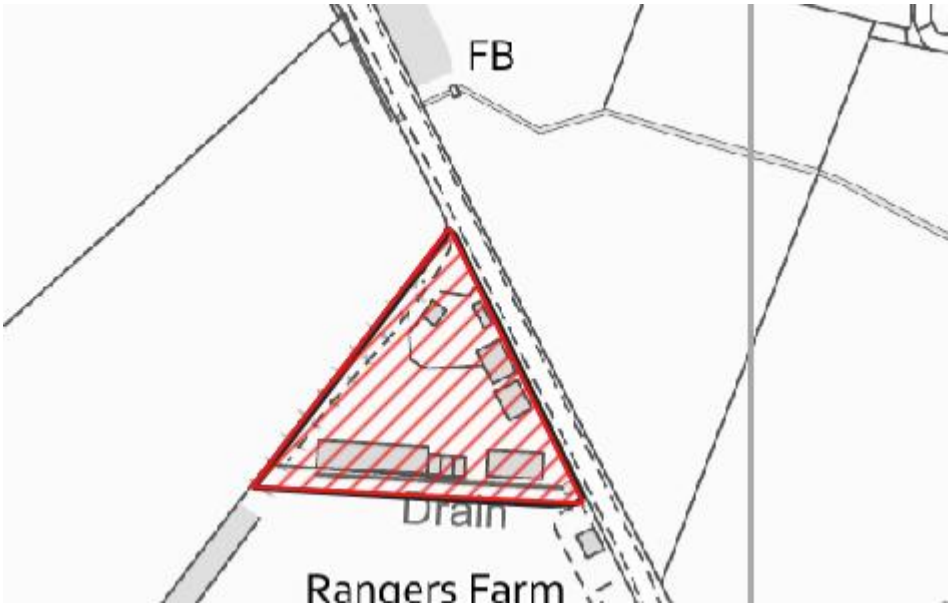
Location: Surrounded by countryside, but has its own planning boundary as an employment site.

Road access: Chamberlains Lane/B2192.

Site nature: There are 8 small businesses in this industrial estate. There is limited employment at this location and no internet fibre access. Further housing development is likely around this area.

Screening: The site is well screened.

Ambition: Retain in current use.



Site EMP7: Broyle Business Area

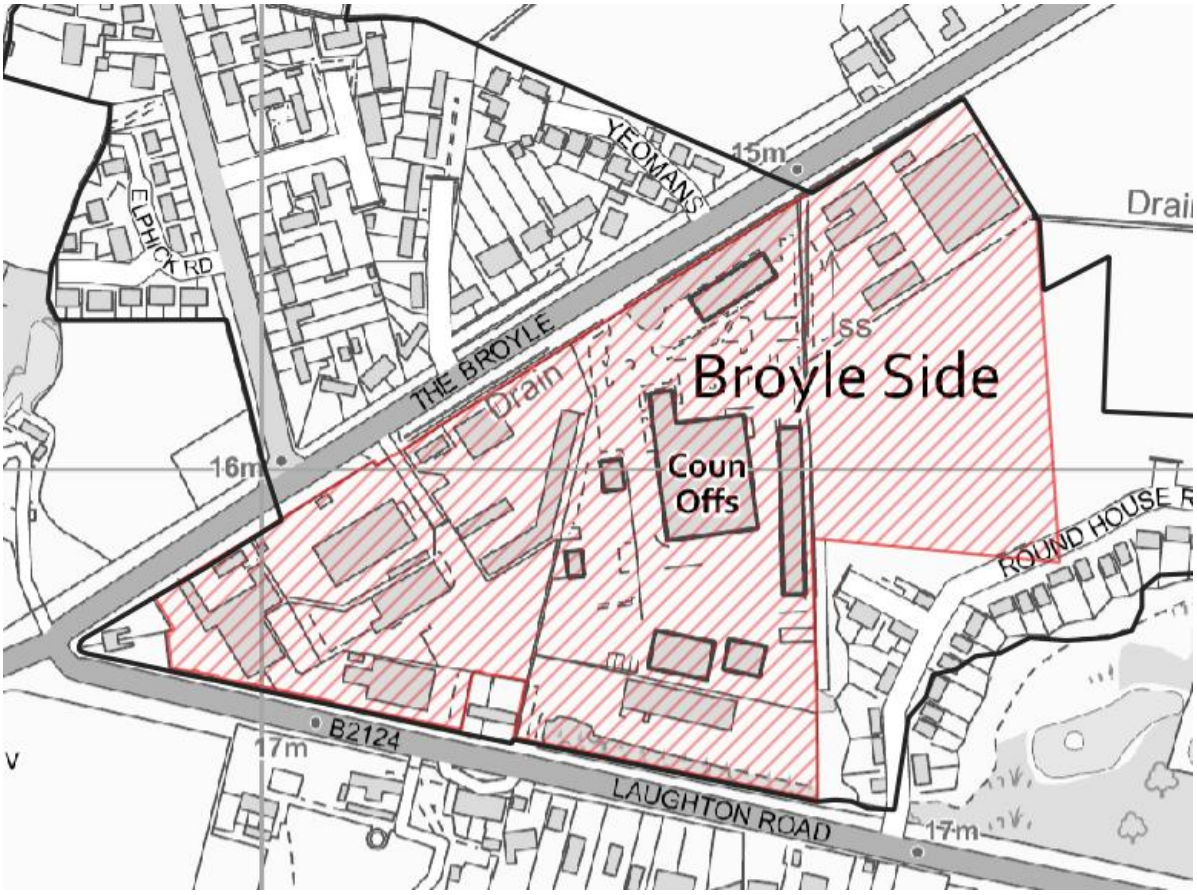
Location: Within, and in part forming the boundary to, the Broyleside planning boundary.

Road access: Several accesses to B2192 & B2124.

Site nature: There are a number of small businesses based here with some employment. No internet fibre connections. The site is being built around with residential housing. Larger employers include Balfour Beatty who run the highways contract for the Highways Agency. Colas also provide large commercial vehicle maintenance and repairs. There is a vet practice, agricultural shop and machinery sales and repairs, a manufacturer for the vacuum industry, food wholesaler and fencing supplies company. The business area will be a significant local employer.

