

“Ringmer to 2030”

Appendix G

Assessment of Ringmer sites in the 2011 & 2012 Lewes District SHLAA

The 2011 & 2012 (published Jan 2013) SHLAA ratings for Ringmer sites are compared with Neighbourhood Plan assessment of the same sites against NP policies. This assessment includes all Ringmer sites submitted in the 2011 & 2012 Lewes District SHLAAs except for superseded sites.

These assessments are based on evidence available in August 2013.

ALL Ringmer SHLAA sites are affected by the following infrastructure constraints.

- Limited headroom, Ringmer sewage works [section 9.10]
- Capacity issues, Ringmer Primary School [section 9.6]

ALL LARGE Ringmer SHLAA sites [capacity >30 houses] are also affected by

- Maximum site scale for village scale developments [policy 7.7]
- Capacity issues at Earwig Corner & other A26 junctions [section 9.1]
- Capacity issues, local sewerage network [section 9.10]

ALL BISHOPS LANE sites are affected by

- Significant archaeological constraints [policy 5.8]
- Local access issues [section 9.2]

Overall view

GREEN

Deliverable
as defined in SHLAA

AMBER

Developable
as defined in SHLAA

RED

Show-stopper issues

Site analysis: 2011 & 2012 SHLAA sites

Sites within the current Ringmer village planning boundary

SLHAA 02RG: Diplock’s Yard, Bishops Lane

1.0 hectares: estimated capacity 36

Lewes DC SHLAA rating:

AMBER (2011, 2012)

Ringmer parish council rating:

AMBER, GREEN for phase 2

- Existing employment site [contrary to policy 6.1]
- Mixed use redevelopment preferred, residential capacity considered over-estimated
- Available (landowners)
- Local drainage & sewerage issues
- Ecological issues
- Likely to be contaminated land issues

SLHAA 06RG: Caburn Field

1.2 hectares: estimated capacity 36

Lewes DC SHLAA rating: **AMBER (2011), RED (2012)**
Ringmer parish council rating: **AMBER**

- Sustainable site, especially for the elderly or disabled
- Availability not currently clear
- Alternative football ground needed, appropriate site as yet unidentified [NPPF para 74]
- SHLAA capacity considered to be under-estimated

SLHAA 14RG: land behind Westbourne
0.7 hectares: estimated capacity 20
Lewes DC SHLAA rating: **AMBER (2011, 2012)**
Ringmer parish council rating: **GREEN**

- Available in phase 1 (landowners)
- Part of site in Area of Established Character
- SHLAA capacity considered over-estimated

SLHAA 15RG: Busy Bee Garage
0.15 hectares: estimated capacity <6
Lewes DC SHLAA rating: **BLACK - below threshold (2011,2012)**
Ringmer parish council rating: **AMBER**

- Current small employment site
- Adjoins the Ringmer Green Conservation Area
- Redevelopment, probably residential but possibly commercial, expected before 2030
- SHLAA capacity considered under-estimated, assessed at 8
- Likely to be contaminated land issues

SLHAA 16RG: Farthings, North Road
0.2 hectares: estimated capacity 6
Lewes DC SHLAA rating: **AMBER (2011, 2012)**
Ringmer parish council rating: **AMBER**

- Not currently available
- Site within Ringmer Green Conservation Area

SLHAA 17RG: Pippins, Bishops Lane
0.2 hectares: estimated capacity 6
Lewes DC SHLAA rating: **AMBER (2011, 2012)**
Ringmer parish council rating: **AMBER**

- Adjoins the Ringmer Green Conservation Area
- Current availability unknown

SLHAA 18RG: Chapters, Bishops Lane
0.2 hectares: estimated capacity 6
Lewes DC SHLAA rating: **AMBER (2011, 2012)**
Ringmer parish council rating: **AMBER, GREEN for phase 2**

- Close to the Ringmer Green Conservation Area
- Available in phase 2 (landowner)
- Chapters should be retained; site capacity considered to be 4

SLHAA 19RG: east of Chapters, Bishops Lane
0.2 hectares: estimated capacity 6
Lewes DC SHLAA rating: **GREEN (2011, 2012)**
Ringmer parish council rating: **AMBER**

- Sustainable small site within planning boundary
- Adjoins the Ringmer Green Conservation Area
- Available in phase 1 (SHLAA), but landowner wishes to link development to Potters Field

