

LAND AVAILABILITY ASSESSMENT – CALL FOR SITES2 of the RNP (2024-2030)

Ringmer Parish

February 2021

General points that apply to all Ringmer development

1. *There is no railway service in or serving Ringmer. The nearest railway stations are at Lewes (prohibitively expensive parking) or Glynde (very restricted service; limited parking). The bus from Ringmer to Lewes and Brighton does not serve Lewes railway station. There is no bus service from Ringmer to Glynde. We have not included this information for each separate entry below.*
2. *There is a regular (28) bus service linking Ringmer (Broyleside and Ringmer village) to Lewes and Brighton, which includes evening and restricted weekend services. There are three other bus services with irregular weekday services that permit bus travel to Uckfield & Tunbridge Wells (late evening 28 via Halland; 29B) and Hailsham (143) at specific times and days. However, these services do not run at times that are useful for commuting to employment or, in the case of Uckfield & Tunbridge Wells, shopping trips.*
3. *Consequently Ringmer car ownership is exceptionally high. East Sussex in Figures data show that, despite very similar median household incomes, Ringmer households have on average over 1.5 cars per household, compared to barely 1.0 car per household for Lewes residents. Out-commuting for employment from Ringmer is exceptionally common (even by the standards of other Low Weald villages in the District with even less public transport), and often exceedingly ambitious. It occurs overwhelmingly by private car. In 2011 out-commuting by private car was higher in Ringmer than any other District town or parish (mainly because out-commuting itself was so common). Non-drivers are almost residents in care homes or residents too old to drive. To try to address this the employment-led Ringmer Neighbourhood Plan (RNP) sought to create more local employment opportunities in Ringmer parish and allocated a number of new employment sites for this purpose (mainly redundant farmyard premises). Claims from 'experts' that this strategy was not viable have been confounded by actual experience, so that Ringmer employment has grown significantly. As residential development remains more profitable to the developer than new employment sites, the Steering Group had to accept new employment would be placed at lower-value sites unsuitable for residential development. It is essential for the success of this strategy to reduce the current exceptionally high levels of out-commuting by private car that (a) new housing in Ringmer is on a scale and of a type to meet local need, rather than the commuter housing favoured by thoughtless developers and also that (b) the sites allocated for employment use in the RNP are not allowed to leak into residential use.*
4. *The excessive out-commuting from Ringmer results in high levels of peak hour congestion on the local road system, especially at Earwig Corner (junction of A26 and B2192). At the examination of the Lewes Local Plan part 1 Inspector Payne considered this issue in great detail, and in his report concluded that up to 385 new homes (but no more) could be permitted in Ringmer in the planning period to 2030, providing that Earwig Corner were improved in a way specified at the examination at the expense of one of the developers whose site was approved. This improvement has yet to take place, though it is scheduled for 2021. Monitoring the RNP has shown that to date residential planning permissions for 351 new homes have been granted in Ringmer in the Local Plan period. Of these 89 have actually been completed up to the end of 2020 and 229 are currently under construction (including three major sites). Most of the sites allocated in the RNP that have not yet come forward were specifically allocated for phase 2 of the RNP (45 units). Note that traffic from Lewes to new developments in Isfield, Uckfield, Halland and East Hoathly also travels via Earwig Corner, and that due to decisions made by Wealden District council there have also been quite substantial additional housing PP granted in all those communities.*
5. *The main infrastructure restrictions to additional new development in Ringmer are:*
 - *Primary & Nursery School capacity, increased to 1.5 stream entry under the RNP. Extension to 2-stream entry is claimed to be possible on site, but would require an extensive rebuilding programme with a lead time of several years. That would fully exhaust the capacity of the existing site, and any additional demand would require a new school on a new and larger site or a second school.*
 - *Road access to Lewes via Earwig Corner, as above.*
 - *Ringmer WWTW was working at very close to capacity (and strongly suspected of being response for the poor water quality of Glynde Reach), and had to be upgraded to accommodate the additional development allowed for in the Lewes Local Plan and RNP. We do not know to what extent the upgrades that have now taken place allow for any further headroom. However, we are very aware that there is very limited if any spare capacity in the foul sewer network taking waste to the WWTW for processing. The surface water drainage in Ringmer village is also very ineffective, with exceptionally high surface water levels in many parts of the clay land on which Ringmer village is built, and in the Broyleside the Norlington Stream has a decades-long recorded history of flooding neighbouring properties.*
 - *A serious shortage of community meeting facilities and sports fields is identified in the RNP. The shortage of sports facilities has been somewhat ameliorated but by no means solved by the new all-weather football pitch provided as a benefit of the Caburn Field development. More space is urgently required.*

