

Planning for Ringmer to 2030: Seminar 1



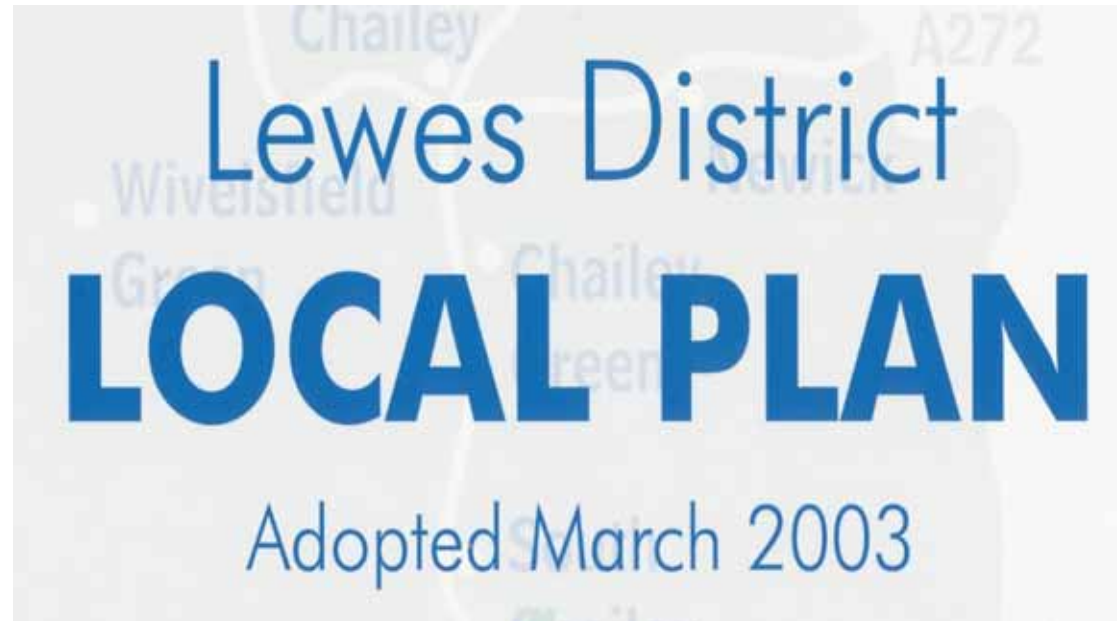
Ringmer Parish Council, 21 November 2011

The National Planning Context

Changing far faster than Lewes DC can move

- South East Plan (being) abolished
- Localism rules or maybe not ??
- The new 'simpler' National Planning Policy Framework
- "The Default Answer is Yes" !
- Economic benefit becomes the key criterion
- Brownfield priority over greenfield sites retained ???
- Minimum development density removed
- Parking restrictions abolished
- The dangers of not having up-to-date Plans, or letting your housing land availability fall below 5 years (or 6 years?) supply
- How will Inspectors view locally-set housing targets ?

The current Planning Bible



Covers the period 1991-2011

to be replaced by

Lewes District LDF 2010-2030

(Lewes District Local Development Framework)

which includes

a Core Strategy for the District, supplemented by

Development Plan Documents (DPD)

for individual towns & villages

The Ringmer Neighbourhood Development Plan

“Ringmer to 2030”

will effectively be the Ringmer DPD

Present state of Play

Lewes District Core Strategy for the District

under development:

“Emerging Core Strategy” being consulted on now
Core Strategy adoption expected in 2013

The Ringmer Neighbourhood Development Plan

“Ringmer to 2030”

being developed, based on:

Ringmer Village Plan (2003) & its Strategies

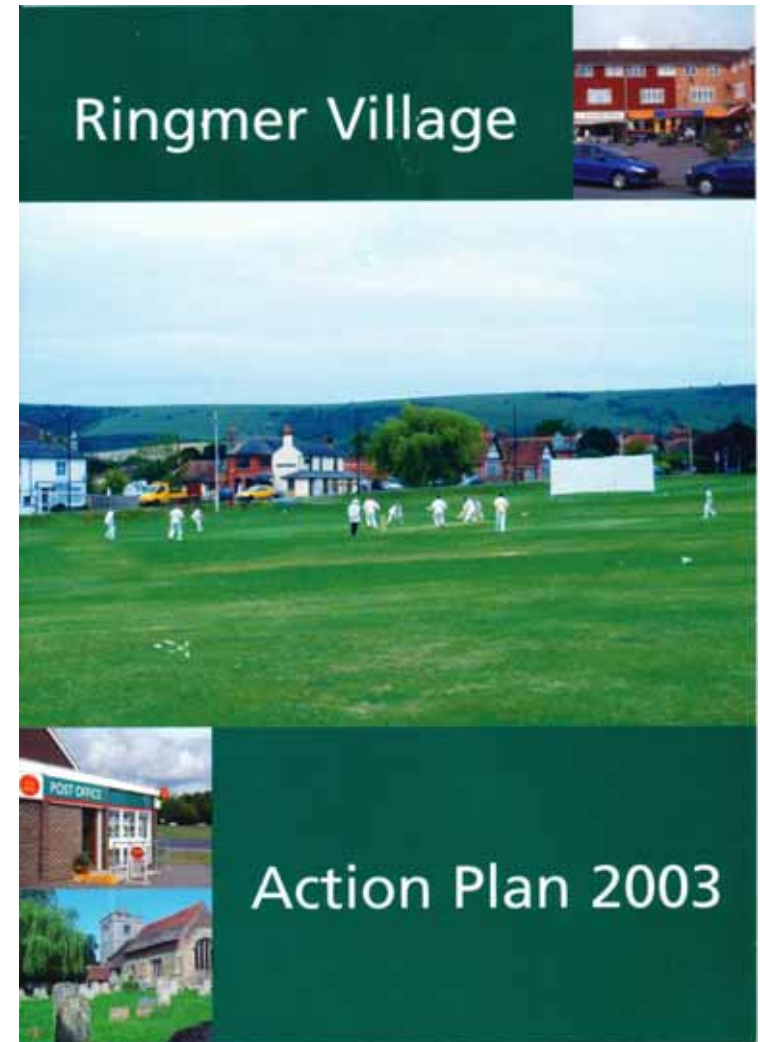
Ringmer Parish Council plans since 2003

Village Plan (2003)

Village Plan: Employment Strategy (2006)

**Village Plan: Strategy for Residential
Development, 2006-2026 (2009)**

**Village Plan: Community & Leisure
facilities (in progress)**



“Ringmer to 2030”

What we have to do:

Gather information & evidence	stage we are at
Establish what our community wants	stage we are at
Develop a draft NDP	early 2012
Consult on the NDP	Spring 2012
Submit NDP “for independent examination”	Summer 2012
Gain approval in a referendum	late 2012

So, if all were to go exceptionally smoothly, we could have an NDP in place in a year's time

Lewes District “Emerging Core Strategy”

Its Vision for the Rural Low Weald in 2030

- *By 2030, the Low Weald villages and wider countryside would have retained and, where possible, enhanced their attractive character and identity. Although the majority of recent development would have been directed to the urban areas of the District, development that meets local affordable housing and community needs and supports the rural economy will have been sensitively accommodated, particularly in those settlements with the best range of community services and facilities and ease of access to employment opportunities.*

Lewes District “Emerging Core Strategy”

Its Vision for the Rural Low Weald in 2030 (2)

- *With the London to Lewes railway line passing through this part of the district, linkages to the stations of Plumpton and Cooksbridge will have been improved, thereby improving the accessibility to and from this part of the district by sustainable means. Although travel by the private car will still, in many instances, be the only practical way of accessing and travelling around this part of the district, improvements to road safety, including the lowering of speed limits in the villages, will ensure that this form of transportation is undertaken in the safest possible manner.*

