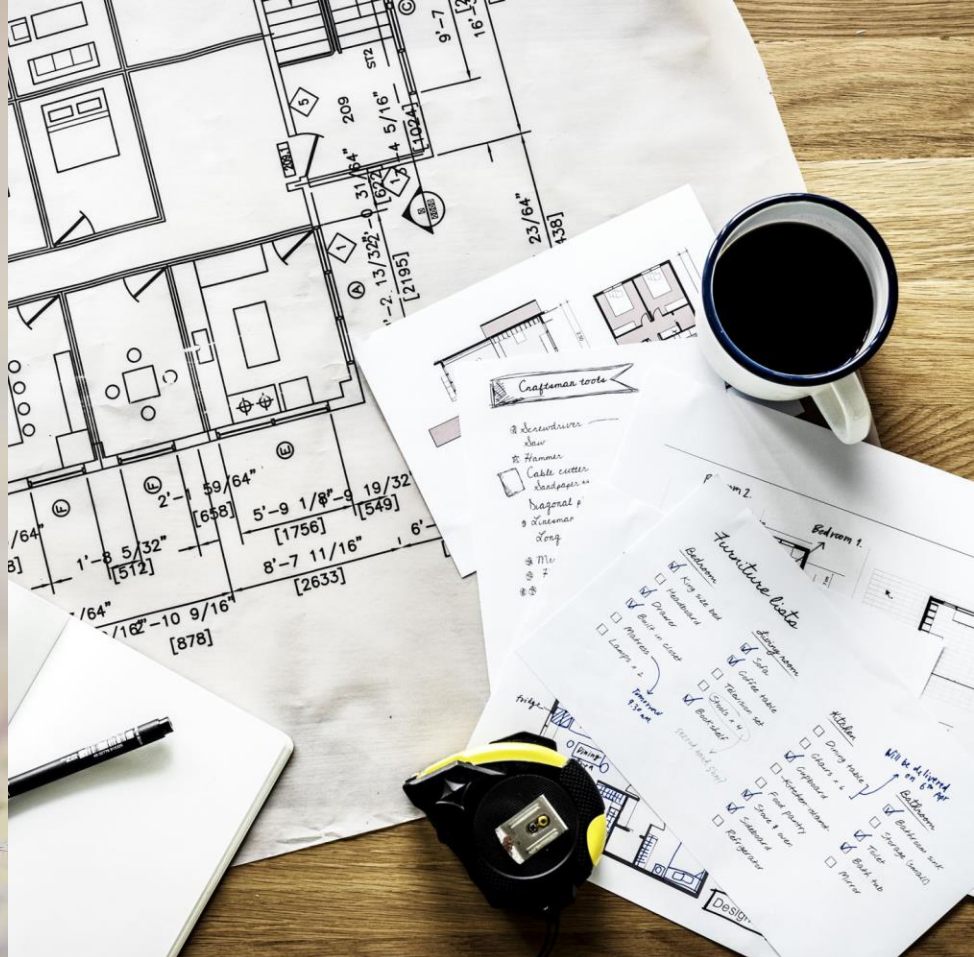
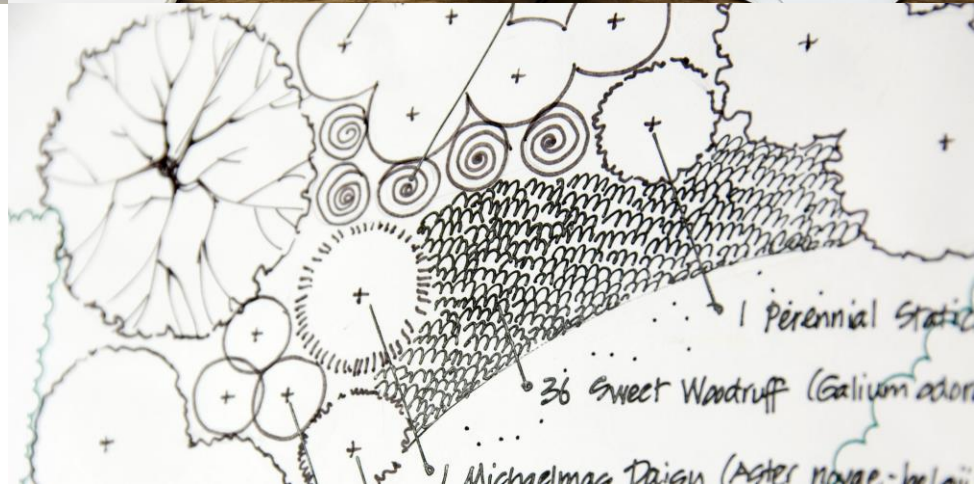


Shaping Our Future



Lewes District Local Plan: Phase 2 consultation



Presentation to cover:

- Plan-making in England
- The Lewes District Local Plan & Process
- The Phase 2 consultation
- Infrastructure planning
- Having your say
- Next Steps
- Q&A

Planning in England

Why prepare a Local Plan?

"The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

NPPF 2024

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

The Planning Hierarchy

The system operates at three main levels, where each lower level must generally align with the policies set above it.

