

Policy SDXX: Land east of Lodge Lane, Keymer, Hassocks

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		MI014	
Settlement		Hassocks	
Gross Site Area (ha)	2.3	Number of dwellings	30

POLICY REQUIREMENTS

OBJECTIVES:

To deliver a comprehensive, sympathetic and well-integrated extension to Hassocks, that respects the setting of the National Park and integrates the settlement into the landscape in an appropriate manner, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

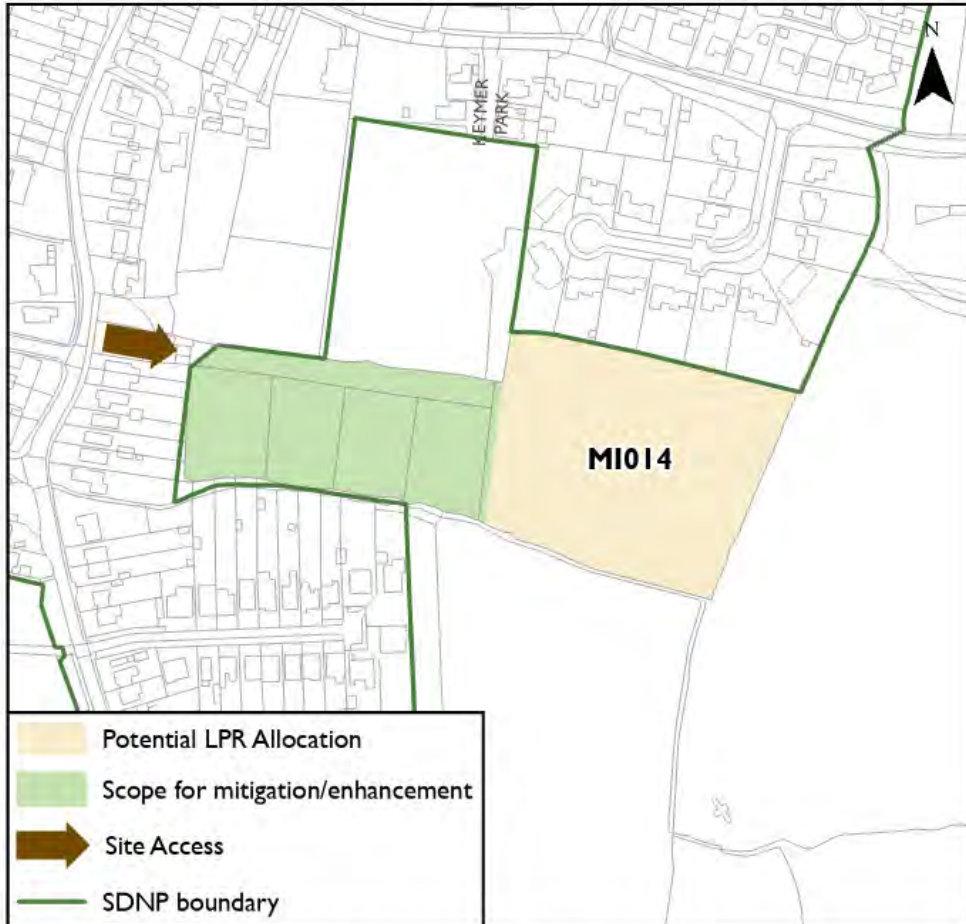
- a)
- i) This site is classified by the South Downs National Park Authority (SDNPA) as a Park 'boundary site', defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.
 - ii) In such circumstances, to be considered for development, a site is required to demonstrate that it delivers exceptional benefits to the area.
 - iii) In addition to new homes, it is proposed that the site could directly provide flood alleviation measures to attenuate storm water and help prevent 'flash

flooding' events in Hassocks. It is considered that this benefit could justify the development of this site.

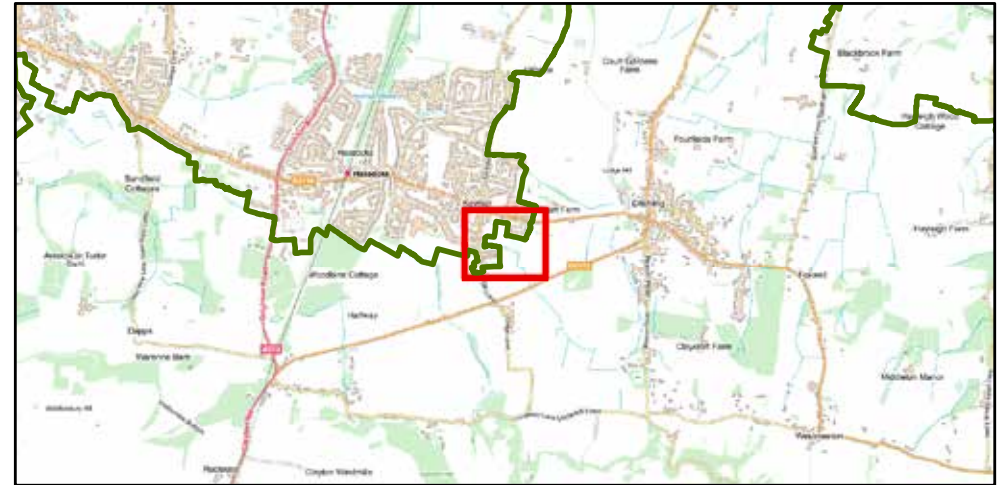
- iv) Proof that the proposed flood alleviation measures are technically and financially feasible beyond concept and can be delivered in a timely manner must be submitted to the satisfaction of the SDNPA for the site to remain under consideration for allocation in this Plan.
- b) Regard must be made to the Hassocks Neighbourhood Development Plan designation of the land as a Local Gap (Policy 1a refers), minimising any impact development may have on the Gap, including providing appropriate mitigation measures where required.
- c) Development should provide a suitable transition in built form and fabric to open land and countryside to the north, south and east to soften the settlement edge with significant opportunity in the west area of the site for open space provision and planting to provide for nature recovery.
- d) Development must consider its interrelationship and impact on and conserve and enhance the setting of the adjacent Keymer Conservation Area and listed buildings.
- e) Development should safeguard and enhance existing vegetation belts on all site boundaries and extending into the site and link these together with green corridors, including with adjacent sites, wherever possible.
- f) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- g) Development should provide suitable vehicular and pedestrian access onto Lodge Lane (this part of the site is outside the National Park so will require liaison with Mid Sussex District Council).
- h) Development should follow a sequential approach by directing development away from areas of flood risk associated with the site including the provision of any required site-specific flood mitigation measures including safe vehicular and pedestrian access and egress during flooding conditions.
- i) Development shall provide flood alleviation measures in full to the satisfaction of the National Park Authority demonstrating that such measures i) provide significant benefit by alleviating 'flash' flooding events both to the localised and wider area

of Hassocks ii) can be entirely provided within the site iii) are integrated into the landscape as part of a wider package of on-site nature recovery measures.

- j) Address any impacts associated with the unconsolidated sand Safeguarding Area.
- k) Meet the requirements of other relevant national and development plan policies.



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Consultation question:

- What are your views on this new allocation? Strongly agree/agree/neutral/disagree/strongly disagree.
- Please expand on your answer to the above.