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

Ambition: Retain in current use.



Site EMP8: Ringmer Hunt Kennels, Laughton Road

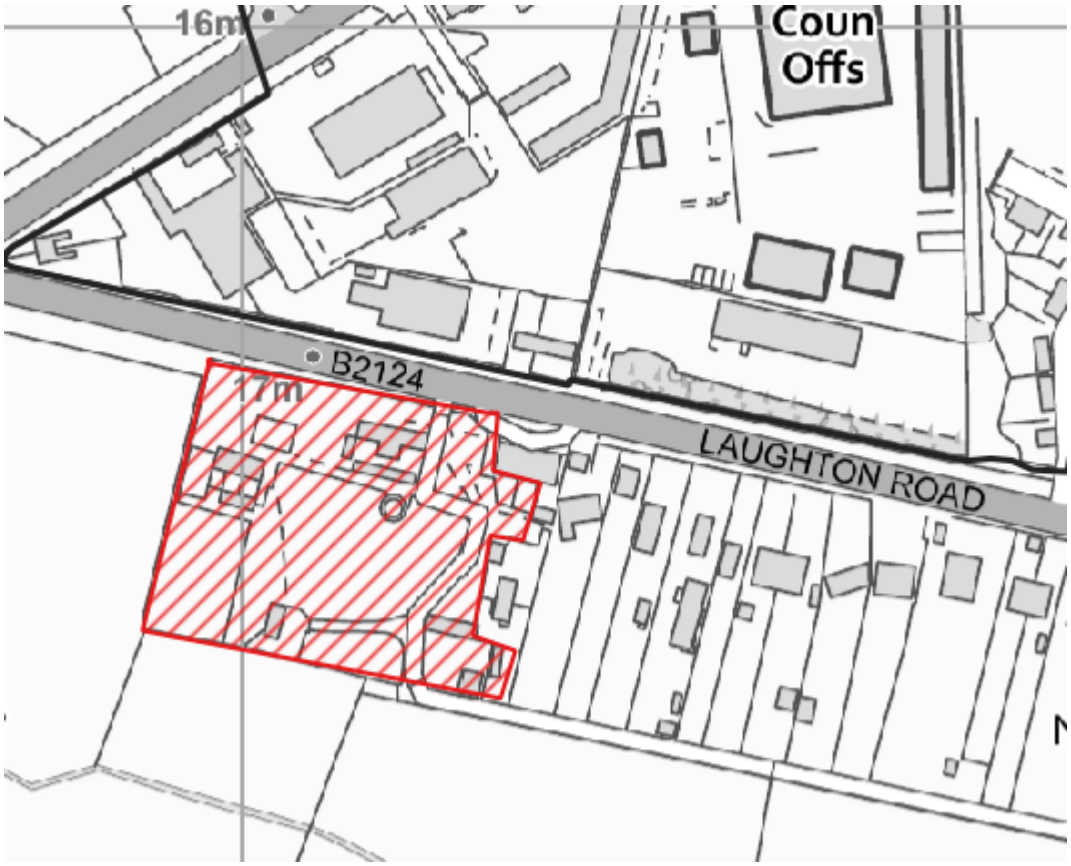
Location: Currently in the countryside, but adjacent to the Broyleside planning boundary, and will be included within it when the planning boundary is extended.

Road access: B2124.

Site nature: Limited employment around the care of dog kennels.

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

Ambition: Retain in current use.



Site EMP9: Ringmer Sewage Works, Neaves Lane

Location: In the countryside.

Road access: Neaves Lane/B2124.

Site nature: Existing wastewater treatment works operated by Southern Water. Limited employment as this is a small sewage works.

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

Ambition: Retain in current use.



Site EMP10: Broyle Place Farm, Laughton Road

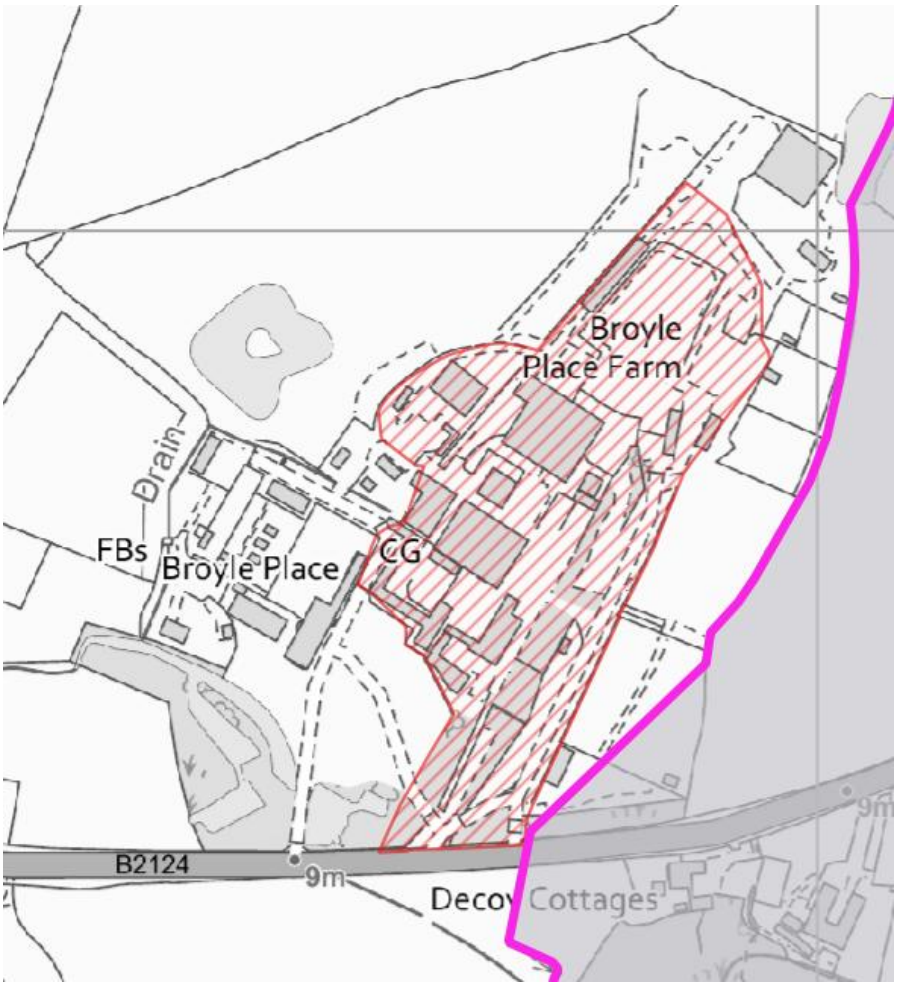
Location: In the countryside.

