

Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

202526-100

Date completed

20/01/2026

Address of site

13 High Street, Lindfield, West Sussex, RH16 2HG

Grid Reference

Centre Point NGR 534629 125236

Development type

Householder

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site.

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: Please see below

Description of the Listed Building(s)

There are three Listed Buildings within 100m of the site.

1025479 Drinking Fountain and Animal Drinking Trough

Grade II. Combined drinking fountain and animal trough. Fountain dated GRI9II, a Coronation memorial. Portland stone square pillar, battering towards base with moulded stone cornice and ball finial and semicircular stone basin to left, on stone plinth. Adjoining is a granite tapering animal drinking trough.

1193101 Pelham House

Grade II. House. c1830, with c1850 extension to north in matching style. Red brick with hipped slate roof having 2 end chimney stacks. 2 storeys, 3 windows. Casements with marginal glazing bars, cambered heads and jalousies. Ground floor windows have tented heads and trellis work supports. Central doorcase with cornice and columns. Mid C19 1 bay extension in similar material to north. 1st floor casement with verticals only, ground floor tented canopy.

1025480 St Anne's

Grade II. House C1830. Painted brick with hipped slate roof having end chimney stacks. 3 parallel ranges, 2 storeys. Front elevation has two 24 pane sashes and central doorcase with rectangular fanlight under later lean-to conservatory. The left side elevation has a porch with engaged Tuscan columns and 3 sashes, one of which is tripartite.

There are an additional 13 Listed Buildings within 250m of the site.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

***Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.**

3. Conservation Area

The site is: Inside a Conservation Area

Description of the Conservation Area

The site is within Lindfield Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Parks and / or Gardens within 250m of the site.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Archaeological Notification Area (ANA)

The site is: Inside an ANA

Description of and reason for the ANA

The site is located within an ANA defined due to the Medieval Historic Core of Lindfield as identified through the Historic Towns Project (Extensive Urban Survey).

For further information about the ANA please contact the West Sussex HER Team: HER@westsussex.gov.uk.

6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified between 100m and 250m from the site

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site. [1]

Historic mapping for the site records it as a field/open area, possibly part of an orchard, in the mid-19th century. From the late-19th century through until the early/mid-20th century, the historic mapping records a building on a similar footprint to the current 13 High Street, Lindfield. Whilst this building is not currently recorded on the Historic Environment Record, above and below ground remains of this buildings may be considered to be a non-designated heritage asset. [2]

There has been no recorded below-ground archaeological investigation within 250m of the site. [3]

Lindfield High Street was, and remains, the principal urban street of the town by the 13th century. The High Street is almost continuously built up, with probably the earliest, and certainly one of the most important, buildings being 63-5 High Street which is dated to the early-mid c.13th century; it is important both as an example of aisle-derivative base-cruck construction, and as early evidence for the town. Later timber framing is best represented by 97 High Street, where the continuous-jetty is exposed. These are but two examples of 25 timber-framed buildings of which many are hidden behind later (especially 18th-century) brick façades. There are well preserved Burgage plots, both in terms of side boundaries and rear boundaries, although it is unclear as to how plots have been altered by amalgamation and subdivision prior to the large-scale mapping of the Tithe map (1845).

Although there has been redevelopment, the good survival of the extensive area of medieval plots (and the buildings thereon) and the likelihood of the presence of 14th-century and later.

The town pond lies south-west of the centre of the medieval and modern town, and surrounding it are villas (predominantly of 19th-century date)

built on the west side of the High Street and around it. Earlier buildings existed at the north to the north of the pond, but were completely replaced as the potential of this part of the town was recognized as post-railway Lindfield became increasingly residential in character. [4]

Non-designated heritage sites within 250m of the site include the site of Lindfield gasworks (approximately 235m north east) as marked on the c.1875 Ordnance Survey map. It is shown as disused by c.1897, by which point Lindfield was supplied by the Haywards' Heath District gas company. Approximately 215m north of the site lies the remains of Lindfield Brewery, owned along with the Stand Up Inn next door, but the Durrant family from the early c.19th century; it closed in c.1906. The horse gin that powered the brewing machinery has recently been removed and re-erected in the garden of the nearby 'Red Lion' pub. [4]

7. HER data sources

[1] West Sussex Historic Environment Record database

[2] Tithe map and OS historic mapping (WSRO)

[3] West Sussex Historic Environment Record database

[4] Harris, R. (2006) Lindfield Historic Character Assessment Report
https://www.westsussex.gov.uk/media/1733/lindfield_eus_report_and_maps.pdf