Lewes District “Emerging Core Strategy”

Its Vision for the Rural Low Weald in 2030 (3)

- *As a result of significant growth at the nearby towns of Uckfield, Burgess Hill and Haywards Heath, the demand for informal recreation and leisure facilities will have increased and been met in this area where appropriate, which will have resulted in better facilities for the Low Weald communities and a much needed stimulus to the economy in this area.*

Lewes District “Emerging Core Strategy”

Consultation until 2 December 2011

Key features for Ringmer

Ringmer is a “rural service centre” (100+ new houses)

Broyleside is a “local village” (10-30 new houses)

Lewes District “Emerging Core Strategy”

Consultation until 2 December 2011

Key features for Ringmer

Ringmer to be allocated either:

176 new houses to 2030 “to meet Ringmer’s needs”

or

647 new houses to 2030 “to meet a District need”

Ringmer to accommodate new employment sites

Lewes District “Emerging Core Strategy”

Consultation until 2 December 2011

Key features for Ringmer

Ringmer to be allocated either:

176 new houses to 2030 “to meet Ringmer’s needs”

or

647 new houses to 2030 “to meet a District need”

Ringmer to accommodate new employment sites

If you have views, email them to ldf@lewes.gov.uk by 2 December

“Ringmer to 2030”

Overall structure

Section 1	Introduction
Section 2	Vision
Section 3	Key Principles
Section 4	Policies for the Countryside & Heritage
Section 5	Policies for Employment
Section 6	Policies for Residential Development
Section 7	Social and Leisure Facilities
Section 8	Infrastructure requirements

“Ringmer to 2030”

Our Vision for Ringmer in 2030

Based closely on the District Vision for the Rural Low Weald & our Village Plan



“Ringmer to 2030”

Our Vision for Ringmer in 2030

Current status:

Consultation draft approved by Ringmer parish councillors

***Text circulated (November 2011) in a parish council Newsletter to:
all Ringmer residents***

formal and informal consultees

Vision text available on Ringmer parish council website

Based on our Ringmer Village Plan

“Ringmer to 2030”

Our Vision for Ringmer in 2030 (2)

- ***Development of new and improved employment opportunities in Ringmer parish will have reduced the need for out-commuting, thereby supporting local services. To enable this, existing employment sites will be maintained and improved, new sites will be identified and established as necessary, and businesses, including homeworking, will be supported by the provision of modern business accommodation and access to high quality and high speed e-communications.***

“Ringmer to 2030”

Our Vision for Ringmer in 2030 (3)

- ***Ringmer, as a Rural Service Centre within Lewes District, will continue to meet the demand for local services, including secondary education, healthcare, social care, and informal recreation and leisure facilities, for a wider area than just Ringmer itself. Where possible such services and facilities will be enhanced, or new ones created. This will have resulted in better facilities for the Low Weald communities and a much needed stimulus to the economy in this area.***

“Ringmer to 2030”

Our Vision for Ringmer in 2030 (4)

- Travel by the private car will still be the predominant way of travelling around this part of the District. Adequate parking will have been provided for homes, employment sites, services and recreational facilities. Improvements to road safety will ensure that this form of transportation is undertaken in the safest possible manner. Public transport services by bus will have been maintained, and, where possible enhanced. There will be a cycle network connecting Ringmer to Lewes, connecting the main settlement at Ringmer Green to the Broyleside, and allowing cycle access to major employment sites within the parish. The present network of rural lanes and footpaths heavily used for informal recreation will have been preserved and enhanced.***

“Ringmer to 2030”

Our Vision for Ringmer in 2030 (5)

- In 2030 Ringmer will retain the essential ‘Village feel’ of a sustainable rural community. The built and natural heritage of the parish will have been protected and retained. The most highly valued countryside areas in Ringmer parish will be recognised and conserved. Ringmer will have become a healthier, more inclusive and more sustainable community.***

“Ringmer to 2030”

Does our Vision for Ringmer in 2030 sound OK to you ??