Site analysis: 2011 & 2012 SHLAA sites
Sites outside the current Ringmer village planning boundary

SLHAA 01RG: Broyle Gate Farm

8.5 hectares: estimated capacity 100

Lewes DC SHLAA rating:

AMBER (2011), GREEN (2012)

Ringmer parish council rating:

RED

- Much of site required for other high priority need, RG3 [contrary to policy 8.4]
- Minimum development scale acceptable to developer 100 [contrary to policy 7.7]
- In strategic Green Gap [contrary to policy 5.4]
- Local drainage & sewerage issues
- Available
- While adjacent to Ringmer Business Park planning boundary and the Ringmer Community College section of the Ringmer village planning boundary, development proposed to the Neighbourhood Plan would in practice be isolated in the countryside [contrary to NPPF para 55]

SLHAA 03RG: north of Bishops Lane

4.4 hectares: estimated capacity 135

Lewes DC SHLAA rating:

AMBER (2011), GREEN (2012)

Ringmer parish council rating:

RED

- Too big for single village development [contrary to policy 7.7]; considered below as separate sites 23RG, 25RG
- Available
- Local drainage/flooding issues affecting part of site [contrary to policy 9.10]
- Public footpath crosses site

SLHAA 10RG: land off Vicarage Way

2.5 hectares: estimated capacity 99

Lewes DC SHLAA rating:

RED (2011, 2012)

Ringmer parish council rating:

RED

- Mostly within SDNP [contrary to policies 4.1 & 5.1]
- Very high landscape impact [SDNP section only]
- Small part of site outside SDNP and within current Ringmer Green Conservation Area and planning boundary **GREEN**

SLHAA 20RG: land at the Forge, Bishops Lane

1.0 hectares: estimated capacity 22

Lewes DC SHLAA rating:

GREEN (2011, 2012)

Ringmer parish council rating:

AMBER, GREEN for phase 2

- Access & highway rights issues
- Available
- Local drainage & sewerage issues
- Public footpath crosses site

SLHAA 21RG: east of Diplocks, Bishops Lane

2.5 hectares: estimated capacity 75

Lewes DC SHLAA rating: **AMBER (2011, 2012)**

Ringmer parish council rating: **RED**

- High landscape impact, including impact on Green Gap
- Artificial boundary, unscreened from countryside
- Arable land, quality not known, neighbours high quality land
- Three public footpaths cross site
- Availability unknown, not promoted for inclusion in Neighbourhood Plan

SLHAA 22RG: land at Middleham

2.0 hectares: estimated capacity 35

Lewes DC SHLAA rating: **RED (2011, 2012)**

Ringmer parish council rating: **RED**

- Within SDNP [contrary to policies 4.1 & 5.1]
- Very high landscape impact

SLHAA 23RG: north of Potters Field

2.2 hectares: estimated capacity 71

Lewes DC SHLAA rating: **AMBER (2011), GREEN (2012)**

Ringmer parish council rating: **RED/AMBER**

- Unresolved local road network issues
- Available
- Local flooding & drainage issues affecting part of site [contrary to policy 9.10]
- Ecological issues
- Known archaeological issues
- Public footpath crosses site
- Capacity considered over-estimated in view of issues above

SLHAA 24RG: Glebe land, Ham Lane

0.65 hectares: estimated capacity 20

Lewes DC SHLAA rating: **RED (2011, 2012)**

Ringmer parish council rating: **RED**

- Immediately adjacent SDNP boundary
- High landscape impact [contrary to policies 4.1 & 5.1]
- ESCC Highways objection to access

SLHAA 25RG: east of Norlington Court

1.0 hectares: estimated capacity 64

Lewes DC SHLAA rating: **AMBER (2011), GREEN (2012)**

Ringmer parish council rating: **AMBER, GREEN for phase 2**

- Local road network issues
- Public footpath crosses site
- Available
- Capacity considered somewhat over-estimated

SLHAA 27RG: land at Ham Lane

0.4 hectares: estimated capacity 15

Lewes DC SHLAA rating: **RED (2011, 2012)**

Ringmer parish council rating: **RED**

- Within SDNP [contrary to policies 4.1 & 5.1]

- Very high landscape impact
- Isolated countryside development [contrary to NPPF para 55]

