Ringmer Neighbourhood Plan

2025 to 2042

Modification Statement

November 2026

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

Contents

1. Introduction 2
2. Background 3
3. The Proposed Modifications 3
4. Conclusion on Changing the Nature of the Plan 12

1. Introduction

1.1. The Ringmer Neighbourhood Plan (the Modified Plan) 2025 to 2042 will, once made, modify and replace the existing Ringmer Neighbourhood Plan 2010 to 2030 (the Made Plan). This Modification Statement sets out the modifications that have been made.

1.2. The Modified Plan sets out Planning and land-use policy for the Parish of Ringmer, over the period 2025 to 2042. Once 'made', it will form part of the Development Plan for the Local Planning Authority, currently Lewes District Council (LDC). LDC designated the neighbourhood area for Ringmer, which shares its boundary with the Parish, on 1 October 2012.

1.3. Ringmer Parish Council is the Qualifying Body for the Modified Plan.

1.4. Regulation 15(v) of the Neighbourhood Planning (General) Regulations 2012, as amended, requires that:

> "Before submitting a plan proposal [or a modification proposal] to the local planning authority, a qualifying body must…in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".

1.5. This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG):

- the qualifying body must state whether they believe that the modifications are so significant or substantial as to change the nature of the Plan and give reasons
- the Local Planning Authority must (when sending the modified Plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the Plan and give reasons. The Local Planning Authority must also submit a copy of the original Plan to the independent examiner
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the Plan

1.6. The Modified Plan is considered by the Qualifying Body to be significant in nature and represent material modifications to the Made Plan.

1.7. In accordance with the requirements of the PPG as stated above, this statement sets out the background and reasons for the modifications, describes the modifications and explains why the Qualifying Body considers the modifications to be significant in nature. Some policies have been largely retained, some have been updated, some have been amalgamated and some new ones have been added.

2. Background

2.1. The Made Plan covers the period 2010 to 2030 and contains 45 policies. The designated Neighbourhood Area shares its boundary with the Parish of Ringmer.

2.2. In 2024, the Parish Council agreed to review the Made Plan. This was due to the fact that there had been a number of changes to national planning policy as well as a new Local Plan in preparation. The strategic planning policy of the emerging Local Plan has influenced the review of the Made Plan. In addition, new issues and opportunities have arisen locally that need to be reflected in the document. Finally, there are some areas where new policies have been introduced that were not included in the Made Plan.

2.3. A Strategic Environmental Assessment (SEA) Screening Determination has been carried out, which is enclosed within the Pre-submission Plan bundle. This has concluded that the Modified Plan is unlikely to have any significant environmental effects and therefore will not require a Strategic Environmental Assessment. It has also been determined that Habitats Regulations Assessment is not required.

3. The Proposed Modifications

3.1. The Modified Plan has followed a similar format to the previous Plan in terms of key sections to focus on. The vision was reviewed and has been updated to reflect key issues locally. The objectives have also been reviewed and amended accordingly.

3.2. Additional community engagement and evidence gathering has revealed that whilst some issues have not changed dramatically since the Made Plan was made, new opportunities have arisen that could be considered through the planning system. This has led to a series of new policies being added and existing ones updated accordingly. Some policies are considered redundant and have not been retained.

3.3. The Made Plan contains policies and community actions couched under the following themes (*Table 1)*. Where is policy number is missing, this is because it is a Community Action:

Table 1: Policies and Community Actions in the Made Plan

Section	Policies	Community Actions
Ringmer's countryside and heritage	4.1, 4.2, 4.3, 4.4, 4.6, 4.7, 4.9, 4.10, 4.11. There is no policy 4.8.	4.5
Employment in Ringmer	5.1, 5.2, 5.3, 5.4, 5.5	
Residential development in Ringmer	6.1, 6.2, 6.3, 6.4	
Social and leisure facilities in Ringmer	7.1, 7.2, 7.4, 7.5, 7.6, 7.7 There is no policy 7.8.	7.3, 7.9
Infrastructure requirements	8.1, 8.2, 8.3, 8.4, 8.5, 8.7, 8.9, 8.10, 8.11, 8.12, 8.13 There is no policy 8.6.	8.7, 8.8, 8.12
Village Design Statement	9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10	

3.4. The proposed modifications to the Made Plan policies are summarised in *Table 2*. The table sets out the new policy (with new numbering) and how it relates to existing policies.

