

**Heritage / Planning
Statement:
For
New Fence at:
8 The Crescent
Keymer
Hassocks
BN6 8RB**

Project Reference:
4056

Client:
A Cross

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A – Dec 2025 – Re-submission

INTRODUCTION

This document has been produced to support a planning / conservation area consent application at Number 8, The Crescent, Keymer, Hassocks

SITE AND ITS SURROUNDINGS

The application site is located on the fringes of Keymer Conservation Area which was developed to help conserve the 'historic core' of the built-up area and to preserve the attractive approach into Keymer from Ditchling and along Lodge Lane, the Council designated this as a Conservation Area in January 1989. The property sits outside The South Downs National Park.

Numbers 2, 4, 6 & 8 form a cul-de-sac in a tucked away location, set at a lower level to The Crescent. To the north of the site was an old brickwork wall which had come to the end of its useful life & beyond repair as can be seen from the picture below.

The wall formed the boundary between the application site & The Crescent

To the south side of the crescent there are a variety of boundary treatments including close boarded fencing & Laurels.

	
Existing Garden Wall	New Close Boarded Fence
	
Close Boarded Fence at entrance to Numbers 2, 4, 6, 8 The Crescent	Close Boarded Fence at the entrance of The Crescent from Keymer Road

	
Close Boarded Fence	Existing Arch Top Fence Within Site

RELEVANT PLANNING HISTORY:

DM/24/0971 – Withdrawn – July 2024

New fence to the northern boundary.

DM/23/0955 – Approved - June 2023

Proposed new porch

14/02301/FUL – Approved – Aug 2014

Proposed two storey north east side extension replacing existing garage

APPLICATION DETAILS:

This retrospective application seeks approval for removing the remaining boundary wall to the north of the site & replacement post & panel fence. As part of the proposal, Laurel hedging is intended to be planted on the verge

SUMMARY:

The property is not located in the ‘historic core’ of Keymer but on the fringes of the conservation area & outside the South Downs National Park. Within the wider context of the application site there are a variety of period properties, however Numbers 2, 4, 6 & 8 form a cul-de-sac in a tucked away location leading from The Crescent.

The existing brick wall to the north of the site had come to the end of its useful life & was beyond repair. It can be assumed the tree roots had damaged the foundations causing the wall to partially crumble & the remainder to lean. This has been removed & replaced with a new arched top post & panel fence to reflect similar within the site.

As advised by Irene Fletcher, Tree Officer on the 13th March, care was taken when placing the fence posts as they fall within the RPA to avoid damage occurring to roots. The following precautions were observed;

1. Post holes were dug carefully. Holes were kept to the minimum dimensions possible using a post hole digger
2. The existing foundations to the garden wall were broken out manually.

3. No roots over 25mm are encountered avoiding the need for any root severance likely due to the posts being installed on the same line as the existing garden wall foundations

4. Roots below 25mm in diameter were severed in accordance with s13.0

5. Concrete was used to set the posts in place, the holes were first lined with a heavy duty, non-permeable, polythene membrane to protect tree roots from the toxic effects of concrete.

6. No part of the fencing was fixed by any means to the trees

It is unfortunate the existing wall had to be removed, however replacing it with a close boarded post & panel fence is not uncommon given the locality, examples of which are shown in the photos above where close boarded fences are a common boundary treatment. In addition to the new fence, approval is sought to plant Laurel hedging in accordance with the landscape details attached to the application to align with the existing laurels to the east & west of the site.