- **An almost complete absence of publicly controlled or publicly accessible countryside in Ringmer parish, apart from Ringmer Green (in Ringmer village) and Fingerpost Field (the Broyleside). Lack of available land has been a major difficulty in identifying an alternative site for the Ringmer skatepark (lost as a consequence of the Caburn Field development).**
- **This means that a number of quiet lanes in the parish (Potato Lane, Neaves Lane, Norlington Lane, Green Lane and the upper part of Broyle Lane are very extensively used for recreational purposes (family walks, adult & children's cycling, horse riding). There is also a reasonable network of country footpaths, albeit very unevenly distributed about the parish. It is thus of very great importance to the whole Ringmer community that (a) some additional accessibly located land is identified and acquired for public recreational/sports use and (b) that the current recreational use of the quiet lanes and the footpath network adjacent to Ringmer village and the Broyleside is not compromised.**

Parish	Site Ref	Site Address	Size (ha)	Use	Indicative Capacity		Newly Submitted 2020?	Town/Parish Council Comments
					Homes	Employment Floorspace (Sqm)		
Ringmer	01RG	Land at Broyle Gate Farm, Lewes Road	8.5	Residential	70	-	No	<p>Greenfield site.</p> <p>Allocated by RNP policy 7.4 for alternative (sports) uses.</p> <p>Unsuccessful developer lobbying for RNP allocation for residential use.</p> <p>New built development here would have a substantial negative impact on Ringmer's 'Village Feel' [contrary to RNP Key Principle 3.1].</p> <p>Application LW/14/0947 for mixed residential/sports use was refused and a called-in appeal dismissed by the Secretary of State (grounds, inter alia, negative landscape impact, including negative impact on the SDNP setting, negative impact on listed buildings at Broyle Gate Farm).</p> <p>Major contributor to Ringmer village-Broyleside settlement gap south of B2192.</p> <p>Known GCN breeding pond on the site.</p> <p>Area of archaeological interest (Ringmer medieval potteries; Broyle boundary crosses the site).</p> <p>Hedgerows crossing the site are formally protected (following a refused application by a previous landowner to remove them).</p> <p>The experience of walking Ringmer public footpath 20, which runs immediately east of the site, would be greatly changed.</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Provision of additional commuter housing at this location and on this scale would have a significant impact on the wider road system of the Lewes area, including in particular Earwig Corner, contrary to RNP policy 8.1.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer;. It is unclear whether,</p>

								despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.
Ringmer	02RG	Diplocks Yard, Bishops Lane	1	Residential	12	-	No	<p>Brownfield site, currently in mixed residential and employment use.</p> <p>Allocated for mixed residential/employment use by RNP policies RES4 (12 units) & EMP4</p> <p>LW/16/0704 (10 units) currently building</p> <p>LW/20/0733 (7 units) application currently under consideration</p> <p>Known GCN breeding pond on site (breeding recorded >50 years)</p>
Ringmer	04RG	Land east of Chamberlain's Lane	2.06	Residential	54	-	No	<p>Greenfield site.</p> <p>Contributor to Ringmer village-Broyleside settlement gap south of B2192</p> <p>Unsuccessful developer lobbying for RNP allocation for residential use</p> <p>Immediately adjacent to Southdown Hunt kennels (RNP policy EMP8) which have a very noisy pack of hounds, creating unacceptable noise nuisance to residents here. Southdown Hunt and other activities at the adjacent Hunt Kennels site are important for Ringmer's RSC role.</p> <p>Historic applications proposed new access via Kennel Corner roundabout, the cost of which impacted on viability (and thus achievability).</p> <p>Site is well screened from the B2192 and Chamberlaines Lane but development here would be clearly visible from higher ground within the nearby SDNP, so would have an impact on the setting of the National Park.</p> <p>The site is not at all well screened from the adjacent Southdown Hunt Kennels and would thus impact negatively on the setting of the listed Huntsman's House and the other heritage assets on the Kennels site (RNP policy 4.7, assets H11. The former artillery barracks magazine/kennels building (where the foxhounds now live) is just a few yards from the 04RG site boundary.</p> <p>The experience of walking Ringmer public footpath 20, which runs immediately west of the site, would be greatly changed.</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	05RG	Marlie Farm, Shortgate	1.35	Residential	25	-	No	<p>Largely brownfield site (former farmyard converted to employment use).</p> <p>Highly car-dependent site remote from all services (shops, schools, community services, etc).</p> <p>No daytime public transport available to residents here.</p> <p>Allocated for employment use by RNP (EMP14: Shortgate industrial estate).</p> <p>Successfully in employment use.</p>