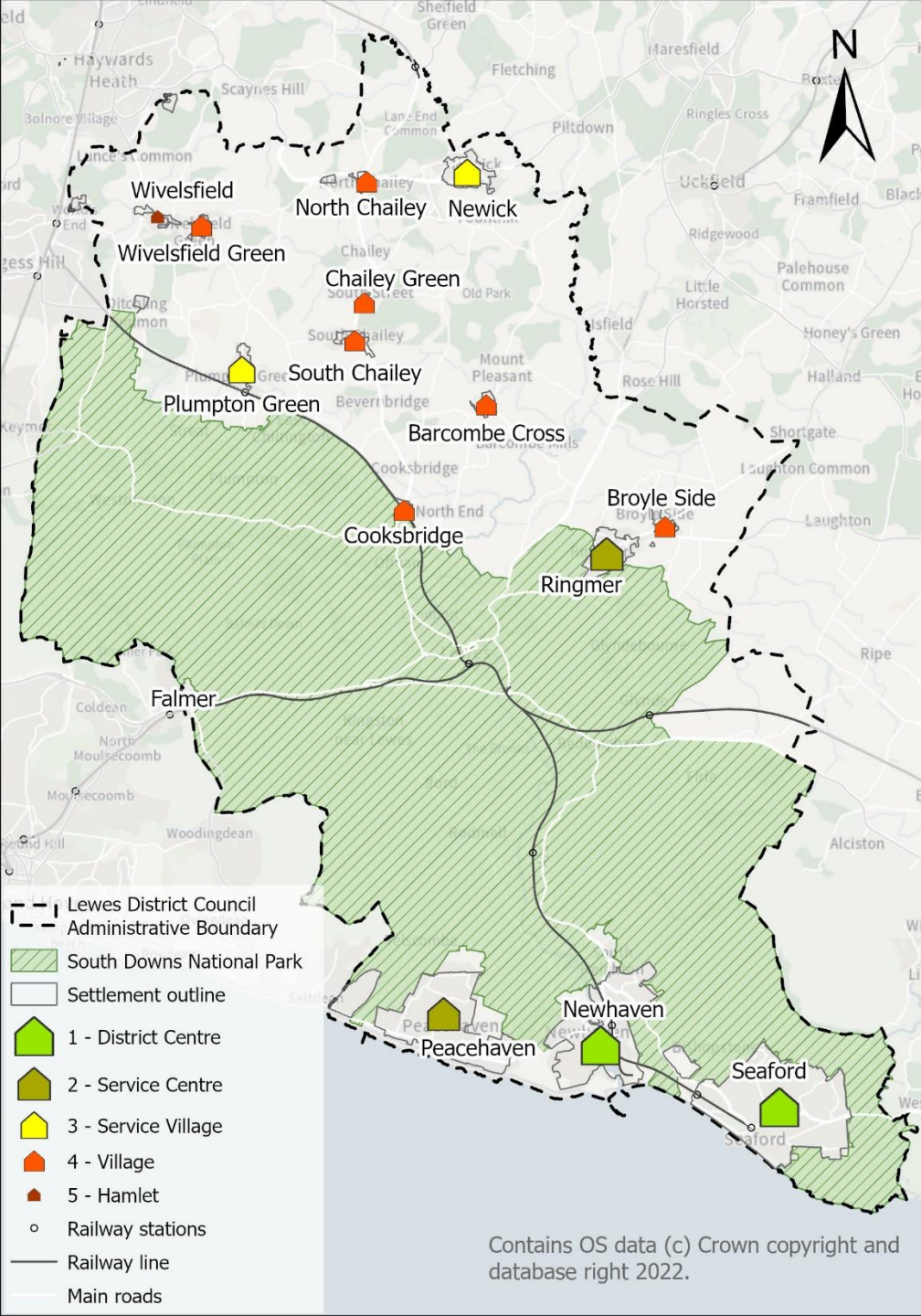
The Development Plan

National Level: The National Planning Policy Framework (NPPF)

Local Level: The most critical document is the **Local Plan**.

Neighbourhood Level: can create **Neighbourhood Plans**.

What is the Lewes District Local Plan?



- **Purpose:** It is the **statutory planning framework** that will guide development in the Lewes District area (outside the South Downs National Park) until **2042**
- A Local Plan is a legally important document prepared by **Lewes District Council** that guides:
 - **Where new homes can be built and jobs**
 - **What infrastructure is needed**
 - **How we protect our countryside and environment**
 - The rules planning officers use to decide on planning applications.
- Think of it as a long-term blueprint for **how our homes, villages, towns, and rural areas grow** over the next 20 years.
- **Why Now:** The current plan expires in **2030**. This new plan aims to **manage growth** sustainably, balancing the need for homes and jobs with protecting our environment and character

The Plan vision

- The plan's overarching vision aims to create:
 - **Sustainable, resilient communities**
 - **Enough housing to meet local needs**
 - **Employment opportunities**
 - **Protection of the environment and countryside**
 - **Transport that prioritises walking, cycling and public transport**



The Lewes District Local Plan Process



The Local Plan is being developed in stages, with public consultation at key points.

Issues and Options (Summer 2021)

Preferred Options (December – Mid February 2023/2024)

Phase 1 Consultation (January to February 2025).

- **Focused on detailed policies and early site ideas.**



Phase 2 Consultation — Current Stage

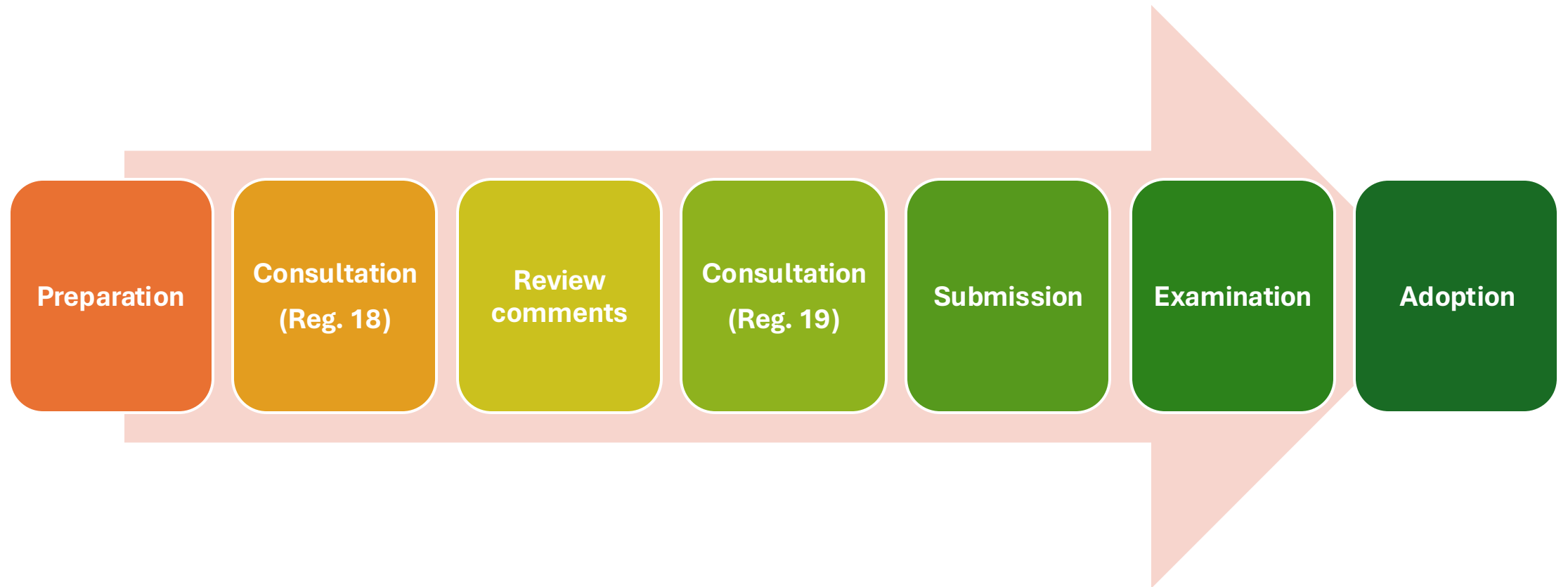
Focuses on the spatial strategy and site allocations — meaning:

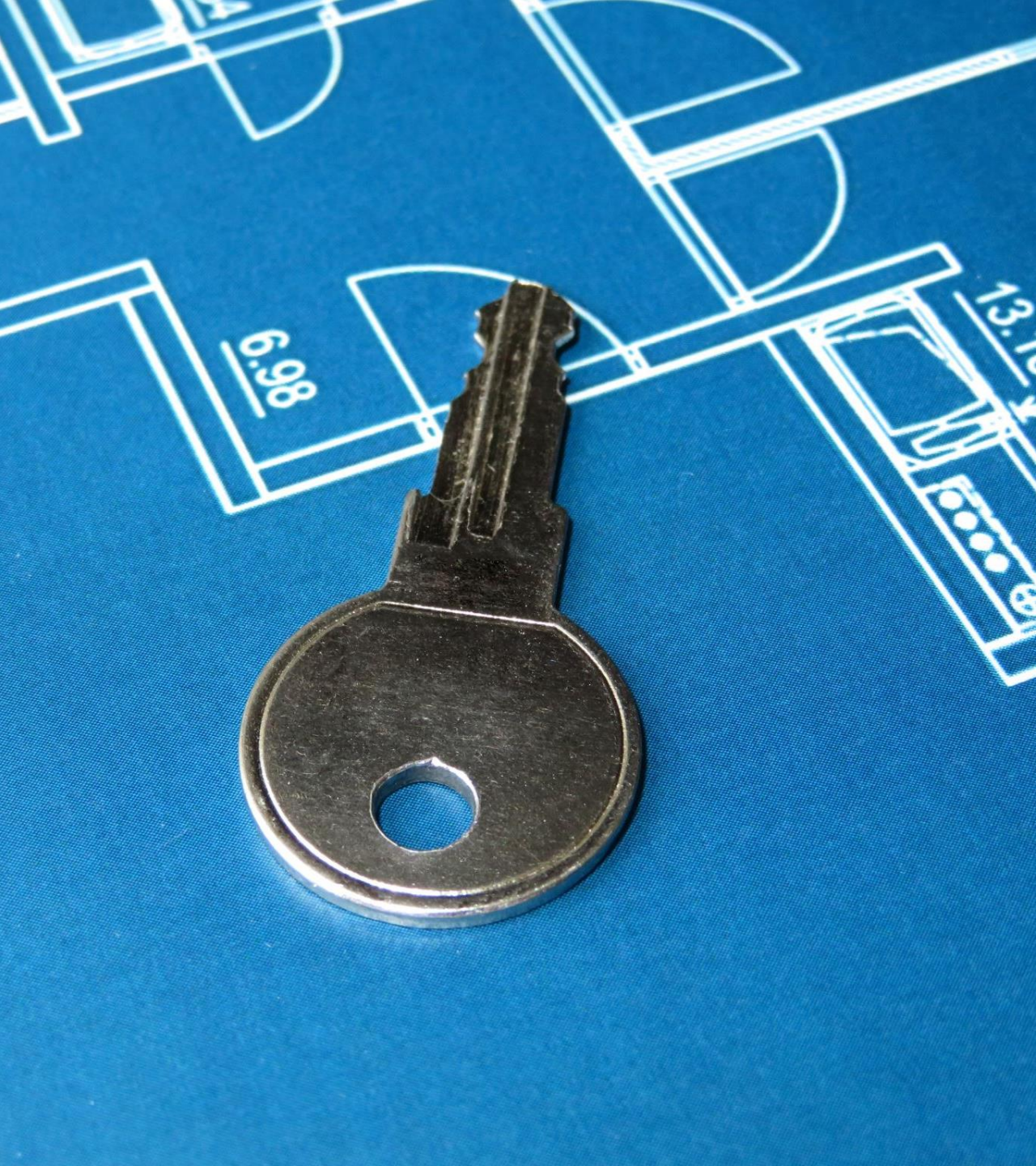
Which areas might be proposed for housing or other development (settlement hierarchy)

Where growth will be directed in towns and rural areas (site allocations)

How environmental and infrastructure issues are addressed.

Local Plan – where are we in the process





Key components of the Phase 2 consultation

- A. Spatial Strategy
- B. Housing
- C. Policy Themes
- D. Site allocations

Call for sites

Local Green Spaces call for evidence and comments.

The proposed Spatial Strategy

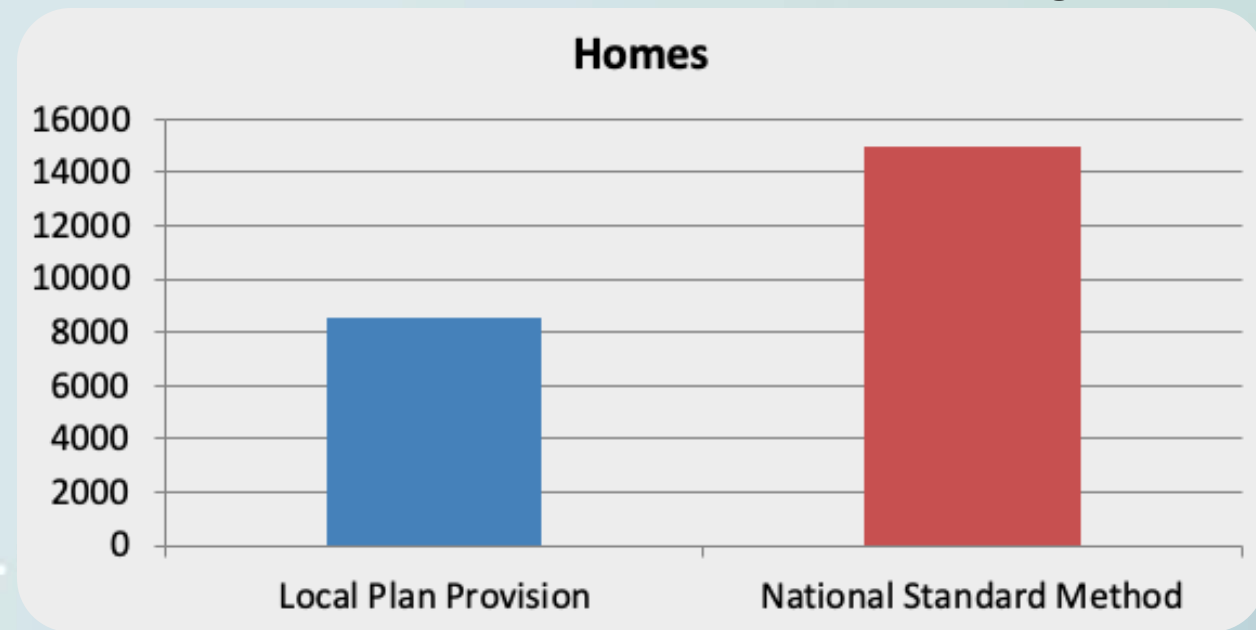
Strategic Shift: Growth is being directed to locations with sustainable transport links to reduce car dependency.