- *Is this a village that you would like to live in ??*
- ***IF NOT – LET US KNOW***

“Ringmer to 2030”

Key principles

Four key principles: to deliver the Vision.

“Ringmer to 2030”

Key principles

Four key principles: to deliver the Vision.

Current status:

Consultation draft approved by Ringmer parish councillors

Text circulated [November 2011] in Autumn 2011 parish council

Newsletter to:

all Ringmer residents

formal and informal consultees

Key Principles text available on Ringmer parish council website

“Ringmer to 2030”

Key principles: Principle 1

Ringmer is, and should stay, a village

Ringmer is a large village, with two main settlements at Ringmer Green and the Broyleside. The surrounding countryside is highly valued and extensively used by residents, and includes a significant rural population. Ringmer Green has a good range of services. Despite its size, Ringmer maintains a “village feel”, and this is prized by residents as a key asset.

“Ringmer to 2030”

Key principles: Principle 2

Ringmer should regain sustainability

Up to the mid-1960s Ringmer was a large but sustainable village community. The overwhelming reason for living here was that you worked here. Since then planned changes have doubled the size of the village by allowing commuter development, while the major local employer closed in the 1980s. Commuting from Ringmer has become far more ambitious and extensive than was ever envisaged. The NDP will seek to redirect the community towards sustainability by (a) increasing employment opportunities within the village and (b) ensuring that new housing is on a scale, and of a type, to meet village need.

“Ringmer to 2030”

Key principles: Principle 2

How does this fit with Ringmer being allocated 500 extra houses (for commuters) to “meet District need” ?

It doesn't !!!



Image from christart.com

“Ringmer to 2030”

Key principles: Principle 3

Ringmer should be a balanced, healthy, inclusive community

There was serious concern, expressed in the 2003 Village Plan, that in the last decades of the 20th century the Ringmer community became unbalanced. The traditionally high proportion of affordable housing was greatly reduced, and young families were priced out of the village housing market. Recruitment to the village Primary School plummeted. The 2003 Village Plan sought to correct this, with partial success – the Primary School is now full again. The NDP will seek to ensure that Ringmer returns to being a fully balanced, healthy and inclusive community.

“Ringmer to 2030”

Key principles: Principle 4

Ringmer and the South Downs National Park

After hearing detailed evidence, the Inspector drew the National Park boundary tightly around the south-east and south-west boundaries of the Ringmer Green settlement, leaving the parish partly within and partly outside the SDNP, but almost all residents living outside the boundary. The NDP will include policies to respect this decision, ensuring that only development that supports the National Park objectives takes place within the Ringmer section of the SDNP.

“Ringmer to 2030”

Do these Key principles sound OK to you ??

- *Will these key principles deliver the Vision, and a village that you would like to live in ??*
- ***IF NOT – LET US KNOW***

“Ringmer to 2030”: Countryside & Heritage

NDP Section 4: 12 specific policies proposed at present



Webpage: <http://www.ringmerparishcouncil.org.uk>

“Ringmer to 2030”: Countryside & Heritage

NDP Section 4: 12 specific policies proposed at present

Current status:

Policies approved for consultation by Ringmer parish councillors

Text available on Ringmer parish council website

Policies 4.6, 4.11 & 4.12 translated from existing Village Plan policies, many others from parish council policy

Webpage: <http://www.ringmerparishcouncil.org.uk>

“Ringmer to 2030”: Countryside & Heritage

Policy 4.1: The countryside in Ringmer

- *Even relatively ordinary countryside around Ringmer’s settlements makes a substantial contribution to the quality of village life. Such countryside deserves protection in its own right. Development that results in the destruction of countryside will not be permitted unless there is a pressing need for such development and it cannot be accommodated elsewhere on a previously developed site or within an existing planning boundary.*

