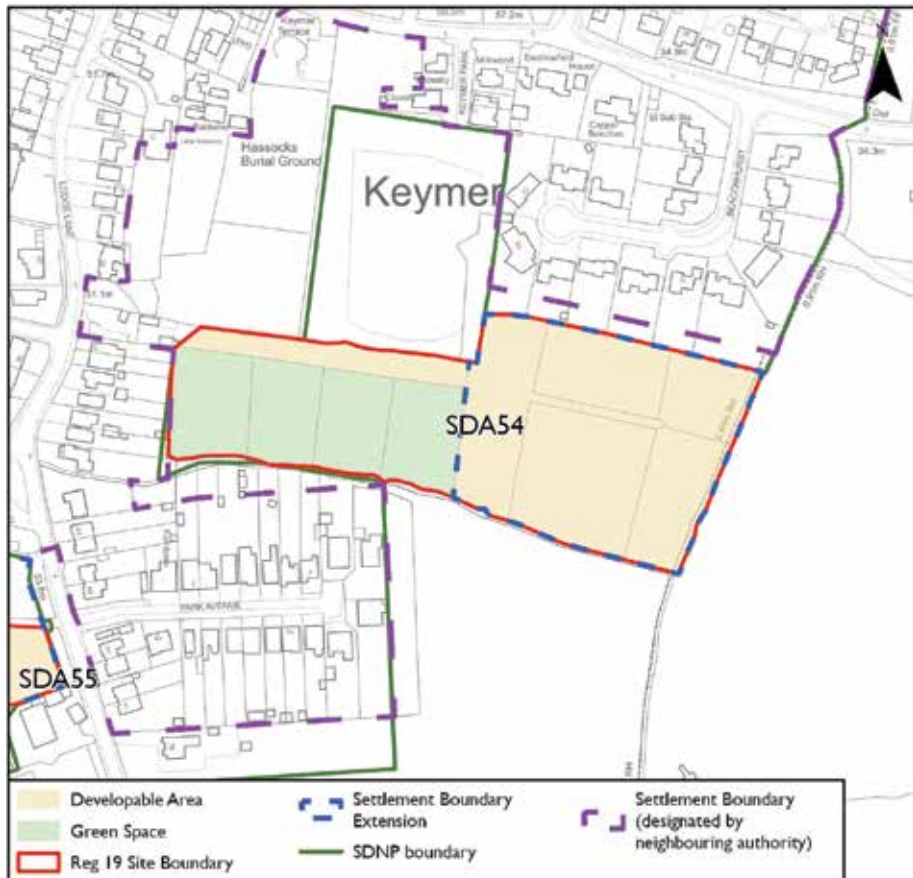


SDA54	Land east of Lodge Lane, Keymer
LAA Ref	MI014
Settlement	Keymer
Parish	Hassocks
Local Authority	Mid Sussex District Council
Gross Site Area (HA)	2.21
Uses and Indicative Capacity	Housing (Class C3) – 30 homes Flood mitigation



SDA54: Land east of Lodge Lane, Keymer Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

- 1 Provides suitable vehicular and pedestrian access onto Lodge Lane and makes an appropriate contribution to traffic management measures on Lodge Lane to slow traffic speeds, give more priority to pedestrians and cyclists, and reduce conflicts with parked vehicles;
- 2 Provides required flood mitigation measures to address existing and any future issues, including providing flood water storage on-site to slow the flow of the stream on the southern boundary and mitigate against existing flooding of Lodge Lane and adjacent properties during storm events. Flood mitigation and Sustainable Drainage Systems should be multi-functional with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
- 3 Preserves views of and from Keymer Church through the centre of the site by utilising this area for multi-functional green space, flood mitigation, biodiversity net gain and sustainable drainage systems;
- 4 Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds, and that car parking is well integrated between buildings, within parking structures and visually unobtrusive parking areas, and does not dominate the public realm;

- 5 Safeguards and enhances existing vegetation on site extending these into the site wherever possible to create networks and screen built development from views from the south and east to protect the gap between Keymer and Ditchling and views from the Downs; and
- 6 Avoids damage to mature trees from access arrangements or built development and avoids creating future pressure to fell or lop these trees.

SUPPORTING TEXT

5.179 The National Park boundary runs just to the east of Lodge Lane at this point, and the access to this site is within the Mid Sussex District Council planning authority area. A separate planning application will be required for this part of the development.

5.180 Lodge Lane experiences congestion at peak times near the site access and to the north due to uncontrolled on-street parking. This allocation and SDA55 Southdowns Farm together should contribute to traffic management measures that address these issues through buildouts and controlled parking zones. The affected area is outside of the National Park boundary and any measures would need to be with the agreement of the highway authority.

5.181 Hassocks and Keymer have long-standing issues with flooding due to the number of streams running from the foot of the Downs into the centre of the village. These become overwhelmed in storm events, causing flooding of roads, gardens and properties. The Lodge Lane area is particularly affected by the stream which runs along the southern boundary of the allocation site, exacerbated by the flow being obstructed by the culvert under Lodge Lane. This allocation provides an opportunity to address these existing issues by providing space within the site to store water from the stream during flood events so that it can be released more slowly into the network.