SLHAA 28RG: west of Kerridge, Bishops Lane

0.2 hectares: estimated capacity 7

Lewes DC SHLAA rating: GREEN (2011, 2012)

Ringmer parish council rating: RED

- Access & local road network issues – impact on Bishops Lane
- Better considered as part of 23RG
- Public footpath crosses site

Site analysis: 2011 & 2012 SHLAA sites

Sites within the current Broyleside planning boundary

SLHAA 08RG: land adjoining Fingerpost Farm

1.6 hectares: estimated capacity 20

Lewes DC SHLAA rating: RED (2011, 2012)

Ringmer parish council rating: RED

- Northern part already developed in 1990s: Elphick Road
- Southern part well-established recreation area, Fingerpost Field [contrary to NPPF para 74]

SLHAA 12RG: The Old Cowshed, Broyle Lane

<0.1 hectares: estimated capacity <6

Lewes DC SHLAA rating: BLACK - below threshold (2011, 2012)

Ringmer parish council rating: GREEN

- Site capacity assessed as 3-4
- Available (landowner)
- Site formerly reserved for recreational/leisure use [RG4], but this use now redundant
- Small part of site outside current planning boundary

SLHAA 32RG: parcels of land at Broyle Close

0.25 hectares: estimated capacity 6

Lewes DC SHLAA rating: GREEN (2012)

Ringmer parish council rating: GREEN

- Development on under-used amenity land & redevelopment of garage sites (3 sub-sites)
- Available (landowner, Lewes D.C.)
- Details of proposal not shared with Ringmer parish council
- Access issues noted in SHLAA for one proposed sub-site

Site analysis: 2011 & 2012 SHLAA sites

Sites outside the current Broyleside planning boundary

SLHAA 04RG: east of Chamberlaines Lane

1.1 hectares: estimated capacity 54

Lewes DC SHLAA rating: AMBER (2011) GREEN (2012)

Ringmer parish council rating: RED

- Too large for “local village” [contrary to policy 7.7]
- In strategic Green Gap [contrary to policy 5.4]
- SHLAA capacity considered over-estimated

SLHAA 07RG: Southdown Hunt Kennels

1.5 hectares: estimated capacity 35

Lewes DC SHLAA rating: **AMBER (2011, 2012)**

Ringmer parish council rating: **RED**

- Too large for “local village” [contrary to policy 7.7]
- Existing employment site [contrary to policy 6.1]
- Listed and other heritage buildings on site [contrary to policy 5.7]
- Not currently available

SLHAA 26RG: Fingerpost Farm

5.0 hectares: estimated capacity 100

Lewes DC SHLAA rating: **AMBER (2011) GREEN (2012)**

Ringmer parish council rating: **RED**

- Much too large for “local village” [contrary to policy 7.7]
- Mostly in strategic Green Gap [contrary to policy 5.4]
- Flooding history, part of site [contrary to policy 9.10]
- Much of site is high quality agricultural land [contrary to policy 6.2]
- Impact on listed Fingerpost Farm [contrary to policy 5.7]
- High landscape impact

SLHAA 29RG: land north & east of Broyleside

Hectares unspecified: estimated capacity 400

Lewes DC SHLAA rating: **RED (2012)**

Ringmer parish council rating: **RED**

- Much too large for “local village” [contrary to policy 7.7]
- High landscape impact
- No acceptable access evident for a site of this size

SLHAA 30RG: land east of Broyleside

Hectares unspecified: estimated capacity 180

Lewes DC SHLAA rating: **RED (2012)**

Ringmer parish council rating: **RED**

- Much too large for “local village” [contrary to policy 7.7]
- High landscape impact

SLHAA 31RG: land at Lower Lodge Farm, Laughton Road

Hectares unspecified: estimated capacity 120

Lewes DC SHLAA rating: **RED (2012)**

Ringmer parish council rating: **RED**

- Much too large for “local village” [contrary to policy 7.7]
- Part of site is pond [contrary to policy 5.9]
- Capacity considered over-estimated

Site analysis: 2011 & 2012 SHLAA sites

Sites far outside the current Ringmer village & Broyleside planning boundaries

SLHAA 05RG: Marlie Farm, Shortgate
1.35 hectares: estimated capacity unspecified

Lewes DC SHLAA rating:

Filtered, proximity (2011, 2012)

Ringmer parish council rating:

RED

- Isolated countryside development [contrary to NPPF para 55]
- Existing employment site [contrary to policy 6.1]
- Likely to be contaminated land issues