Ringmer	07RG	The Kennels, Laughton Road	1.5	Residential	35	-	No	Brownfield site: former Royal Horse Artillery barracks and lunatic asylum. Home of the Southdown Hunt since 1855. Allocated for employment use by RNP (EMP4). Now provides knackers facilities for the area as well as hunt kennels. Listed building and other heritage assets (RNP policy 4.7 H11) on site. Current uses makes an important contribution to Ringmer's RSC role.
Ringmer	08RG	Land adjoining Fingerpost Farm, Ringmer	1.6	Residential	20	-	No	Greenfield site. Fingerpost Field, open space, long-established children's play area, protected as such by RNP policy 7.2, OS13. Only suitable and available site currently identified for replacement Ringmer skatepark. Only significant Broyleside social meeting place.
Ringmer	14RG	Land to rear of Westbourne, Lewes Road	0.74	Residential	12	-	No	Residential garden site. Allocated for residential use by RNP policy 6.4, site RES1. LW/16/0703 approved (4 units), work started. LW/20/0795 submitted (alternative plan, 6 units).
Ringmer	15RG	Garage site, Lewes Road C2 (Busy Bee Garage)	0.12	Residential	8	-	No	Brownfield site, former Grocer's & Draper's store, converted to a garage. Allocated for residential use in phase 2 by RNP policy 6.4, site RES27.
Ringmer	16RG	Farthings, North Road C3	0.2	Residential	6	-	No	Residential garden site, formerly in residential use. Allocated for residential use in phase 2 by RNP policy 6.4, site RES28. Area of archaeological interest (Ringmer medieval potteries; adjacent to field called 'Crockendale').
Ringmer	17RG	Pippins, Bishops Lane C4	0.4	Residential	4	-	No	Residential garden site. Allocated for residential use in phase 2 by RNP policy 6.4, site RES29. Area of archaeological interest (Ringmer medieval potteries, formerly part of Potters Field).
Ringmer	18RG	Chapters, Bishops Lane C5	0.2	Residential	4	-	No	Residential garden site. Allocated for residential use by RNP policy 6.4, site RES7 Area of archaeological interest (Ringmer medieval potteries, formerly part of Potters Field). Subsequent TPOs on garden trees may compromise delivery.
Ringmer	21RG	Land east of Diplocks Industrial Estate, Bishops Lane	2.5	Residential	75	-	No	Greenfield site. Unsuccessful developer lobbying for RNP allocation for residential use. Development here would require access, including for construction HGV, via Bishops Lane. This section of Bishops Lane is subject to on-road parking (for former council houses built without off-road parking). This

								<p>section of Bishops Lane is subsiding and in very poor condition. The development proposed would require substantial re-construction of Bishops Lane, which may compromise viability, including potential co-delivery of affordable housing.</p> <p>This site is completely unscreened from the wider landscape and development here would have a strongly urbanising impact on views from Bishops Lane, from the B2192, from the Broyleside and from public footpaths 15, 16, 17 and 18. Footpath 18 would be largely lost.</p> <p>Area of archaeological interest (Ringmer medieval potteries, one known kiln on site).</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer;. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	24RG	Glebe Land, Ham Lane	0.65	Residential	20	-	No	<p>Greenfield site.</p> <p>Unsuccessful developer lobbying for RNP allocation for residential use.</p> <p>Previous proposals strongly opposed by SDNP Authority because of strongly negative impact on the setting of the National Park (immediately across Ham Lane from the SDNP boundary).</p> <p>Development here would be an unwelcome intrusion into the rural landscape.</p>
Ringmer	26RG	Fingerpost Farm, the Broyle, Ringmer	5.6	Residential	100	-	No	<p>Greenfield site.</p> <p>Unsuccessful developer lobbying for RNP allocation for residential use.</p> <p>This site contributes to the Ringmer village-Broyleside settlement gap north of the B2192.</p> <p>The proposed site is exposed in the landscape as viewed from the south, west and north, and from the well-used public footpath running through the site, so would have substantial landscape impact.</p> <p>The site has no access to the B2192. The only evident access available to Broyle Lane is narrow, liable to flooding from the Norlington Stream, runs between existing residential properties and is unsuitable for HGV construction traffic. The lower part of Broyle Lane is narrow and extensively used for on-road parking by the occupiers of former council housing built with no off-road parking provision.</p> <p>Part of the site has a long history of flooding from the Norlington Stream.</p> <p>Area of archaeological interest (Roman road from Barcombe Mills to Arlington crosses site).</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly</p>