“Ringmer to 2030”: Countryside & Heritage

Policy 4.2: The South Downs National Park

- *Development in the parts of Ringmer parish within the South Downs National Park (SDNP) will be permitted when, and only when, in conformity with, and contributing to the aims of, the SDNP authority. In considering proposed development immediately adjacent or close to the SDNP boundary, account will be taken of the impact of the proposed development on use and enjoyment of the SDNP. Other necessary development within Ringmer will be accommodated in those parts of the parish outside the SDNP, and wherever possible at locations where there will be no impact on the enjoyment of the SDNP.*

“Ringmer to 2030”: Countryside & Heritage

Policy 4.3: The Plashett Wood SSSI, Plashett Park Farm & Clay Hill Farm

- *No development that compromises the integrity of this highly valued and richly biodiverse Wealden parkland landscape will be permitted.*

“Ringmer to 2030”: Countryside & Heritage

Policy 4.4: The River Ouse Banks between Malling Recreation Ground & Barcombe Mills

- *Agreements with landowners will be sought to achieve access for recreational purposes to the River Ouse banks between Stoneham and Barcombe Mills. To protect the future development of recreational uses and the tourism potential of this riverside environment no development that compromises the attractive environment of the designated area will be permitted.*

“Ringmer to 2030”: Countryside & Heritage

Policy 4.5: The Green Gap between the Ringmer Green & Broyleside settlements

- *To maintain the separation between the two Ringmer settlements of Ringmer Green and Broyleside, no new built development or car parking areas will be permitted in the ‘Green Gap’ between Ringmer Community College and the Southdown Hunt Kennels on the south side of the B2192, or between Lower Barn Farm and Fingerpost Field on the north side of the B2192. This policy will not compromise the allocation of the land between Ringmer Community College and Chamberlaines Lane for recreational use as additional playing fields, but any associated buildings or new car parking should be immediately adjacent to Ringmer Community College and set back from the B2192 behind Broyle Gate Farm.*

“Ringmer to 2030”: Countryside & Heritage

Policy 4.6: Access to the countryside: quiet lanes

- *Development that would generate significant increases in motor traffic along Norlington Lane, Green Lane, the upper section of Broyle Lane, Potato Lane and the section of Neaves Lane south of the Sewage Works will not be permitted. If there is evidence of any of these lanes being used as rat-runs by through or commuter traffic seeking to avoid congestion on the primary road network, corrective action to retain the recreational use of these lanes will be taken. Any development on Wellingham Lane, Harveys Lane and Moor Lane will be considered in the light of the ability of these lanes to absorb the additional traffic created by the development, and these three lanes are unsuitable for increased HGV traffic.*

“Ringmer to 2030”: Countryside & Heritage

Policy 4.7: Access to the countryside: public footpaths

- *Ringmer’s public footpath network will be maintained and if opportunity permits access will be further improved through the creation of new licensed footpaths. Improved access to the SDNP and Plashett Wood SSSI will be a priority.*