Road access: B2124.

Site nature: Existing business units developed from redundant farmyard. Adjacent Broyle Place is listed Grade II by English Heritage. Ringmer Community Orchard is also adjacent. This estate has a number of businesses located here, including a funeral director, bus depot, beautician and dog groomer. Employment is quite limited as most of area is used for storage. There is one unit for rent at £7 per square foot per year. This is low when compared to modern units in Golden Cross at £12 upwards, but unit at Broyle Place is lower in quality.

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

Ambition: Retain in current use but potential to upgrade units.



Site EMP11: Chandlers Yard, The Broyle

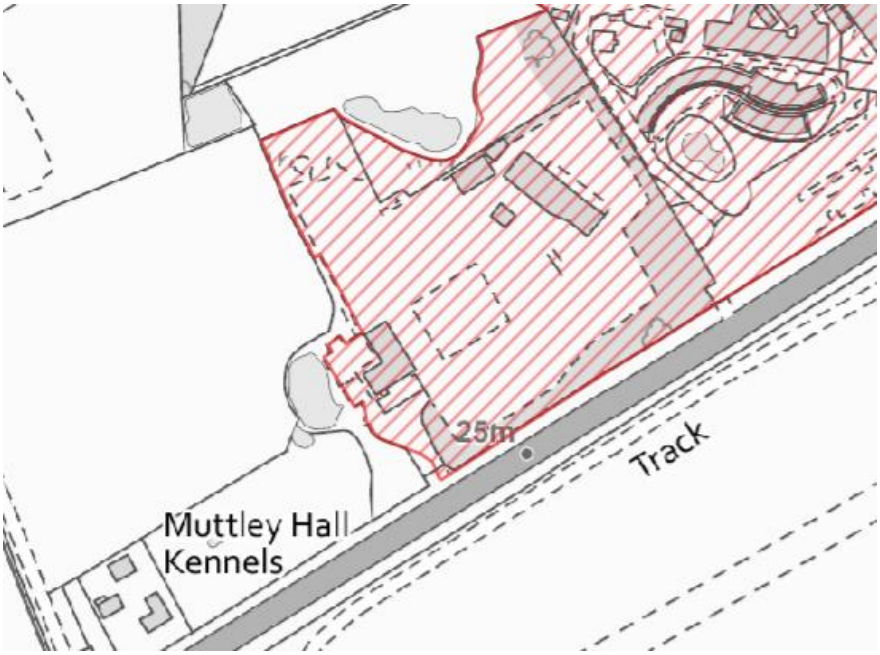
Location: In the countryside.

Road access: B2192.

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

Screening: This site is very well screened.

Ambition: Retain in current use.



Site EMP12: Raystede, The Broyle

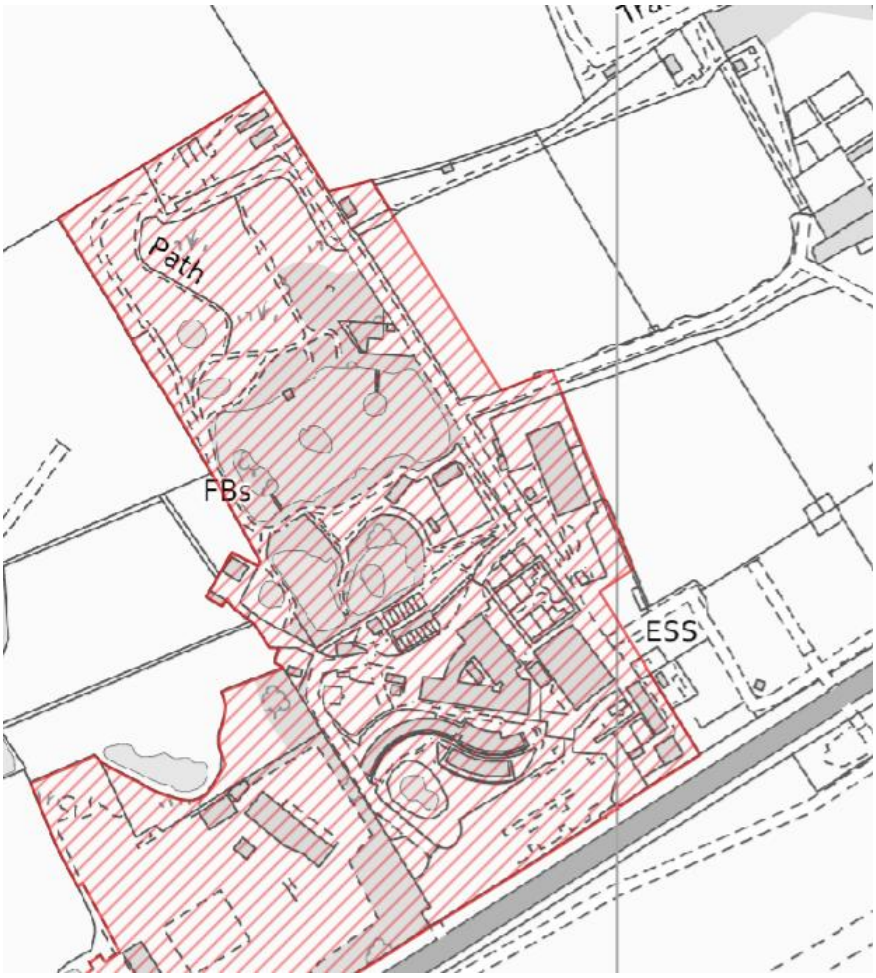
Location: In the countryside.