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Ringmer	29RG	Land north and east of Broyle Side	28.8	Residential	400	-	No	<p>Greenfield site.</p> <p>New built development on this scale and at this location would on its own have a substantial negative impact on Ringmer's 'Village Feel' [completely contrary to RNP Key Principle 3.1].</p> <p>Substantial parts of this large car-dependent site would be remote from public transport. There is no useful public transport passing the proposed site entrance to the B2192.</p> <p>This development would, on its own, amount to a 20% increase in Ringmer's total housing stock. As new developments contribute disproportionately to the number of children in the village, and children from this development could not be accommodated in Ringmer's existing nursery or primary schools, or any expansion thereof within the present site. Ringmer is also very short of community meeting facilities, and publicly accessible sport and leisure facilities, and available facilities could not accommodate new development on this scale. There will be numerous other village infrastructure, services and facilities that will be negatively impacted by new development with such a substantial impact on overall village scale.</p> <p>Similarly development at this location on this scale would have a very substantial impact on the wider road system of the Lewes area, including in particular Earwig Corner, contrary to RNP policy 8.1. If there were to be vehicular access from such a development to Broyle Lane, there would also be a substantial impact on Norlington Lane and other connecting lanes that are existing pinchpoints of the local road system, contrary to RNP policy 8.2.</p> <p>As the site is on gently rising ground and entirely exposed within the landscape, as viewed from the B2192, the east, the south and the north, development here would have a very substantial landscape impact.</p> <p>The density of development proposed (below 14 units/Ha) is well below the standard range and thus would not make good use of the land allocated.</p> <p>Area of archaeological interest (completely unexpected Bronze Age drove way, with associated settlement very unusual off the Downs, discovered in 2019 during pre-development exploration of 48RG, heads directly towards this site).</p> <p>Scale of development contrary to RNP policy 6.3.</p>
Ringmer	30RG	Land east of Broyle Side	6.17	Residential	180	-	No	<p>Greenfield site.</p> <p>Car-dependent site, with much new housing inconveniently located for access to Ringmer's public transport provision.</p> <p>Landscape is open in character so that development would be very visible in the wider landscape from the north, east and south.</p> <p>As the southern part of the site floods regularly and is in flood zone 3, the high development density proposed is very unlikely to be achievable.</p>

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Ringmer	32RG	Parcels of land at Broyle Close (Parcels (A), (B) and (C))	0.25	Residential	6	-	No	Amenity land and garage courts within former council development, once prefabs. Allocated for residential use by RNP policy 6.4, site RES10 Capacity may be underestimated if to be used for small, affordable units
Ringmer	33RG	Land south and east of Elphick Road	2.3	Residential	40	-	No	Mixed site. Site boundaries uncertain Appears to include existing Elphick Road (fully developed in 1990s) Appears to include Fingerpost Field (see 08RG above) May also include some land WEST of Elphick Road through which the Norlington Stream runs, and which is in part (including only obvious access) subject to regular flooding
Ringmer	34RG	Land west of Vicarage Close	0.17	Residential	10	-	No	Residential garden site. This site was recommended for allocation in the draft RNP submitted for examination, as an extension to the development of over-55s at Vicarage Way. However, the site was removed from the list of allocated sites at examination because the landowner informed the examiner that it was not available. The site remains in the same ownership, so unless there is new information it cannot be considered available. The only acceptable access to the site is via the private Vicarage Close. The site is thus developable only as an extension to that facility. In 2014 the facility managers were keen to promote such an extension. The site lies immediately outside the SDNP boundary, but development here would not be visible from publicly accessible locations within the National Park. It is therefore not considered to have any negative impact on the setting of the National Park.
Ringmer	35RG	Land at Neaves Paddock, Laughton Road	0.8	Residential	6	-	No	Greenfield site. Site allocated for an exception site development by RNP policy RES24. This site has outline PP [LW/18/1011] and a full application LW/20/0867 has been submitted.
Ringmer	36RG	Springett Avenue shopping precinct	0.49	Residential	14	-	No	Brownfield site. Site allocated for additional phase 2 residential development by RNP policy RES26. 1 unit has been delivered and another has full PP [LW20/0219].

