

**From:** Emily Wade <Emily.Wade@midsussex.gov.uk>  
**Sent:** 10 February 2026 09:22:45 UTC+00:00  
**To:** "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>  
**Subject:** DM/25/3239 113 Keymer Rd, Hassocks

Hi Tracie

Comments on the above planning application.

113 Keymer Road is an unlisted, mid terraced building located in a prominent position at the heart of the Keymer and Hassocks Conservation Area. No. 113 is one of a run of three similar houses which appear to date from the 19<sup>th</sup> century- this run is bookended by dissimilar attached properties, consisting of a further period house and former shop to the west, and a modern house to the east. There a number of Grade II listed buildings in close proximity, including St Cosmos and St Damian Church which is adjacent to the terrace to the east, the Greyhound public house on the opposite side of Keymer Road to the south, and the Old Manor House on the opposite side of the junction with Lodge Lane to the west.

The Council does not have an adopted character appraisal for the Keymer and Hassocks Conservation Area, however the Council's document 'Conservation Areas in Mid Sussex contains a brief high level analysis of key features contributing to the character and appearance of the Area, including the sense of enclosure entering the village from the east which is created by the terraced houses and stone walls adjacent to the road, and the stone walls, hedges and trees providing variety along Lodge Lane. I would add that in my opinion, the fundamental significance of the Conservation Area lies in its nature as the heart of a small rural settlement which has grown up over many centuries around the nucleus of the road junction, church and manor house.

As existing, 113 Keymer Road makes in my opinion a positive contribution to the character and appearance of the Conservation Area, based on its age and architectural character, its consistency of appearance with its attached neighbours to the east, and the surviving front garden area which is enclosed by a brick boundary wall. This wall has group value with other boundary walls to properties along Keymer Road and Lodge Lane, including the flint wall to the church frontage. As noted above, these walls create a sense of enclosure along Keymer Road and add variety to the street scene of Lodge Lane. The surviving front gardens to this part of Keymer Road, to this terrace, to the cottages opposite the Church, and to the Manor House, as well as the open green space of the churchyard to the north of the road, contribute to a sense of verdancy and a semi-rural character which enhances the significance of the Conservation Area as the core of a historic small rural Sussex settlement.

The current proposal is for construction of a vehicle cross over, removal of the front boundary wall, and creation of an off-street parking space. In association with this a new

structural grate and safety balustrade around the front basement lightwell are also proposed.

In my opinion, the principle of the proposal to demolish the front boundary wall and remove the front garden space in favour of off-street parking is contentious. The loss of the wall will reduce the sense of definition and enclosure to this part of Keymer Road, and will adversely impact the group value of the remaining walls along Keymer Road and within the wider Conservation Area. The loss of the front garden area will adversely impact the verdant and semi-rural character of the Area. This will be harmful to the significance of the Area as the core of a historic small rural Sussex settlement.

This will be contrary to the requirements of District Plan Policy DP35 which states that: *'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:...*

- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected.'*

In terms of the NPPF, the harm caused will be in my opinion less than substantial, at around the mid range of that scale such that the balancing exercise set out in paragraph 215 will apply, bearing in mind the requirements at paragraph 212 that great weight should be given to the conservation of heritage assets, and at paragraph 213 that any harm to a designated heritage asset should have a clear and convincing justification.

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.

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

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