Road access: B2192.

Site nature: Existing large animal sanctuary, including extensive buildings for animal accommodation, large ponds from former brickworks and visitor facilities, including car parking. Animal charity sanctuary but has a high number of visitors during holidays and weekends. Café and shop on site. Employees and volunteers.

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

Ambition: Retain in current use.



Site EMP13: East Sussex Glider Club Field, The Broyle

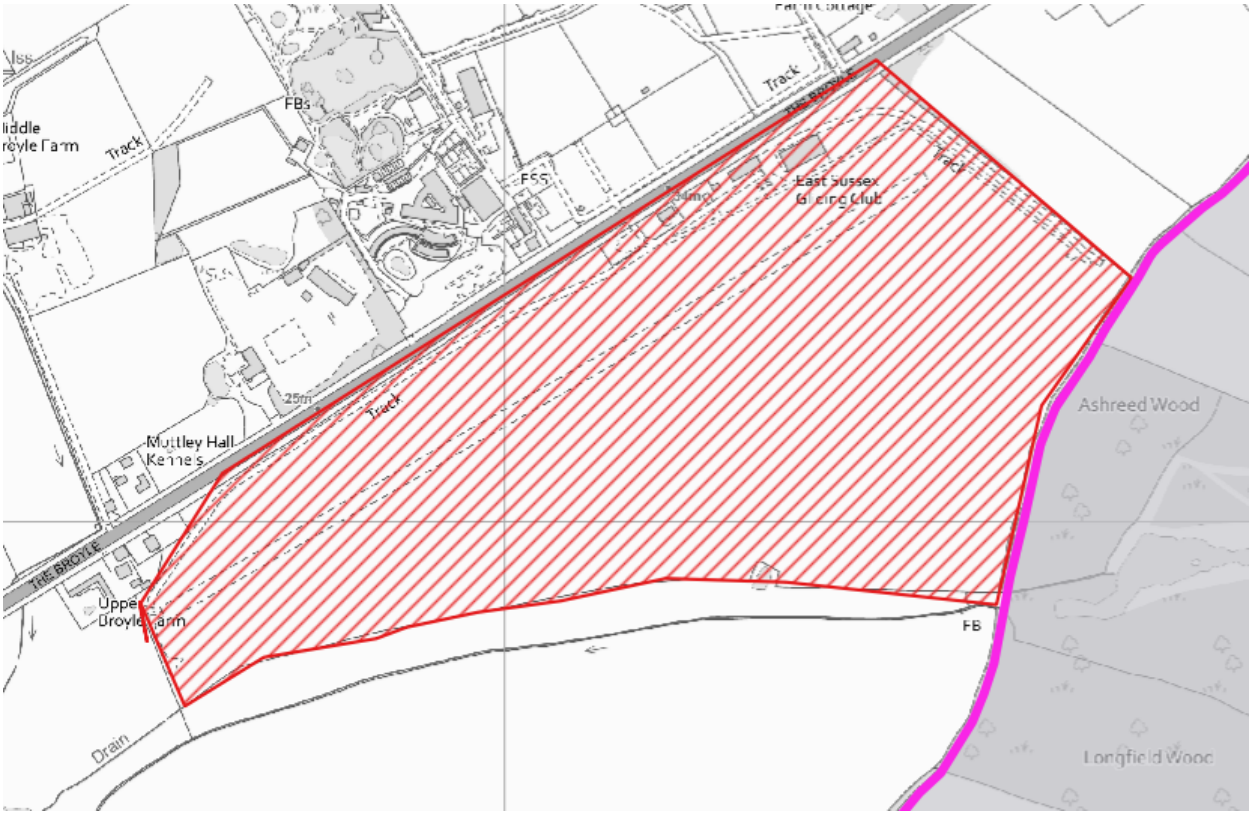
Location: In the countryside.

Road access: B2192.

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

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

Ambition: Retain/ revert to agricultural use.



Site EMP14: Shortgate Industrial Estate, The Broyle

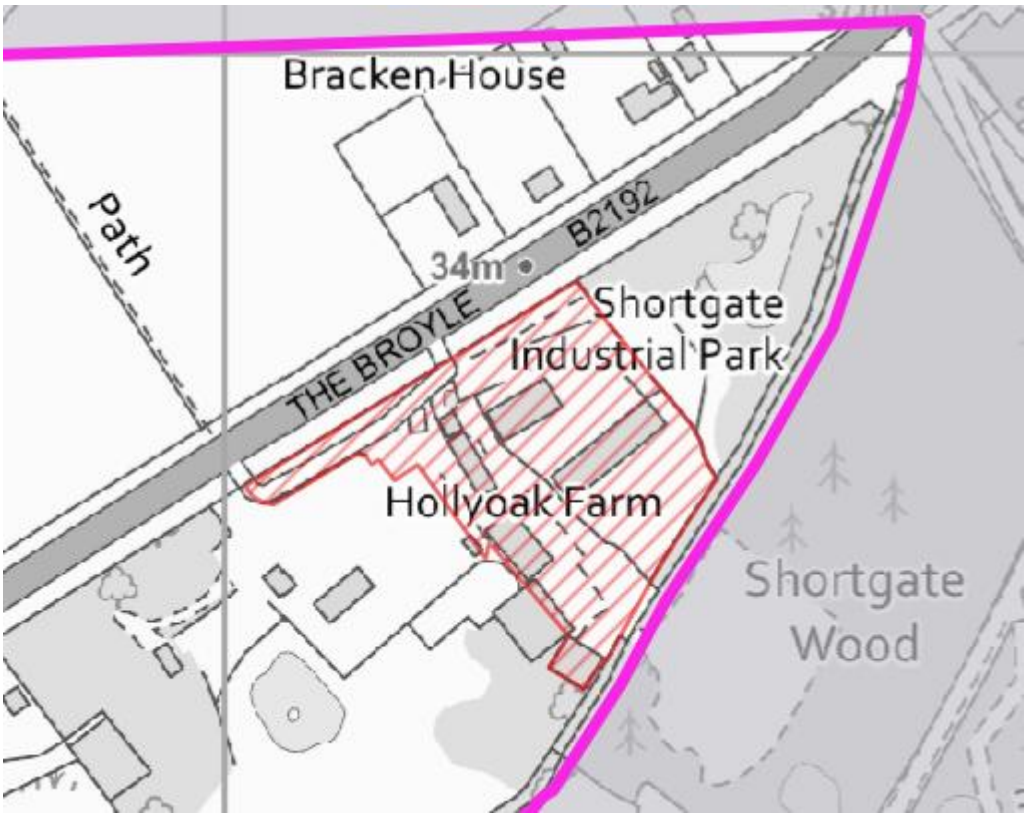
Location: In the countryside.