Ringmer	38RG	Land south of Upper Broyle Farm, Broyle Lane	0.67	Residential	8	-	No	<p>Greenfield site.</p> <p>Land appears from plan larger than specified size.</p> <p>Low development density proposed appears not to make good use of land.</p>
Ringmer	39RG	Land at Norlington Lane	2.48	Residential	74	-	No	<p>Greenfield site.</p> <p>Site western end very close to the SDNP boundary. Previous proposals for development of the immediately adjacent 24RG were strongly opposed by SDNP Authority because of strongly negative impact on the setting of the National Park (immediately across Ham Lane from the SDNP boundary).</p> <p>Development here would be an unwelcome and highly visible intrusion into the rural landscape west of Norlington Lane. The proposed development density, at the upper end of the approved of 20-30/Ha, would exacerbate visual impact.</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	42RG	Land between The Forge and Green Man PH	4.8	Residential	90	-	No	<p>Greenfield site.</p> <p>Site carefully considered but rejected for RNP allocation for residential use</p> <p>New built development here would have a substantial negative impact on Ringmer's 'Village Feel' [contrary to RNP Key Principle 3.1]</p> <p>This site is the major contributor to Ringmer village-Broyleside settlement gap north of B2192. Development here would greatly change the experience of driving through Ringmer along the B2192, converting it from a village to urban feel. The landscape is very open and the development would have a very substantial impact on local views to and from the countryside, including views from the Broyleside and from public footpaths 15, 16, 17 & 18.</p> <p>Would require major new access to B2192 very close to current access to King's Academy Ringmer, about which there are already safety concerns.</p> <p>Ringmer public footpath 17 would be lost by development of this site and the well-used public footpath 16 also seriously affected.</p> <p>Area of archaeological interest (Ringmer medieval potteries; lost medieval inn on site, remains readily evident in the plough soil).</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>

Ringmer	43RG	Avery Nursery, Uckfield Road	2.64	Residential	39	-	No	<p>Previously used but technically greenfield site: Former chicken farm.</p> <p>Car-dependent site remote from services other than those available from the garage shop within site EMP20, and has neither pedestrian, safe cycle nor daytime public transport access to local schools, village medical facilities or community facilities.</p> <p>Site allocated for employment use by RNP policy 5.1, site EMP20. Alternative use of this site for residential development would be directly contrary to RNP key principle 3.2, which seeks to provide more local employment to reduce the need for Ringmer residents to commute to employment via a heavily congested local road system.</p> <p>Such use of similar employment sites in Ringmer has been established as viable [see site 53RG, and detailed case in application LW/19/0923 for that nearby site, which have been delivered]</p>
Ringmer	44RG	Land west of Broyle Lane	0.28	Residential	6	-	No	<p>Greenfield site.</p> <p>The heavily used Ringmer public footpath 9 through Bluebell Wood crosses the site.</p> <p>Area of archaeological interest (former Broyle boundary pale, lost Broyleside house or houses).</p>
Ringmer	46RG	Land east of Harrisons Lane	3.5	Residential	70	-	Yes	<p>Greenfield site.</p> <p>This site appears to have no access to Harrisons Lane. Access would be available only from Potato Lane, a narrow country lane primarily used for recreational purposes (family walking, cycling and horse riding).</p> <p>The Rushey Green end of Potato Lane is particularly narrow where it passes between residences. The use of Potato Lane for HGV construction traffic would be unacceptable.</p> <p>This site is low-lying and the northern part of this site, against the stream, is liable to flooding.</p> <p>This site is separated from the SDNP boundary only by Potato Lane. Development here would have an unacceptable landscape impact on the setting of the National Park.</p> <p>Area of archaeological interest (early development of Rushey Green).</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	47RG	Land north of Potato Lane	9.49	Residential	221	-	Yes	<p>Greenfield site.</p>

								<p>This site is separated from the SDNP boundary only by Potato Lane. Such a large development here would have a completely unacceptable landscape impact on the setting of the National Park.</p> <p>Access to this large site is available only from Potato Lane, a narrow country lane primarily used for recreational purposes (family walking, cycling and horse riding). The proposed development would destroy this important use for Ringmer residents.</p> <p>The Rushey Green end of Potato Lane is particularly narrow where it passes between residences. The use of Potato Lane for HGV construction traffic for development on this scale would be completely unacceptable.</p> <p>The site is low-lying and the northern part of the site, by the stream, is liable to flooding.</p> <p>This site would on its own account for a 10% increase in Ringmer's total housing stock. Development at this location on this scale would have a very substantial impact on the wider road system of Ringmer village and the Lewes area, including in particular Earwig Corner, contrary to RNP policy 8.1.</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	48RG	Land off Laughton Road	9.1	Residential	75	-	Yes	<p>Predominantly greenfield site, with in part 18th century employment use (brickfield).</p> <p>Site 48RG as shown includes a development currently nearing completion (scheduled Mar 2021) under LW/15/0542 (30 homes)</p> <p>Another part of this site is allocated for new employment development under RNP policy 5.1, as an extension to site EMP7, and another small part is allocated as a residential exception site RES25. These allocated parts of the site have outline planning permission for a care village and 16 associated affordable homes [LW/18/0880].</p> <p>It is unclear whether the 75 total homes proposed includes the 30 homes already building and the 16 homes already approved, or whether 75 additional homes are now proposed. As apparently proposed, the development of only 75 homes on 9.1 Ha of land</p> <p>Development of the currently unallocated north-eastern section of site 48RG would provide only 8 homes/Ha, so not make good use of allocated land.</p> <p>Access from the northern part of the development to the B2192 (already approved for the care village) would seem more appropriate than access from the B2124 (Laughton Road). However, there is no useful public transport service serving either potential access to the site.</p> <p>Area of archaeological interest (completely unexpected Bronze Age drove way and settlement, very unusual off the Downs, discovered in 2019 during</p>