Settlement Hierarchy: Growth is concentrated in the most sustainable locations.

- **Tier 1 (District Centres):** Seaford, Newhaven.
- **Tier 2 (Service Centres):** Peacehaven & Telscombe, Ringmer.
- **Tier 3 (Service Villages):** e.g., Newick, Plumpton Green.
- **Tier 4 (Villages):** Cooksbridge, Wivelsfield Green, Barcombe Cross.
- **Tier 5 (Hamlets):** e.g., Wivelsfield, Barcombe.



Local Housing Need



Policy Themes Covered

Phase 2 consultation documents focus on policy areas such as:

- **Sustainable development principles**
- **Settlement boundaries**
- **Small site allocations** (helping meet housing requirements)
- **Employment space provision**
- **Strategic Green Gaps** to prevent coalescence of settlements
- **Local Green Spaces** offering protection for locally important green spaces
- **Infrastructure delivery and community facilities**



Site Allocations

Phase 2 includes **site allocations proposals** where future development would occur.

- It includes a mix of site sizes, including allocations for housing and employment.
- Smaller sites (<10 units) and strategic larger allocations are included to support housing and economic objectives.



Landscape and environmental considerations

Landscape is a **core planning consideration**, especially in Lewes District.

- The plan must:
 - Respect local character
 - Protect rural setting of villages
 - Prevent coalescence between settlements
 - Conserve views, skylines, and landscape features
 - This is especially relevant for villages surrounded by open countryside

Landscape and environmental considerations

Strategic Gaps & Countryside Protection

- Phase 2 includes consideration of:
 - Strategic green gaps
 - Countryside policies
 - Landscape buffers between settlements

Biodiversity & Nature Recovery

The plan must also address:

- Biodiversity Net Gain
- Protection of habitats
- Wildlife corridors
- Climate resilience

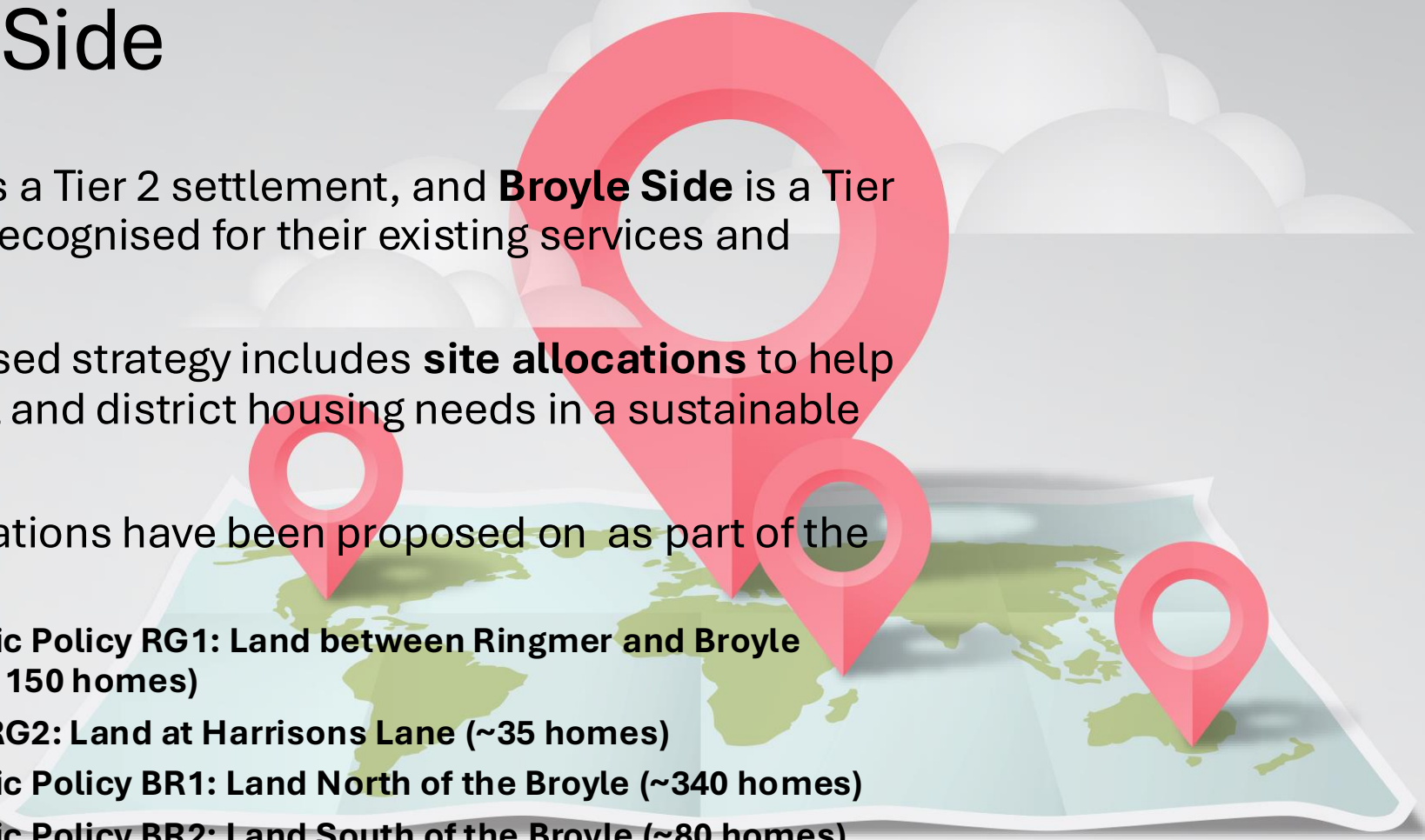
Landscape and environmental considerations