Road access: B2192.

Site nature: Existing business units on site of former pig farm. Small older light industrial units with limited employment. Car sales, cycle shop, Taxi company.

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

Ambition: Retain in current use



Site EMP15: Glyndebourne

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

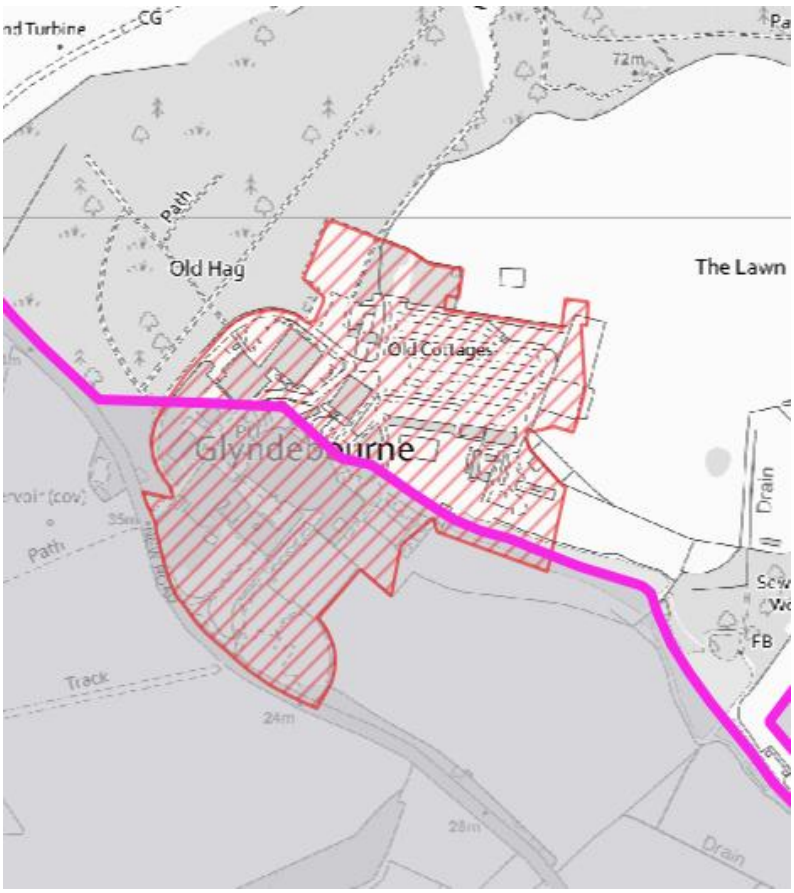
Road access: New Road.

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

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

Glyndebourne is a large seasonal employer. Employing people in catering, cleaning, landscaping and opera production. It attracts a large number of temporary employees from around the area. People drive and also a regular Glyndebourne bus service will pick up employees as well as opera visitors. There is some accommodation on site and also Glyndebourne seeks rooms for rent around the Lewes and Ringmer area, often placing people for months at a time.

Ambition: Retain in current use.



Site EMP16: Electricity Substation

Location: In the countryside, within the SDNP.

Road access: B2192.

Site nature: Existing electricity substation and associated offices. There are allotments run by the Parish council next to the substation. Little employment.

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

Ambition: Likely to be retained as is.



Site EMP17: Upper Stoneham Farm

Location: In the countryside, within the SDNP.

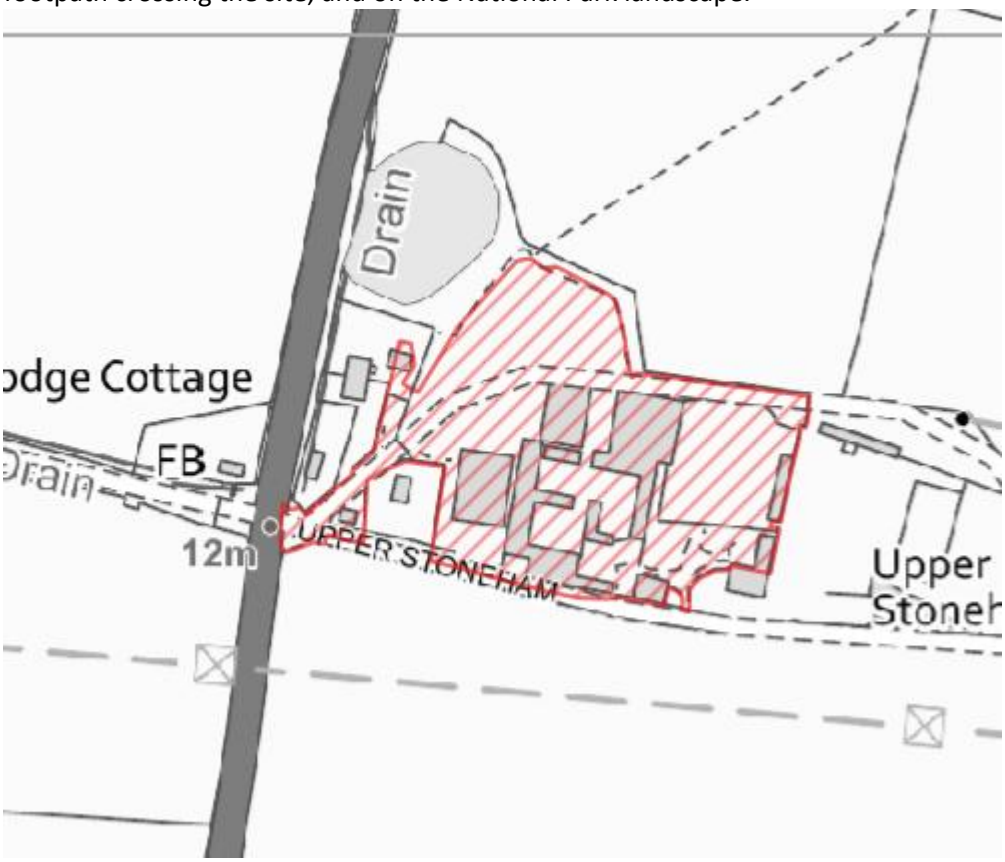
Road Access: A26.