Table 2: Overview of the modifications

New, modified Plan - Policy Title	Relationship to 'Made' Plan	Commentary
R1: Location of development	This is a new policy that amalgamates parts of Policies 4.1, 4.2, 6.3	This is a new policy in the plan that sets out, at the parish level, key spatial requirements when it comes to where development is most appropriate and the criteria it should fulfil. This includes reference to settlement boundaries and reducing coalescence between settlements. It brings together a number of connected elements from the Made Plan that were set out in separate policies.
SA1: Sites supported for development	A retained policy that includes elements of Policies 6.1 and 6.4.	This policy brings forward site allocations within the Made Plan that have not yet been delivered, but which are considered able to come forward in the new plan period.
R2: Meeting local housing needs	New policy incorporating elements of Policy 6.2 and 9.7.	The policy sets out a more comprehensive approach to the mix of housing that should be supported in the Parish to meet identified local housing needs. It is underpinned by the Ringmer Housing Needs Assessment and provides additional detail on matters such as specialist housing and housing for older people.
R3: Character and design of development	New policy, which incorporates elements of Policy 8.3, 9.1 to 9.4, 9.8.	This policy sets out design expectations for the parish and is underpinned by the Ringmer Design Guidance and Code. The Design Guidance and Code builds on the previous Village Design Statement. The new policy combines a number of policies that were included in the Village Design Statement of the Made Plan. It incorporates elements of existing policies in relation to residential car parking,

New, modified Plan - Policy Title	Relationship to 'Made' Plan	Commentary
R4: Energy efficiency and design	New Policy.	In the absence of the Future Homes Standard being brought in (anticipated in 2026), this policy sets out criteria for high-quality sustainable homes. This is touched on in existing Policy HD2, but some of the content is now out-of-date.
R5: Renewable and community-scale energy	New policy.	This new policy recognises the growing emphasis on community and renewable energy schemes across the country and seeks to provide criteria against which such schemes should be considered. This is particularly important given the location of the Parish partially within the South Downs National Park.
R6: Conserving heritage assets	Retains and enhances Policy 4.7.	This policy recognises the importance of heritage in the Parish. It identifies a number of additional non-designated heritage assets that are of significance locally.
R7: Enhancing the role of Ringmer Village Centre	New policy that incorporates parts of Policy 5.2, 5.3	The policy seeks to support uses that will enable an economically vibrant, mixed-use centre in Ringmer, attracting additional footfall to the village centre. It retains the desire to ensure that the village centre and facilities are accessible, inclusive and of benefit to all community members including disabled people.
R8: Enhancing opportunities for local employment	Retains and updates Policy 5.1	The overall purpose of the original policy is retained. It 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

New, modified Plan - Policy Title	Relationship to 'Made' Plan	Commentary
		reducing traffic congestion. The Appendix containing supporting evidence has been updated.
R9: Promoting sustainable tourism	Retains and updates Policy 5.5.	The policy retains elements of Policy 5.5, which supports tourism and leisure employment opportunities. It adds additional detail to enable this to be interpreted more effectively at the local level.
R10: Plashett Wood SSSI, Plashett Park Farm and Clay Hill Farm	Retained policy 4.3.	The policy has been retained as it still considered to be relevant to the parish.
R11: Protection of the River Ouse waster catchment and recreational use of the riverbank	Retained policy 4.4.	The policy has been retained as it still considered to be relevant to the parish.
R12: Landscape and biodiversity	New policy that incorporates parts of 4.1, 4.2, 4.9 and 4.10	This 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.