Climate Change & Sustainability

- The Local Plan must plan for:
 - Increased flood risk
 - Heat stress
 - Sustainable drainage
 - Reduced car dependency

Why Phase 2 matters to Ringmer and Broyle Side

- **Ringmer** is a Tier 2 settlement, and **Broyle Side** is a Tier 4 Village, recognised for their existing services and character.
- The proposed strategy includes **site allocations** to help meet local and district housing needs in a sustainable location.
- Four allocations have been proposed on as part of the local plan:
 - **Strategic Policy RG1: Land between Ringmer and Broyle Side (~1150 homes)**
 - **Policy RG2: Land at Harrisons Lane (~35 homes)**
 - **Strategic Policy BR1: Land North of the Broyle (~340 homes)**
 - **Strategic Policy BR2: Land South of the Broyle (~80 homes)**



Strategic Policy RG1: Land between Ringmer and Broyle Side

Key Considerations

- **Environmental Sensitivity:** Close to South Downs NP, conservation areas, and ecological assets — requires careful impact mitigation.
- **Flood Risk:** Majority of site in low risk zone, but flood considerations influence design and SuDS planning.
- **Connectivity:** Integrate with existing active travel routes and new local centre.
- **Infrastructure Delivery:** Must include transport, **new school** and community facilities, and open space and play components.

Proposed Uses

- **Residential:** Approx. 1150 new homes, including **specialist housing**.
- **Education:** New Primary School with early years provision.
- **Community & Leisure:**
- **Convenience retail** and community facilities.
- Outdoor play areas, sports pitches and open space.
- **Community food growing** areas.
- **Green Infrastructure:** Enhanced walking, cycling links, open green and blue infrastructure and landscaping.

Design & Development Principles

- **Landscape-led Approach:** Protect rural setting and views, given proximity to South Downs National Park and conservation area.
- **Density Strategy:**
 - Higher densities near existing settlement edge.
 - Lower densities on rural/edge sections to respect character.
- **Access Requirements:**
 - Main access from B2192 Lewes Road, and Broyle Road.
 - Secondary access onto Bishop's Lane, and Tile Kiln.
- **Active Travel:** Integration of new and existing **Public Rights of Way**, linking with new local centre

Strategic Contributions

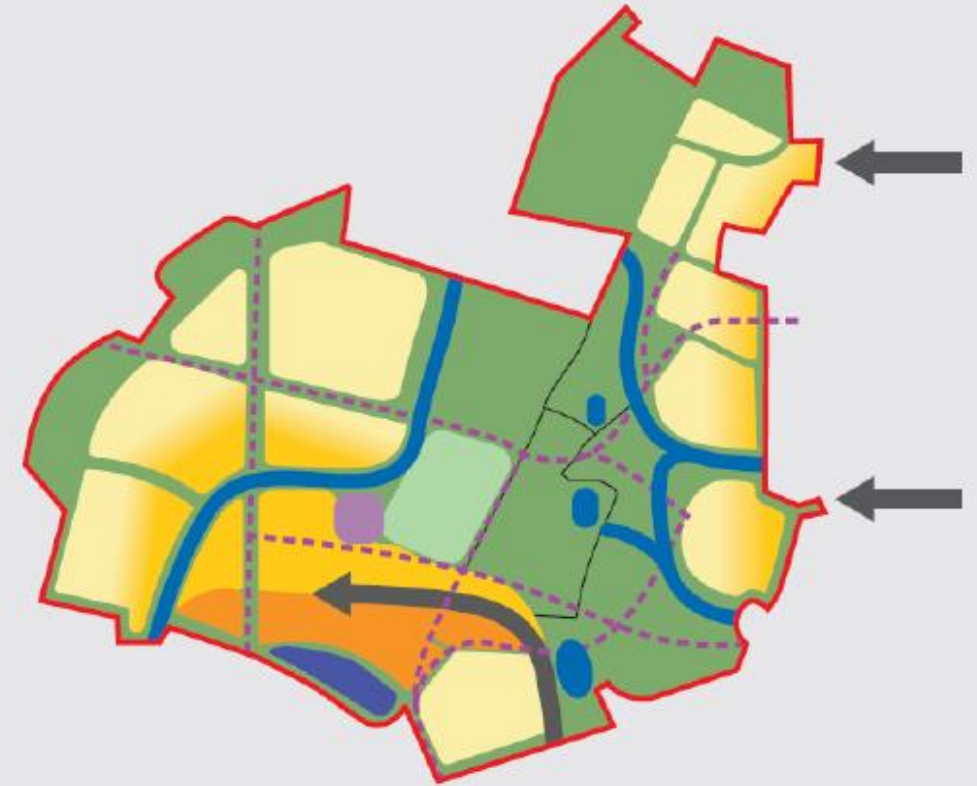
- Supports local housing targets with a **significant residential allocation (~1150 homes)**.
- Strengthens local facilities, active travel links and community spaces around Ringmer and Broyle Side.
- **Food Security:** Dedicated areas for **community food growing**.
- **Health:** A mandatory **Health Impact Assessment (HIA)** to ensure development supports resident wellbeing.

Strategic Policy RG1: Land between Ringmer and Broyle Side

Site Plan:



Concept Masterplan:



Key to Map

- | | | | |
|---|-----------------------------------|---|--|
|  | Low density residential |  | Areas at risk of flooding and potential balancing pond locations |
|  | Low to medium density residential |  | Green infrastructure |
|  | Medium density residential |  | Community hub/commercial space/travel hub |
|  | Serviced self build plots |  | Play space |
|  | Pedestrian/cycle routes |  | Playing pitches, community food growing |
|  | Vehicular access | | |

Policy RG2: Land at Harrison's Lane

Location & Scale

- East of Harrison's Lane
- Adjacent to southern settlement boundary
- Approx 3.5 ha
- ~35 homes

Proposed Uses

- Residential development
- Open & play space
- Food growing, agriculture or horticulture

Key Considerations

- Landscape-led design
- Flood risk & drainage
- Archaeology

Access & Connectivity

- Access from Harrison's Lane
- Walkable to local bus services

Policy RG2: Land at Harrison's Lane

Site Plan:



Strategic Policy BR1: Land North of the Broyle

Key Considerations

- **Flood Risk:** Majority of site in low risk zone, but flood considerations influence design and SuDS planning.
- **Connectivity:** Integrate with existing active travel routes and adjacent sites (e.g., development to south).
- **Infrastructure Delivery:** Must include active travel routes, pedestrian crossings, allotments, convenience retail, and open space components.
- **Coordinated Approach:** Development must consider neighbouring proposals to the south, including planned and consented schemes south of Broyle Road.