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

Screening: The view of the site from Malling Down and the Lewes Downs SAC is attractive and important for the National Park landscape and must be maintained to at least its present quality. The site is reasonably well screened from the A26.

Small light industrial units and large commercial vehicle storage. Tree surgeons, light engineering, furniture storage. Limited employment.

Ambition: Any development must be considered in the light of impacts on nearby residences, on the public footpath crossing the site, and on the National Park landscape.



Site EMP18: Meadow Business Centre, Old Uckfield Road

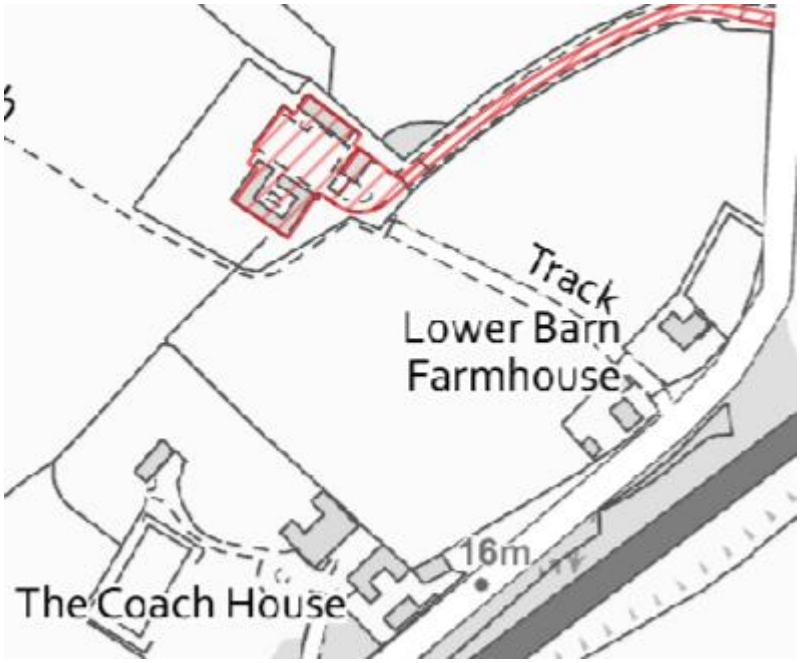
Location: In the countryside.

Road access: Old Uckfield Road/A26.

Site nature: Existing business units developed from former farmyard.

Screening: This former farmyard is an attractive countryside feature and not screened, so any development must be subject to consideration of landscape impact. Tiny industrial development with limited employment by nice premises used by a design agency.

Ambition: Retain in current use.



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

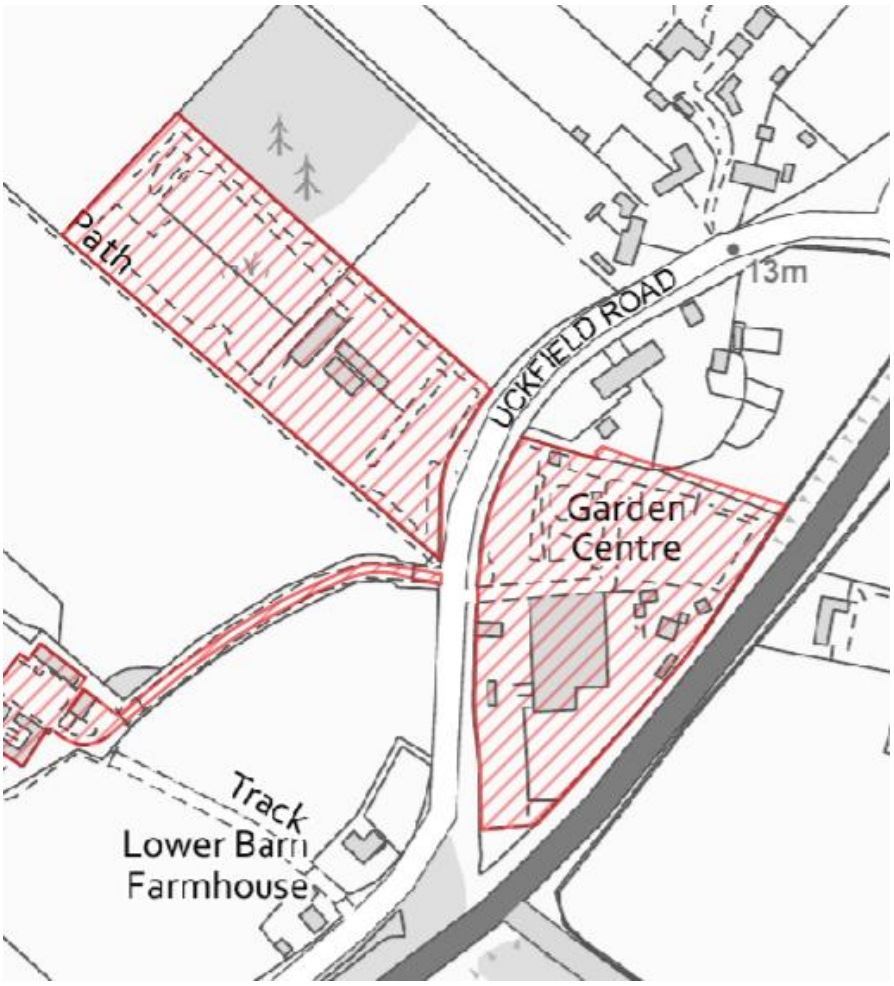
Location: In the countryside. Goldcliff Nursery and the former nursery are on opposite sides of Old Uckfield Road.