SLHAA 09RG: Avery nursery

1.6 hectares: estimated capacity unspecified

Lewes DC SHLAA rating:

Filtered, proximity (2011, 2012)

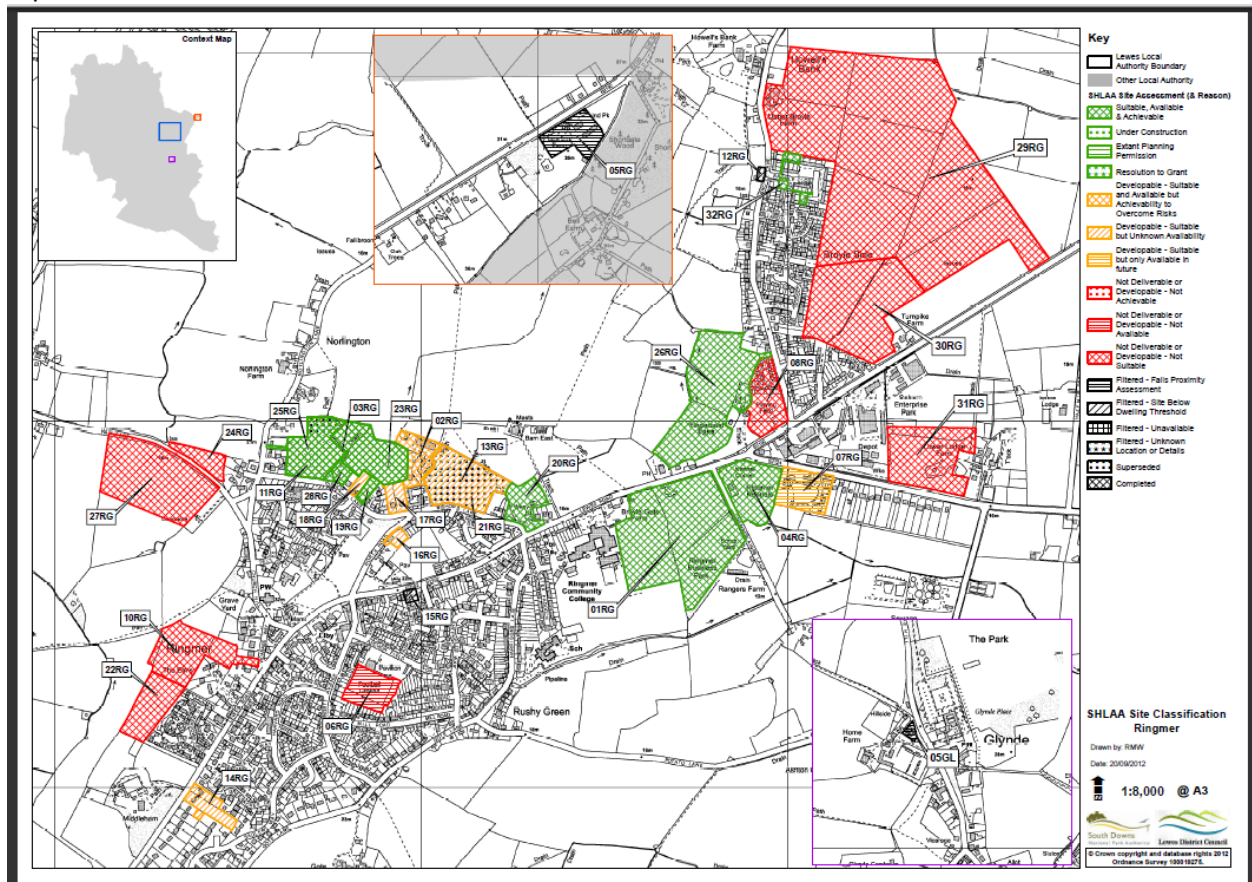
Ringmer parish council rating:

RED

- Isolated countryside development [contrary to NPPF para 55]
- Part existing & part new employment site [contrary to policy 6.1]
- Likely to be contaminated land issues

Evidence base

2011 & 2012 SHLAA: Lewes District Council Strategic Housing Land Availability Assessment, published on the Lewes DC website, www.lewes.gov.uk. The 2012 SHLAA was published in Jan 2013. The Ringmer map is reproduced below.



Submission version, August 2014