5.182 Keymer Conservation Area (wholly within the Mid Sussex planning authority area) borders the allocation site, including properties to the south of the access. It also includes the area around Keymer Road to the north of the site and the Grade II listed Church of St Cosmos and St Damian. This area is on a ridge and overlooks the allocation site, and views of and from the site are key landscape features to retain. This together with the flood mitigation measures, are key determinates of the layout of the site, requiring most built development to be at the eastern end of the site.

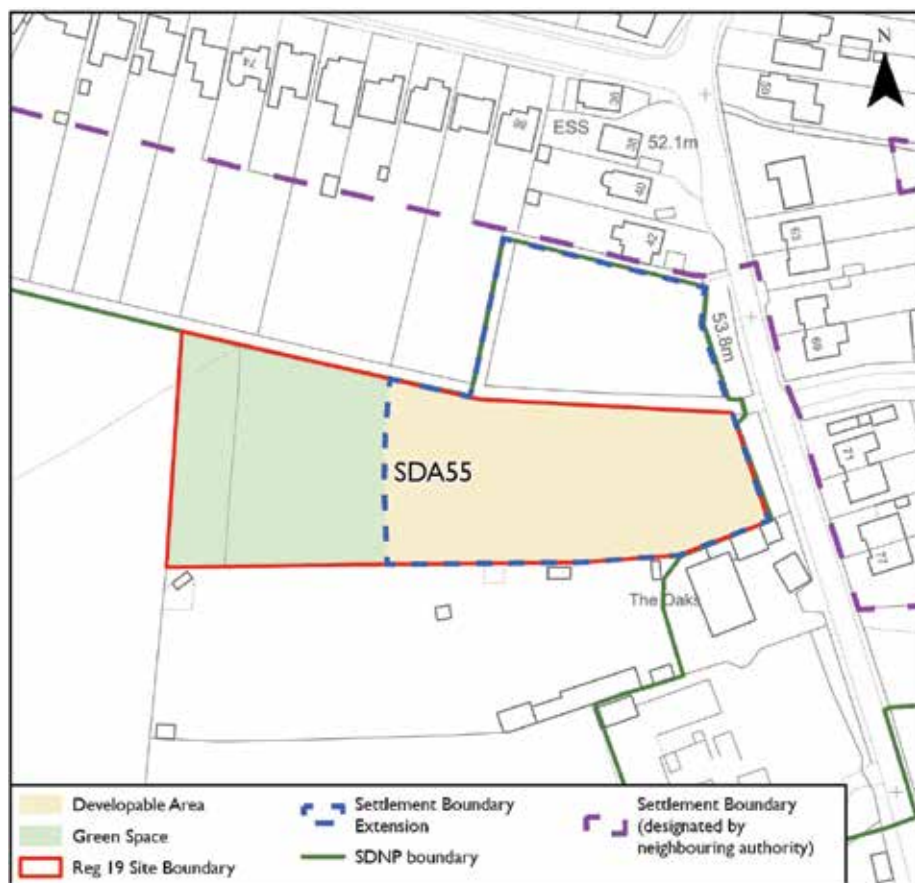
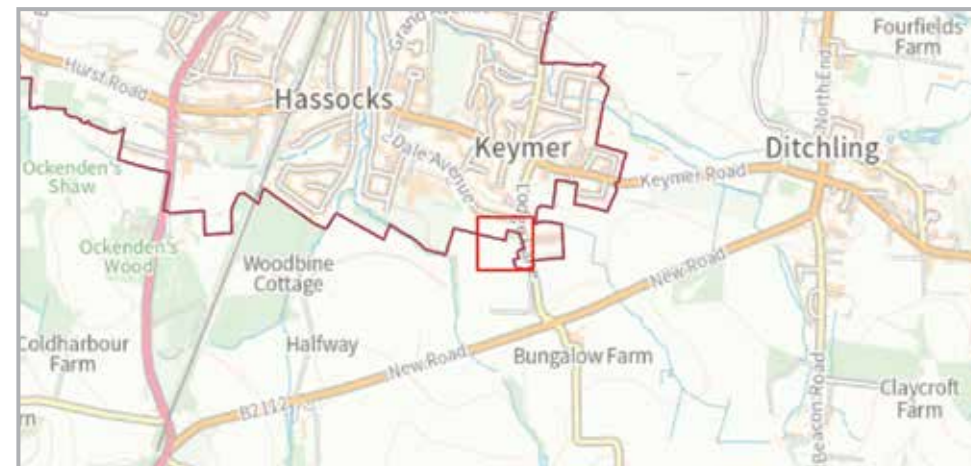
5.183 Policy 1 of the Hassocks Neighbourhood Plan defines a Local Gap between Keymer/Hassocks and Ditchling, and this allocation site falls within this gap. The policy says that its objectives are preventing coalescence and retaining the separate

identity and amenity of settlements, and that development will be supported if it is a scheme for housing that is in accordance with Local Plan policies and would not compromise individually or cumulatively the objectives and fundamental integrity of the gaps. The impact on the gap has been assessed as part of the allocation of this site, and the site is considered capable of accommodating the indicated capacity of development without conflicting with Policy 1. However, this will be a key factor in assessing the detailed layout and built form of the development.