Road access: Old Uckfield Road/A26.

Site nature: Goldcliff Nursery is a large existing retail garden centre, with associated polytunnels for nursery purposes. Across Old Uckfield Road is a well-screened but derelict former nursery area with time-limited planning permission for a building for the use of the Waterloo Bonfire Society. Busy garden centre open all week.

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

Ambition: Retain - could be developed to include café (LDC granted approval for a new on site catering facility on 3rd Jan 2026)



Site EMP20: Lower Clayhill Business Area, Uckfield Road

Location: In the countryside.

Road access: A26.

Site nature: Being redeveloped with housing and some new commercial units. The fuel station is a small employer but has developed the shop into a convenience store. Also, a fuel supplier for farms and people on oil heating.

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

Ambition: Being redeveloped into mixed use.



Site EMP21: Banff Farm, Clay Hill

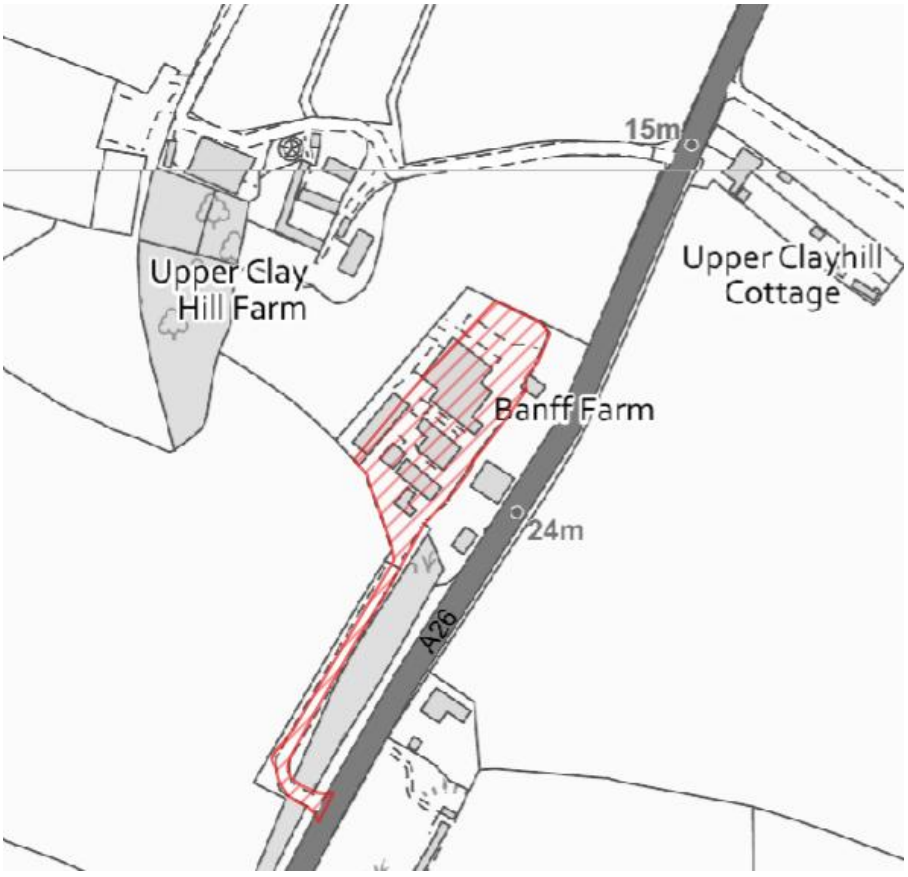
Location: In the countryside.

Road access: A26.

Site nature: Existing business units developed from a former chicken farm. Small modern units with a tea room and beauty therapy and makeup business. Limited employment. Car access mainly. Nearby is Upper Clayhill Farm, Grade II listed by English Heritage.

Screening: This site is well screened from the A26 by the site owner's house and garden.

Ambition: Retain - any negative impact of new development on the nearby Upper Clayhill Farm must be avoided.