[5] a) Blackwell, J. Holtham, P. Snow, M. (2015) A Guide to the Industrial Archaeology of Sussex p.8

b) West Sussex Historic Environment Record database

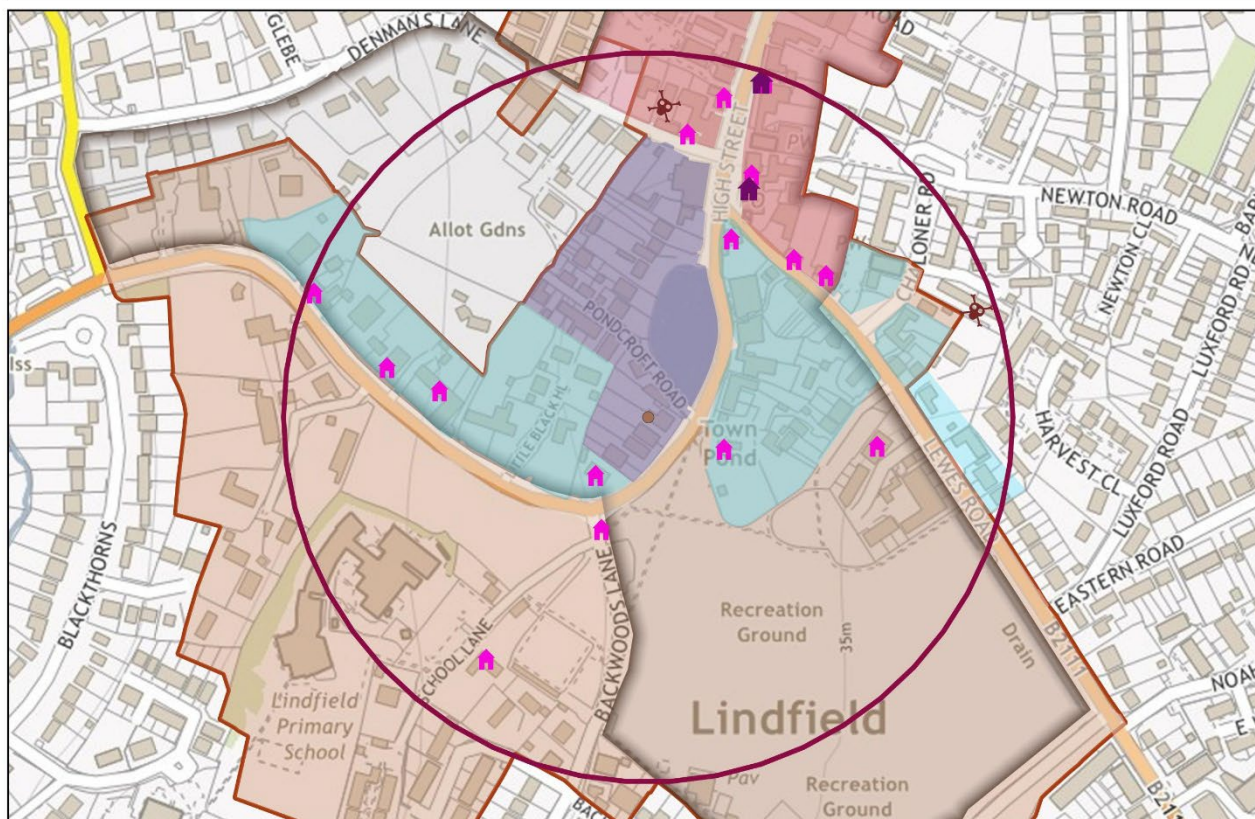
8. Further Information

The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

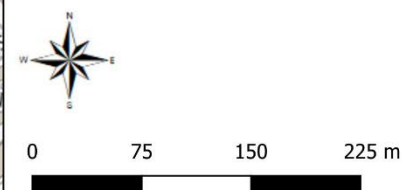
Map of HER Data

250m Radial Search centred on 13 High Street, Lindfield, West Sussex, RH16 2HG



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Legend

Centre Point	FS [0]	MON [0]	Mon (Line) [1033]	2	DesigANA (Poly)	Registered Park and Gardens
250m Radial Search Area	LB [0]	NEG [0]	Mon (Poly) [3213]	3	Scheduled Monuments	Historic_Parkscapes
Mon (Point) [4]	LND [0]	PLA [0]	DesigLB (Point)	4	Roman_Roads	
BLD [0]	MAR [0]	[0]	DesigEUS (Poly)	5	Conservation Areas	
CAN [0]			1			

Lindfield Tithe Map dated c.1848

250m Radial Search centred on 13 High Street, Lindfield, West Sussex, RH16 2HG



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0 75 150 225 m



Legend

250m Radial Search Area ● Centre Point Lindfield_Tithe

Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the West Sussex Historic Environment Record (WSHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the West Sussex Historic Environment Record Team. This report identifies heritage assets recorded in WSHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, 2024) **Section 207** states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **Heritage Asset**: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**The information in the West Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*