

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 April 2026 11:40:19 UTC+01:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Subject: DM/25/3128 8 The Crescent Hassocks

Hi Andy

Comments on the above planning application.

The application site is a late 20th century detached house, one of a small development constructed within the former gardens of The White House, a 19th century villa which is adjacent to the eastern side of the property. The site is within the Keymer Conservation Area.

The current proposal, which is partly retrospective, is for the retention, with alterations, of a new closeboarded fence with concrete supporting posts and gravel board, which has been erected along the northern boundary of the site, facing onto The Crescent. A previously existing brick wall, which is likely to have been part of the original garden wall to The White House, and is stated to have been in a poor condition, has been removed. The application has been revised to show the existing arch tops to the fence panels cut down to flat tops, and timber cladding added to the posts and gravel board of the fence with timber.

The Crescent was originally an early-mid 19th century development of three semidetached villa pairs, ranging along the northern side of the road adjacent to the rectory of St John's Church. The land to the south, a former gravel pit, was developed later that century into the house and gardens of The White House. These gardens were developed during the later 20 century to provide four detached houses including the application site.

The houses to the northern side of The Crescent are among the older buildings within the Keymer Conservation Area, representing the early growth of the originally very modest settlement of Keymer which occurred from the 19th century onwards, stimulated in particular by the opening of the railway station at Hassocks in 1841. Although the Council does not have an adopted character appraisal for the Conservation Area, its document '*Conservation Areas in Mid Sussex*' contains a brief high-level analysis of some of the key features of the Area, and notes the attractive residential properties in The Crescent as contributing positively to its character and appearance. Although set back from the main road, The Crescent is an important constituent part of the Area, and not peripheral as the applicant has suggested.

The Crescent as a streetscape has an attractive, semi-rural character, which is enhanced by the presence of trees and hedging. The pre-existing wall at no. 8 was of some character and was apparently associated with the previous extent of the grounds

to The White House, thus illustrating the sequential development of the area. Its loss is considered regrettable, although it is accepted that it may have been in poor condition. The close-boarded fencing as installed in its place is of a suburban character which detracts from the semi-rural nature of the road. However, the removal of the arched tops to the panels, and the cladding of the posts and gravel boards with timber will be some improvement in this respect. Also, it is noted that there is close-boarded fencing present elsewhere along The Crescent, including to either side of the entrance into the cul-de-sac of which the application site is part. In this context, it is not considered that an objection to the fencing at no. 8 if amended as proposed could be reasonably sustained.

The proposal is therefore considered on balance to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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