Site EMP22: Barcombe Mills Water Treatment Works

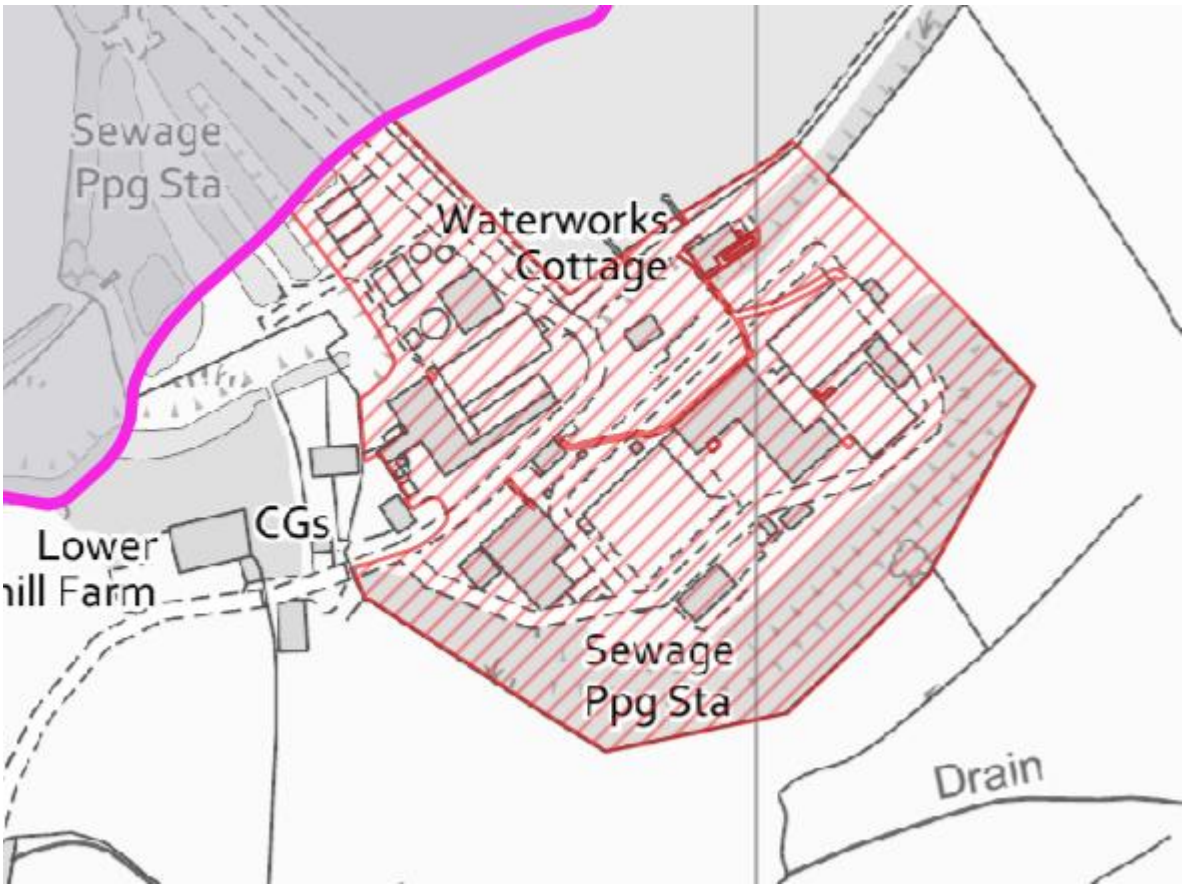
Location: In the countryside. Part of the reservoir is in Barcombe parish.

Road access: Barcombe Mills Lane/A26.

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

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

Ambition: Retain in current use.



Site EMP23: Bridge Farm, Barcombe Mills

Location: In the countryside.

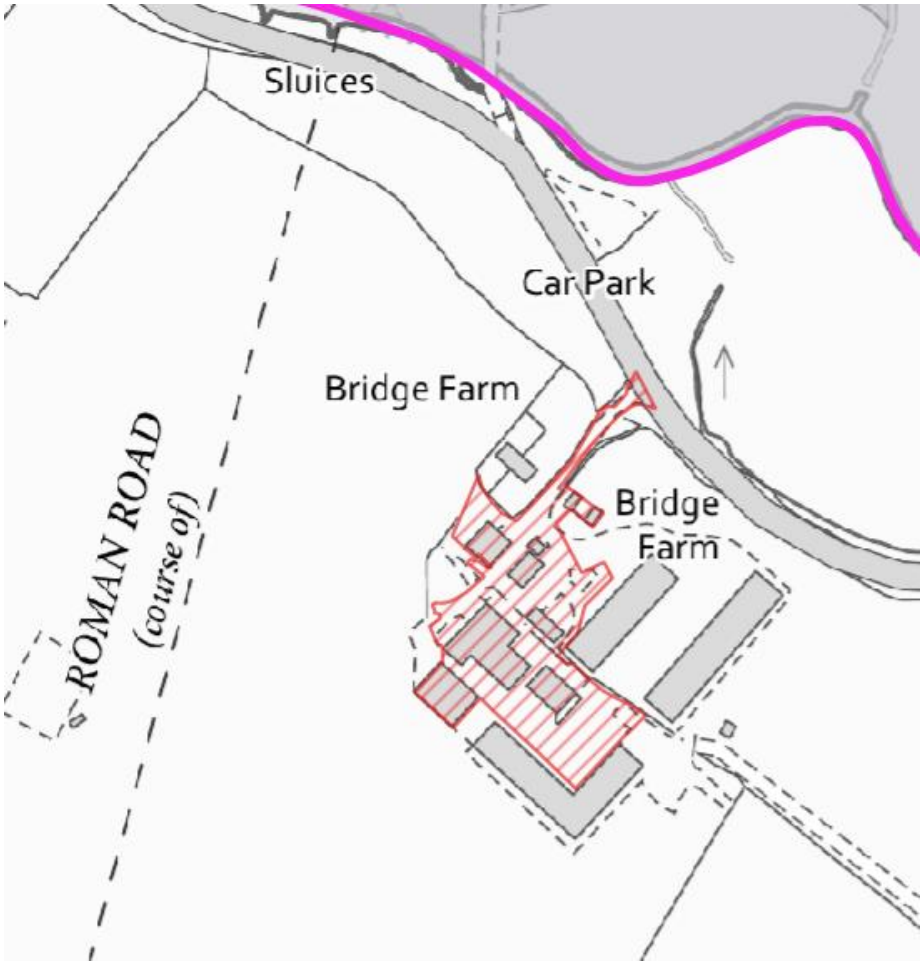
Road access: Barcombe Mills Lane/A26.

Site nature: Modern business units focused around wooden furniture and kitchens at higher end of the market. Reasonable employment. About 1km from bus stop.

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

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

Ambition: Retain in current use.



Other employment

Bed and Breakfast
Little Norlington Barn
The Cowshed
The Barn Laughton Road
Barnfield Farm Laughton Road
Four properties listed in Ringmer on Air B&B, two listed on Booking.com (August 2025).
Apparently there are many other properties which rent rooms, including to Glyndebourne people.

Other employers
The Green Man (Pub)
The Anchor
The Wok Inn
The Forge Coffee (Café)
Ringmer Petrol Station and Care Sales
The Cowshed – Broyle Lane
Brighton Bikery – make wooden stores for bikes
Wellingham Walled Herb Garden – Wellingham Lane

Farms
Mays Farm – small holding, shop, camping
Plashetts Farm – Green Lane
Downsview Farm – ice cream – Laughton Road
Broyle Mill Farm – retail meat
Little Park Farmhouse – Ham Lane - contracting farmer

Church
Church of St Mary the Virgin