Proposed Uses

- **Residential:** Approx. 340 new homes, including **9 serviced self-build plots**.
- **Community & Leisure:**
- **Convenience retail.**
- Play areas and open space.
- **Allotments.**
- **Green Infrastructure:** Enhanced walking links, open green and blue infrastructure and landscaping.

Design & Development Principles

- **Landscape-led Approach:** Protect rural setting and views, and define new village edge, given fringe location.
- **Density Strategy:**
 - Higher densities near existing settlement edge.
 - Lower densities on rural/edge sections to respect character.
- **Access Requirements:**
 - Main access from the B2192.
 - Access and pedestrian crossings to be coordinated with adjoining development.
- **Active Travel:** Delivery of a new pedestrian route linking with the continuous footpath between Ringmer and Broyle Side.

Strategic Contributions

- Supports local housing targets with a **significant residential allocation (~340 homes)**.
- Strengthens local facilities, pedestrian links and outdoor community spaces around Broyle Side.
- **Food Security:** Dedicated areas for **allotments**.

Strategic Policy BR1: Land North of the Broyle

Concept Masterplan:

Site Plan:



Key to Map

- | | |
|-----------------------------------|--|
| Low density residential | Areas at risk of flooding and potential balancing pond locations |
| Low to medium density residential | Green infrastructure |
| Medium density residential | Community hub/commercial space/travel hub |
| Serviced self build plots | Play space |
| Pedestrian/cycle routes | Playing pitches, community food growing |
| Vehicular access | |

Strategic Policy BR2: Land South of the Broyle

Key Considerations

- **Flood Risk:** Parts of site subject to surface water flooding, influencing design and SuDS planning.
- **Connectivity:** Integrate with existing active travel routes and adjacent sites (e.g., allocation BR1).
- **Infrastructure Delivery:** Must include active travel routes, allotments, and open space components.
- **Coordinated Approach:** Development must consider neighbouring proposals to the north, and consented scheme to the west.

Proposed Uses

- **Residential:** Approx. 80 new homes, including **5 serviced self-build plots**.
- **Community & Leisure:**
 - Outdoor play, and open space.
- **Allotments.**
- **Green Infrastructure:** Enhanced walking, open green and blue infrastructure and landscaping.

Design & Development Principles

- **Landscape-led Approach:** Protect rural setting and views, given fringe location.
- **Density Strategy:**
 - Lower densities close to Half Mile Drove to respect rural character.
- **Access Requirements:**
 - Main access from B2192.
 - Access to self-build plots and allotments.
- **Active Travel:** Delivery of new footpaths linking to Ringmer, Broyle Side, and consented scheme to the west.

Strategic Contributions

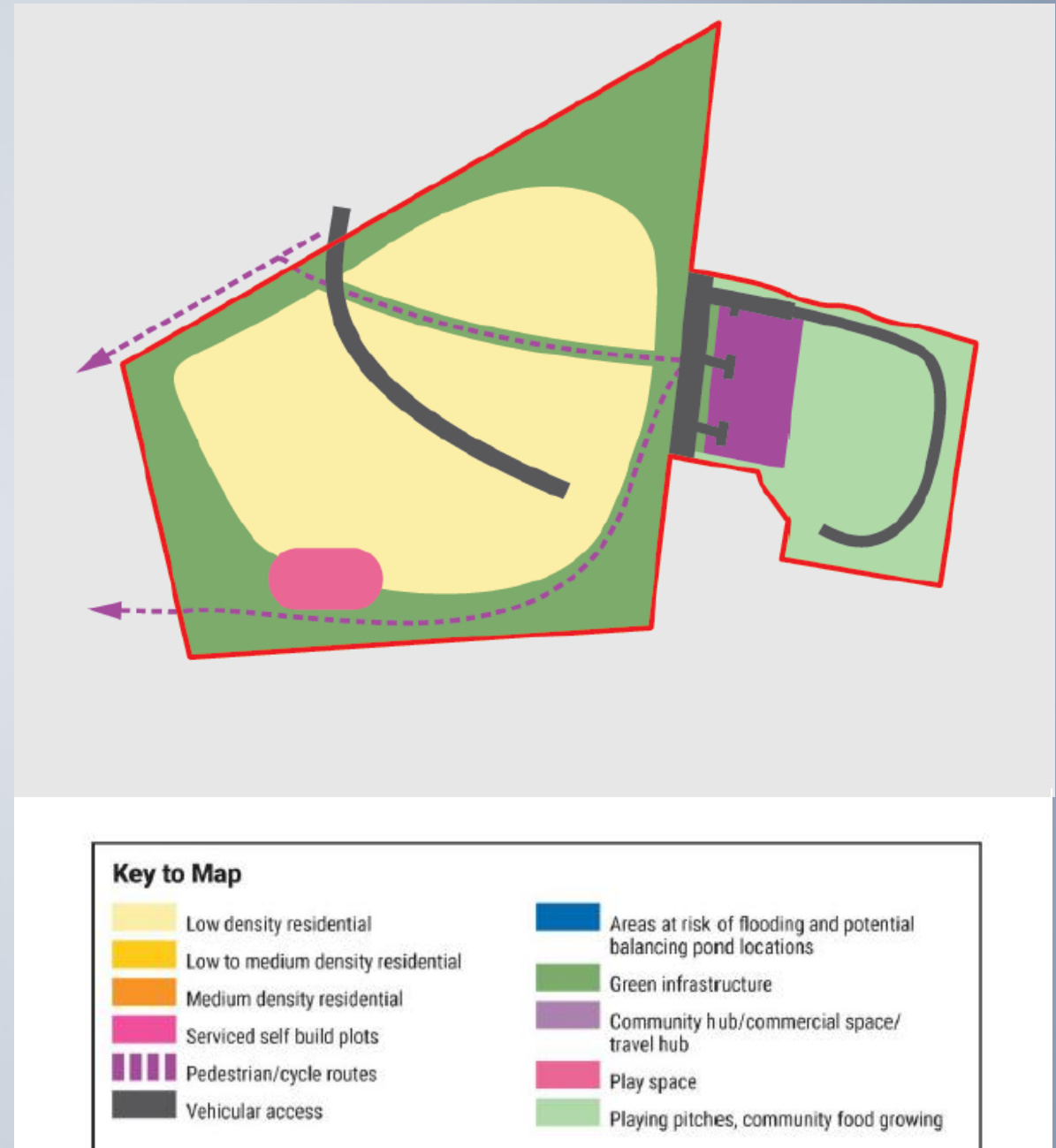
- Supports local housing targets (**~80 homes**).
- Strengthens local facilities, pedestrian links and outdoor community spaces around Broyle Side.
- **Food Security:** Dedicated areas for **community food growing**.