								<p>pre-development exploration of the southern part of the site. Bronze Age drove way appears to continue into the unexplored northern part of this site).</p> <p>Scale of additional development now proposed is contrary to RNP policy 6.3.</p> <p>If the proposal is for 75 additional homes, above the number with current PP, development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	50RG	Land West of Broyle Lane	13.4	Residential	145	-	Yes	<p>Greenfield site.</p> <p>Includes 26RG and possibly part of 33RG</p> <p>Proposed density for residential use is only 11 units/Ha, which does not make good use of land.</p> <p>This site contributes to the Ringmer village-Broyleside settlement gap north of the B2192.</p> <p>The proposed site is exposed in the landscape as viewed from the south, west and north, and from the well-used public footpath running through the site, so would have substantial landscape impact.</p> <p>The site has no access to the B2192. The only evident access available to Broyle Lane is narrow, liable to flooding from the Norlington Stream, runs between existing residential properties and is completely unsuitable for development on this scale or HGV construction traffic. The lower part of Broyle Lane is narrow and extensively used for on-road parking by the occupiers of former council housing built with no off-road parking provision.</p> <p>A part of the site, including its sole access, has a long history of flooding from the Norlington Stream.</p> <p>The important and well-used Ringmer public footpath 16, connecting the Broyleside to Ringmer Green, would be lost.</p> <p>Development here would compromise setting of the listed Fingerpost Farm and also heritage assets Lea Cottage, Sarnic & Little Thatch [Ringmer NP policy 4.7, heritage assets H6 & H7].</p> <p>Area of archaeological interest (Roman road from Barcombe Mills to Arlington crosses site).</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>

Ringmer	51RG	Land North of Ringmer	57.7	Residential	900	-	Yes	<p>Greenfield site.</p> <p>New built development on this scale and at this location would on its own have a substantial negative impact on Ringmer's 'Village Feel' [completely contrary to RNP Key Principle 3.1].</p> <p>This development would, on its own, amount to a 45% increase in Ringmer's total housing stock. As new developments contribute disproportionately to the number of children in the village, and children from this development could not be accommodated in Ringmer's existing nursery or primary schools. Ringmer is also very short of community meeting facilities, and available facilities could not accommodate new development on this scale. There will be numerous other village infrastructure, services and facilities that will be negatively impacted by new development with such a substantial impact on overall village scale.</p> <p>Similarly development at this location on this scale would have a very substantial impact on the pinch points of the local village road system, contrary to RNP policy 8.2, and on the wider road system of the Lewes area, including in particular Earwig Corner, contrary to RNP policy 8.1.</p> <p>As the site is on gently rising ground and entirely exposed within the landscape, development here would have a very substantial landscape impact, including serious degradation of the iconic middle distance views from Ringmer Green, from the Broyleside and from Norlington Lane.</p> <p>Access to this site would have to be via Norlington Lane, which is a narrow and quiet lane that carries minimal vehicular traffic and is mainly used by Ringmer residents for recreational purposes (family walks, cycling & horse riding). The proposed development would destroy this important use for Ringmer residents.</p> <p>The well-used Ringmer public footpaths 15, 16 & 22 that cross the site would all be lost to the development.</p> <p>The proposed site is entirely best and most versatile agricultural land. At a proposed density of <19 units/Ha, this development would not make good use of the agricultural land lost.</p> <p>The proposed development would have a substantial negative impact on the settings of the listed buildings Norlington Farm, Holly Tree Cottage, Lilac Cottage and Norlington Gate Farm. The present attractive and historic medieval hamlet of Norlington (RNP Character Area 6) would be destroyed by the proposed development.</p> <p>Area of archaeological interest (Lost houses of medieval settlement alongside Norlington Lane; two important medieval pottery kilns discovered on the site; Roman road from Barcombe Mills to Arlington crosses site; site largely coincides with former Norlington Open Field system, and includes on its eastern edge a field called 'Pottborough').</p> <p>Scale of development contrary to RNP policy 6.3.</p>
Ringmer	52RG	Land at the Orangery, Green Road	1.22	Residential	30	-	Yes	<p>Greenfield/residential garden site.</p> <p>Car-dependent site remote from other housing and all services. No public transport within walking distance.</p>