“Ringmer to 2030”: Countryside & Heritage

Policy 4.8: Heritage buildings

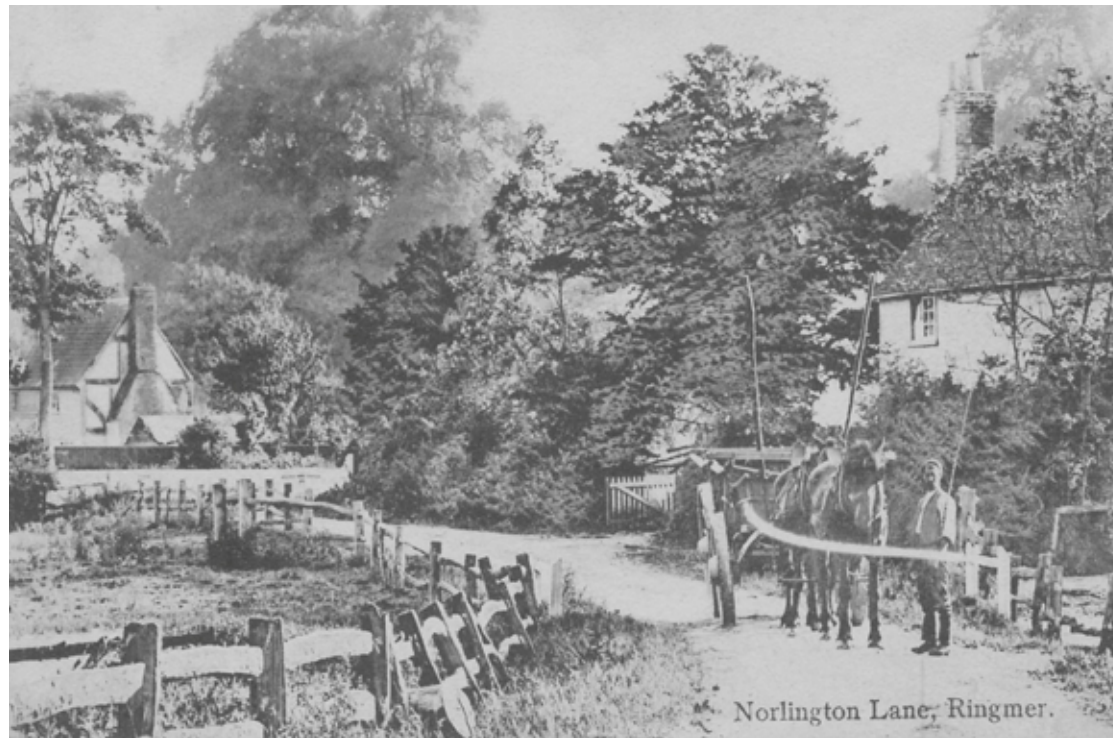
- The list of Ringmer’s listed buildings will be systematically reviewed. All buildings meeting English Heritage criteria will be submitted for formal listing, and a separate list of buildings and structures of local significance will be created.*



“Ringmer to 2030”: Countryside & Heritage

Policy 4.9: The historic settlement pattern

- *Development that engulfs or destroys the separate identities of the five ancient settlements or erodes their surviving Open Field systems will not be permitted.*



Norlington Lane, Ringmer.

“Ringmer to 2030”: Countryside & Heritage

Policy 4.10: Archaeological sites in Ringmer

- *New development in Ringmer will need to be preceded by archaeological assessment. In particular the timescale of any developments affecting the epicentre of the medieval potteries along Bishops Lane must make provision for extensive archaeological investigation, as it is virtually certain that developments here will encounter pottery kilns and waster heaps whose careful excavation and analysis will make an archaeological contribution of regional importance.*

“Ringmer to 2030”: Countryside & Heritage

Policy 4.11: Light pollution

- *New development must avoid creating additional light pollution. Planning conditions, restricted working hours and effective screening may be necessary.*

“Ringmer to 2030”: Countryside & Heritage

Policy 4.12: Roadside advertising

- *To conserve the village and rural landscape, business signs and other advertising will be carefully regulated to the minimum required to provide locational information to business or service users. This is particularly important outside the planning boundaries. Illuminated advertising signs are highly undesirable in a village or rural environment and will not be permitted. Large advertising hoardings, away from the location of the business or service advertised, will not be permitted.*

“Ringmer to 2030”: Countryside & Heritage

NDP Section 4: 12 specific policies proposed at present

Do you support these policies to protect Ringmer’s countryside and heritage ??

PLEASE LET US KNOW

Are additional policies needed ??

IF SO, PLEASE LET US KNOW

Respond as an individual resident, a local employer, someone who works here, or through a local organisation

www.ringmerparishcouncil.org.uk

What will Ringmer look like in 2030?