Strategic Policy BR2: Land South of the Broyle

Site Plan:



Concept Masterplan:



Infrastructure planning



What do we mean by infrastructure?

In this plan context, **infrastructure** includes:

- **Transport networks** (roads, buses, walking & cycling)
- **Public transport improvements** (better access, frequent services)
- **Schools and education facilities**
- **Healthcare services**
- **Utilities and digital connectivity** (e.g., broadband)
- **Community facilities** (recreation, community halls)
- **Green infrastructure** (parks, networks of natural spaces)



Role of Infrastructure in a local plan

The draft plan sets clear rules that all new allocated developments *must* follow:

- **Transport First:** Development proposals must demonstrate how they prioritise sustainable transport: walking, wheeling (e.g., mobility aids), cycling, and public transport
- **Early Delivery:** Developments must provide or support the **early delivery** of effective public transport and active travel link
- **Comprehensive Networks:** They must include **comprehensive walking and cycling networks** within and connecting to the wider area
- **Avoiding Car Dependency:** The plan aims to avoid any development that undermines sustainable transport or increases reliance on cars.

Infrastructure requirements

- What the Local Plan demands:

Infrastructure type

What this means for New Development

Transport & Movement

Provide early public transport links, safe walking/cycling routes, and potential transport hubs connecting homes to services.

Utilities & Environment

Ensure adequate capacity for water, sewerage, energy, and waste. Manage flood risk and protect biodiversity.

Social & Community

Plan for and contribute to local needs like education (school places), healthcare facilities, parks, and community buildings.

Digital Infrastructure

Support the provision of high-speed broadband and mobile networks.

Transport infrastructure

- National Highways - RIS
- East Sussex County Council – LTP4, BSIP, LCWIP
- Rail – TOC, GBR



Electricity

- Planned grid supply point built near Little Horsted:
 - upgraded network links to UKPN's Lewes substation
 - underground cables installed
 - 72 overhead electricity pylons removed from Ringmer area
 - scheduled for completion end of 2025.
 - upgrades funded by UKPN and Ofgem
 - developers pay to connect to network.

Gas

A large industrial gas processing plant, likely a liquefied natural gas (LNG) terminal, featuring several tall, cylindrical towers and a complex network of pipes and scaffolding. The sky is a clear, bright blue.

- **National Grid:** owns and operates the UK's high-pressure gas transmission network.
- **Southern Gas Networks (SGN):** gas distribution network operator for SE England.
- Demand for gas reduced by:
 - More efficient boilers
 - Higher building standards
 - Future Homes Standard (FHS) requiring low-carbon heating in new-build homes
- Forecasts account for improved thermal efficiency required by updated building regulations.
- Works funded by SGN, developers pay for connection to network.

Water supply

- The South East is an area of ‘serious water stress’ (Environment Agency)
 - we are heavily reliant upon groundwater for drinking water and for sustaining wetlands.
 - need to balance existing abstraction with protecting river flows to meet environmental requirements.
 - Water resources are interconnected, allowing companies to move or trade water within and between regions.
 - South East Water supplies the majority of the district, including Ringmer and Broyle Side.
- Water Resources South East (WRSE):
 - a partnership of six regional water companies
 - latest Regional Plan published June 2025 sets out:
 - required abstraction levels and water trading to meet demand from 2025–2075
 - preferred sites for new desalination plants
 - that a new reservoir is required
 - Arlington in Wealden District is the preferred option (second reservoir)
 - delivery anticipated circa 2040

Education

Early years provision & primary education

Planned development likely to increase the number of children in Ringmer, needing:

- More early years provision
- Expansion to the primary school
 - Plans at concept stage
 - Delivery anticipated within 5-10 years, in line with housing delivery

Secondary education

- Surplus capacity at King's Academy Ringmer following closure of the sixth form

Play areas and open space

Deficits of open space and children's play areas in Ringmer Parish (Open Space Study, 2020)

CIL funding has been used for improvements and provision of play areas in Ringmer

Development would be required to deliver more open space and varied play provision



Green & blue infrastructure

Additional provision of parks, gardens and Accessible Greenspace (ANG) required for both Ringmer and Broyle Side (GBI Study, 2024)

- Deliverable as part of major and strategic development
- Delivery needed within 5-10 years



Water management & nature based solutions (NBS)

- Nature-based solutions (NBS) to be incorporated into new developments:
 - to include sustainable drainage systems (SuDS) to alleviate flooding and manage surface water
 - potentially increase woodland (acts as a sponge)
 - provide habitat and foraging opportunities for wildlife
- Delivery would be required prior to occupation of new development
- Funded by:
 - ESCC (as lead local flood authority)
 - Developer contributions



Infrastructure Phasing & Funding: How it Gets Delivered

- **The "Infrastructure First" Principle:** The ideal is for key infrastructure (like road improvements or a school expansion) to be in place **before or alongside** new homes.
- **Developer Contributions:** A primary funding mechanism. Through a legal agreement (S106) or the Community Infrastructure Levy (CIL), developers are required to pay towards the infrastructure needed to support their new development.
- **Phased Delivery:** For large sites, infrastructure and homes are built in phases, with contributions secured at each stage.
- **Your Input:** The consultation is a chance to ask: "**Is the right infrastructure identified, and is the proposed funding and phasing realistic and timely?**"

Infrastructure supported by development in Ringmer

Section 106

S106 has helped to deliver:

- Affordable housing
- Bus route improvement through Ringmer, including new bus stops and real time boards
- Right of way improvements
- Kerbside recycling
- Play area improvements on the Village Green
- Early years educations provision
- Primary School improvements
- £25,000.00 towards Ringmer Skatepark