								<p>Site development would result in a prominent and highly visible urban intrusion into an attractive rural landscape.</p> <p>Site suffers from severe noise nuisance from overflying powered tug-planes from the nearby East Sussex Glider Club airfield. This has in the fairly recent past led to social conflict between the Glider Club and owners here.</p>
Ringmer	53RG	Bridge Farm, Barcombe Mills Road	0.3	Employment	0	950	Yes	<p>Greenfield site.</p> <p>Proposed extension would represent a modest extension of the successful RNP rural employment site EMP23.</p> <p>Built development here would have a significant landscape impact in a valued rural landscape close to Barcombe Mills, which is protected for recreational and tourism purposes by RNP policy 4.4. There would also be a significant negative impact on the users of Ringmer public footpath 7b.</p> <p>While new employment development in Ringmer is greatly welcomed, to reduce the need for Ringmer residents to commute to employment [RNP key principle 3.2], there are alternative development opportunities at the allocated RNP employment sites nearby [EMP19, EMP20 & EMP21]. Re-use of the proposed residential site RG54 below [which we understand to be in the same ownership] for employment rather than residential use would have less landscape impact.</p> <p>Area of archaeological interest (Part of the site of Bridge Farm Roman settlement; Roman road from Barcombe Mills to Arlington starts close to the site).</p>
Ringmer	54RG	Lower Clayhill Farm Buildings, Uckfield Road	0.66	Residential	14	-	Yes	<p>Former farmyard.</p> <p>Car-dependent site remote from all services, and has neither pedestrian, safe cycle nor daytime public transport access to local schools, village medical facilities or community facilities.</p> <p>While within walking distance of garage convenience shop at Lower Clayhill [RNP employment site EMP20], there is no pedestrian footpath along the busy A26, making even such a relatively short walk unpleasant and dangerous.</p> <p>Buildings at this site might be more suitable for conversion to employment use [which we understand to be in the same ownership as site EMP23].</p> <p>Ringmer public footpath 4 runs across the northern boundary of this site.</p>
Ringmer	55RG	Land at Norlington Farm east of Norlington Lane	1.3	Residential	30	-	Yes	<p>Former farmyard & paddock.</p> <p>Access would presumably be achieved via Norlington Lane. Additional vehicular transport on the scale created by this development would be extremely unwelcome on the quiet and narrow Norlington Lane, which is used primarily for recreational purposes (family walks, cycling and horse riding). Additional traffic from this development would also impact known pinchpoints on local lane system, contrary to RNP policy 8.2.</p> <p>One of the two Napoleonic timber framed barns that are designated as heritage assets by RNP policy 4.7, site H5, is centrally located on this site. Development here would substantially impact the other barn of the pair H5 and the setting of the listed building at Norlington Farm.</p>

								Area of archaeological interest (at least one lost house from medieval Norlington shown by 1704 map on this site).
Ringmer	56RG	Land at Norlington Lane	2.1	Residential	50	-	Yes	<p>Greenfield site.</p> <p>As this site is entirely exposed within the open field landscape, development here would have a very substantial landscape impact.</p> <p>Access would presumably be achieved via site 55RG to Norlington Lane. Additional vehicular transport on the scale created by this development would be extremely unwelcome on the quiet and narrow Norlington Lane, which is used primarily for recreational purposes (family walks, cycling and horse riding). Additional traffic from this development would also impact known pinchpoints on local lane system, contrary to RNP policy 8.2.</p> <p>Development here would substantially impact the listed building at Norlington Farm and the two Napoleonic timber framed barns that are designated as heritage assets by RNP policy 4.7, site H5.</p> <p>Area of archaeological interest (Ringmer medieval potteries).</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	57RG	Land at Lower Barn Farm	3.6	Residential	80	-	Yes	<p>Greenfield site.</p> <p>Proposed access appears to be via a farm track to B2192 by Lower Barn Farm.</p> <p>Area of archaeological interest (Ringmer medieval potteries, one known kiln in part of field on adjacent site 21RG).</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	58RG	Clayhill Nurseries, Uckfield Road	3.82	Mixed use	50	510	Yes	<p>Mixed site; part residential & garden, part employment site, part greenfield (former smallholding).</p> <p>Part of site allocated for employment use by RNP policy 5.1, site EMP20.</p> <p>Such use of similar sites has been established as viable [see site 53RG, and detailed case in application LW/19/0923 for that nearby site, which has been delivered].</p> <p>This car-dependent site is remote from services other than those available from the garage shop within site EMP20, and has neither pedestrian, safe</p>