New, modified Plan - Policy Title	Relationship to 'Made' Plan	Commentary
		It combines elements of existing policies, including the need for connectivity between habitats (Policy 4.9) and impacts of biodiversity (Policy 4.10).
R13: Local Green Space	New policy incorporating elements of Policy 7.2.	Policy 7.2 identified areas of open space considered important to the local community, but did not go as far as designated Local Green Space. Following an audit of spaces in Ringmer, Policy R13 seeks to designate 25 spaces that are considered to meet the requirements of the NPPF in relation to Local Green Space.
R14: Locally significant views	New policy.	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.
R15: Dark skies	Amended version of Policy 4.11	The policy recognises the value that dark skies can have including on local residents and flora and fauna. It updates the existing policy with more detailed criteria to ensure that light pollution is restricted where possible.
R16: Sustainable transport	New policy, which incorporates 4.5 (originally cast as a Community Action in the Made Plan), and Policies 8.4 and 9.5.	This is a new policy that 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. It retains support for cycleway provision between Broyleside and

New, modified Plan - Policy Title	Relationship to 'Made' Plan	Commentary
		Ringmer village, originally set out in Policy 8.4. It also incorporates elements of Policy 8.5 in relation to safe pedestrian access.
R17: Mitigating vehicular impacts at junctions and stress points	New policy, which incorporates elements of Policy 8.1 and 8.2.	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. It adds additional locally specific detail to Policy 8.1, by citing specific areas of the parish that experience problems.
R18: Road safety	Retained Policy 8.5.	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.
R19: Publicly accessible parking	Provides an update to Policy 8.3.	The updated policy builds on the existing policy (8.3)
R20: Community meeting facilities	Provides an update to Policy 7.1.	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, providing additional detail to aid interpretation.

New, modified Plan - Policy Title	Relationship to 'Made' Plan	Commentary
R21: Important community, cultural, sport and recreation facilities	New policy, which incorporates Policy 7.5 and 7.6.	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. It incorporates two existing policies relating to facilities for the young and old. It has been updated with an audit of current facilities and future need.
R22: Allotments and the community orchard	Retained policy, which amalgamates part of Policy 4.6 and 7.7.	The policy seeks to safeguard the existing allotment space within the parish as well as supporting new space. This was originally expressed in Policy 7.7. It would also support the relocation of the community orchard, which was also included within Policy 4.6 of the Made Plan.
R23: Providing adequate health and education services	New policy, which incorporates and expands upon Policy 8.7 and 8.9.	The policy supports the need for adequate health and education provision to support a growing community, which continues to be an important issue locally.

New, modified Plan - Policy Title	Relationship to 'Made' Plan	Commentary
R24: Water supply	Retained Policy 8.10.	The policy is retained from the made RNP as it is considered to still be relevant to the parish.
R25: Flooding, drainage and sewerage	Updates Policy 8.11.	Flooding, drainage and sewerage continue to present challenges in the parish. The policy has been retained but updated to align with national and local policy.
Policy R26: Cemeteries	Retains Policy 8.13.	The policy has been retained as it is still considered to be relevant to the parish.
Policies not retained/ incorporated into the new plan.	Policy 5.4 Policy 7.4 Policy 8.12	The policy is no longer considered to be relevant. This has been delivered. The policy is no longer considered to be relevant.

4. Conclusion on Changing the Nature of the Plan

4.1. The new, modified Plan builds on the structure, vision and objectives of the Made Plan. It has reviewed the existing suite of policies and sought to streamline these into a set of new policies that conform to national and development plan policy, while addressing the issues and opportunities identified through the refreshed community engagement. This has led to a number of policies being redrafted to amalgamate elements of existing ones and add to these. In addition, a series of new policies have been added that were not in the Made Plan. Some policies/elements of policies have not been retained where they are no longer considered to be relevant.

4.2. Although the overall scope and broad objectives of the Plan remain similar, it is considered that the nature of the Plan has changed significantly. This reflects the introduction of a number of new policies, including those that introduce new spatial requirements, designate Local Green Spaces and establish additional criteria for assessing development proposals. Furthermore, the restructuring and amalgamation of existing policies, alongside the introduction of new evidence and locally specific requirements, means that the new, modified Plan represents a substantive revision of the Made Plan rather than a minor update.