CIL fund allocation:

Name	Allocated
Ringmer Neighbourhood Portion	£1,243,052.06
Ringmer Village Hall	£108,296.00
Ringmer Football Club	£58,280.00
Ringmer Bowls Club	£35,000.00
Ringmer Cricket Club	£2,261.00
Ringmer Skatepark	£75,000.00
Ringmer Fingerpost Field Playground	£50,000.00

Ringmer Skatepark



Ringmer Football Club



Ringmer Bowls Club



Ringmer Neighbourhood CIL - 25% of receipts from development in Ringmer transferred to Parish Council

Ringmer NCIL Collected : £1,243,052.06



Project	NCIL Spent
Ringmer Skatepark	£56,714.96
Ringmer Jubilee Cottages Housing Trust	£108,500.00
Fingerpost Field Playpark	£49,983.14
Ringmer Football Club	£17,211.36
Ringmer Croquet Club	£15,000.00
Pump Cottage Bus Shelter	£5,494.00
Village Green Bench	£3,286.00
Broyle Close Park Surface	£3,763.00
Ringmer Primary School Outdoor Surface	£7,000.00
Village Green Play Area	£5,208.42
RPC Bus Shelter	£8,931.55
Ringmer Village Hall	£18,217.00
Ringmer Bowls Club	£32,500.00
AFC Ringmer	£25,000.00
Flint Wall Survey	£475.00
Ringmer Community Land Trust	£100,360.00

**Environmental
impact – can be
highlighted**

Having your say

**Flexible, and
can be
changed**

**Settlement roles –
right or wrong?**

**Still a draft plan -
no final decisions
made**

**Constraints
– can still be
emphasised**

**Next stage
(Regulation 19) –
finetuning, not big
changes.**



How to Have Your Say

Consultation Period: Open now until 28 February 2026

- **Paper Copies:** Available for viewing at council offices and local leisure centres.

There are several ways to make your voice heard:

- **Online (preferred):** Use the official consultation portal to comment on specific documents and policies
- Download and complete the questionnaire
- **Email:** Send comments to [**localplan@lewes-eastbourne.gov.uk**](mailto:localplan@lewes-eastbourne.gov.uk)
- **Post:** Write to: Lewes District Council, 6 High Street, Lewes, BN7 2AD

- **Your Voice Matters:** All responses are analysed and will help shape the final plan. A high level of public response is important

What Happens Next?

Consultation Ends: February 28, 2026

Analysis: All feedback from this consultation is reviewed and considered

Refining the Plan: Feedback from this phase will inform the final "Regulation 19" version of the plan.

Examination: The plan is submitted to the **Planning Inspectorate** for independent examination. Target date of **December 2026**

Adoption: If found sound, the plan is formally adopted by the council, expected in 2027.

Key takeaways...

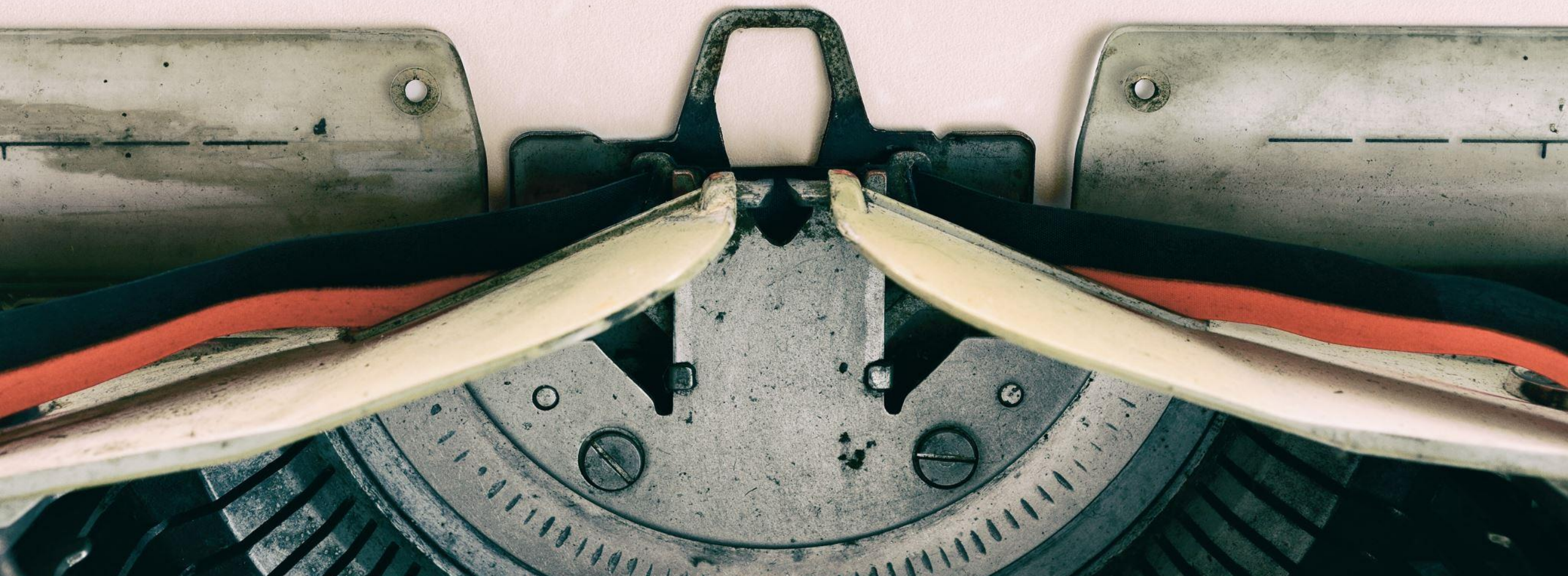
The Local Plan Phase 2 sets the blueprint for where and how development will happen up to 2042.

It includes a strategy for housing, transport, environmental protection, and more.

Infrastructure and landscape are central, not afterthoughts

Your participation is vital — Phase 2 is your **opportunity to influence** the future **shape our community's future.**

The End.



Questions & Discussion

We'd now like to hear from you.

- What are your concerns?
- What parts of the plan do you want to hear more about?
- Are there specific infrastructure needs you feel aren't currently addressed?
- What transport or connectivity improvements matter most to you?
- How should the plan prioritise investment in community facilities?
- How would you like to see Cooksbridge grow or be protected?