RELEVANT LOCAL PLAN POLICIES (ADDITIONAL TO THOSE IN PARAGRAPH 5.3)

SDL3 Safeguarding Views, SDL6 Historic Environment and Cultural Heritage, SDL7 Listed Buildings, SDL8 Conservation Areas, SDW2 Flood Risk Management, SDG3 Public Open Space, Sports and Recreational Facilities

SDA55	Land at Southdowns Farm, Keymer
LAA Ref	MI003
Settlement	Keymer
Parish	Hassocks
Local Authority	Mid Sussex District Council
Gross Site Area (HA)	0.71
Uses and Indicative Capacity	Housing (Class C3) – 10 homes Sui Generis / Agriculture – allotments



SDA55: Land at Southdowns Farm, Keymer Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

- 1 Provides suitable vehicular and pedestrian access onto Lodge Lane and makes an appropriate contribution to traffic management measures on Lodge Lane to slow traffic speeds, give more priority to pedestrians and cyclists, and reduce conflicts with parked vehicles;
- 2 A layout which confines housing and associated built development to the eastern half of the site and includes approximately 0.33 HA at the western end for allotments;
- 3 Prioritises pedestrian movement through design for reduced vehicular speeds, provides an internal link to the Public Right of Way footpath HAS-12K, and provides a vehicular access and an unloading bay for the allotments;
- 4 Ensures that car parking is well integrated between buildings, within parking structures and visually unobtrusive parking areas and does not dominate the public realm;
- 5 Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi functional open spaces and streetscapes. Sustainable Drainage Systems and any required flood mitigation measures should be nature-based, above ground and connected elements rather than underground engineered solutions; and

6 Safeguards and enhances existing vegetation on site boundaries extending these into the site wherever possible to create networks and screen built development from views from the south and east to protect the character of Lodge Lane and views from the Downs. Access arrangements and built development should avoid damage to mature trees, including those covered by Tree Preservation Orders, and avoid creating future pressure to fell or lop these trees.

SUPPORTING TEXT

5.184 The National Park boundary runs along the western edge of Lodge Lane and part of the access and/or sightlines may be within the Mid Sussex District Council planning authority area. Liaison with the District Council is advised to ascertain whether a separate planning application will be required for this part of the development.

5.185 The Hassocks Priorities Statement identifies the need for more allotments as the existing ones located at the end of Parklands Road are over-subscribed. Public Right of Way HAS-12K links those allotments with the allocation site via an area designated as Local Green Space in the Hassocks Neighbourhood Development Plan. This site provides an opportunity to provide additional allotments space in an area of the site not suitable for built development due to its visibility in long views from the Downs. The required link onto HAS-12K will connect this new provision to related community green infrastructure and surrounding homes and encourage access to the allotments to be by pedestrians only with the exception of necessary unloading trips using a bay within the development. The link to HAS-12K will also facilitate access to the countryside and community green infrastructure by the residents of the new homes on the allocation site.

5.186 Lodge Lane experiences congestion at peak times north of the site access due to uncontrolled on-street parking. This allocation and SDA54 Land east of Lodge Lane, Keymer together should contribute to traffic management measures that address these issues through build-outs and controlled parking zones. The affected area is outside of the National Park boundary and any measures would need to be with the agreement of the highway authority.

RELEVANT LOCAL PLAN POLICIES (ADDITIONAL TO THOSE IN PARAGRAPH 5.3)

SDL3 Safeguarding Views, SDG3 Public Open Space, Sports and Recreational Facilities

KINGSTON NEAR LEWES

5.187 Kingston near Lewes is two miles south-west of Lewes and is an attractive downland village on the lower slopes of the eastern Downs, with the River Ouse valley to the east. The historic village, which is designated as a conservation area, is spread along a single street linking the valley to the top of the downlands and was presumably a drove road in origin. Its historic buildings include St Pancras Church, Manor Houses, farm workers’ cottages and agricultural buildings. More modern development has spread to the north and along Ashcombe and Wellgreen Lanes. The village has a nursery, primary school, village hall, pub and garden centre.

5.188 The Kingston Conservation Area Appraisal and Management Plan was approved in October 2021 and includes important evidence about the historic features which need to be considered when planning development within or adjacent to the conservation area.

5.189 Kingston Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA56	Land at Beaumont, Wellgreen Lane, Kingston
LAA Ref	LE118
Settlement	Kingston near Lewes
Parish	Kingston
Local Authority	Lewes District Council
Gross Site Area (HA)	0.53
Uses and Indicative Capacity	Housing (Class C3) - 6 homes