								<p>cycle nor daytime public transport access to local schools, village medical facilities or community facilities.</p> <p>Area of archaeological interest (Roman road from Barcombe Mills to Arlington passes close to the southern border of the site).</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	60RG	Land on west side of Half Mile Drove	4.74	Residential	72	-	Yes	<p>Greenfield site.</p> <p>This car-dependent site would be remote from other development and would intrude into the rural landscape. It is remote from public transport, and there is no footpath or cycleway along the B2192 to provide any link to schools, shops, public transport or services.</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
Ringmer	61RG	Land to the Rear of The Orchards, Ringmer	0.6	Residential	9	-	Yes	<p>Greenfield site.</p> <p>This car-dependent site is remote from services other than the garage shop at site EMP20, and is not within reasonable walking distance of Ringmer's schools, shops, and services, and there is no safe route to access them by sustainable transport. There is no useful public transport connecting the site to Ringmer village.</p> <p>At 15 units/Ha this proposal does not make good use of the available land.</p> <p>Development here would intrude into the open countryside, and be very visible from public footpaths 12 & 13, and also from Norlington Lane.</p> <p>Area of archaeological interest (Roman road from Barcombe Mills to Arlington passes through the site).</p>
Ringmer	62RG*	Land South East of Harveys Lane	80	Solar Farm	-	-	Yes	<p>Greenfield site.</p> <p>This site is largely open countryside so that any solar farm here would be a highly visible in the rural landscape, especially from Harveys Lane and Green Lane, which are used primarily for recreational purposes such as family walks, cycling and horse riding. Ringmer public footpath no.26 (Mount Farm to Upper Lodge Farm) runs right through the middle of the proposed solar farm.</p> <p>The proposed site includes the long-established Mount Wood and the Broyle woodpasture SNCI.</p>

								<p>Site is immediately adjacent to the Plashett Wood SSSI and used by the animals (esp bats) that thrive there.</p> <p>HGV construction traffic access would have a negative impact on Harveys Lane, which has a rare woodpasture flora including such plants as Dyer's Greenweed in its verge at the most obvious access area.</p> <p>The parish council has been advised that there is insufficient local grid capacity at this location to accept additional solar-generated energy.</p>
Ringmer	63RG*	Land at Neaves Lane Ringmer	44	Solar Farm	-	-	Yes	<p>Greenfield site.</p> <p>This site is largely open countryside so that any solar farm here would be a highly visible in the rural landscape from all directions. The site is bounded by Neaves Lane on the west and Moor Lane on the east, with Neaves Lane in particular heavily used for recreational purposes.</p> <p>The site is very close to the SDNP boundary and a solar farm here would be a prominent feature in views from higher land with public access such as Mill Plain and the heavily used Ringmer public footpaths nos.21 & 23 within the National Park.</p> <p>HGV construction traffic access would have a negative impact on Moor Lane (assuming that lane was chosen in preference to the even more sensitive Neaves Lane).</p> <p>The parish council has been advised that there is insufficient local grid capacity at this location to accept additional solar-generated energy.</p> <p>Area of archaeological interest (Broyle boundary pale passes through the site).</p>
Ringmer	64RG	Land at Upper Broyle Farm	11.92	Residential	240	-	Yes	<p>Greenfield site.</p> <p>This large car-dependent site is not within reasonable walking distance of Ringmer's schools, shops, and services, and there is no safe route to access them by sustainable transport.</p> <p>Substantial parts of this large car-dependent site would be remote from public transport. There is no useful public transport passing the proposed site entrance to the B2192.</p> <p>This site would on its own account for a more than 10% increase in Ringmer's total housing stock. Development at this location on this scale would have a very substantial impact on the wider road system of Ringmer village and the Lewes area, including in particular Earwig Corner, contrary to RNP policy 8.1. If there were to be vehicular access from such a development to Broyle Lane, there would also be a substantial impact on Norlington Lane and other connecting lanes that are existing pinchpoints of the local road system, contrary to RNP policy 8.2.</p> <p>As the site is on gently rising ground and entirely exposed within the landscape, when viewed from the B2192, the east, the south and the north, development here would have a very substantial landscape impact.</p> <p>Area of archaeological interest (completely unexpected Bronze Age drove way, with associated settlement very unusual off the Downs, discovered in</p>

								<p>2019 during pre-development exploration of 48RG, heads directly towards this site).</p> <p>Scale of development contrary to RNP policy 6.3.</p> <p>Development on this scale would significantly increase pressures on the Ringmer Primary and Nursery School provision, and would significantly exacerbate the present shortage of community facilities and publicly accessible space for sport and recreation in Ringmer. It is unclear whether, despite its recent upgrade, the necessary capacity is available at the Ringmer WWTW.</p>
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* 62RG and 63RG represent areas of search for a solar farm, rather than the whole site being a solar farm.