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**West Sussex Historic Environment Record (WSHER)
Consultation Document**

Location: Pickeridge Cottage, Cob Lane/Hook Lane, West Hoathly, West Sussex, RH17 6ST

Proposal: Replacement Dwelling

WSCC HER Reference Number: **202526-099**

Thank you for your enquiry requesting a West Sussex Historic Environment Record (WSHER) search for Pickeridge Cottage, West Hoathly. The information searched includes data from the HER database and the following archaeology and historic conservation datasets:

- HER database entries.
- Listed Buildings.
- Scheduled Monuments.
- Registered Park/Garden of Special Historic Interest Sussex.
- Historic Towns (as defined by the Sussex Extensive Urban Survey) Project.
- Conservation Areas.
- Archaeological Notification Areas

While the WSHER has both designated and non-designated heritage assets recorded within a 250m radius of Pickeridge Cottage, this consultation is concerned ONLY with the non-designated heritage assets within the search area.

Within 250m of the proposed replacement dwelling there are two historic farmsteads, one being Pickeridge Farm which dates to the c. Medieval period and is considered to only be partially different to the Medieval layout. This farmhouse is also a Grade II Listed Building (NHLfE 1025586). The second historic farmstead, Holly farm, dates to the c.19th century. To the south-west of the current Pickeridge Cottage is a World War II Anti-Aircraft gun belt battery.

It is considered unlikely that the replacement dwelling will have a detrimental impact to any non-designated heritage assets within 250m of the site. With regard to the Listed Building and any impact on this, the District Conservation officer should advise.

Using the available evidence, the West Sussex County Council Historic Environment Record Team do not consider that, in this instance, the information held by the WSHER would contribute to determining the significance of any heritage assets associated with the proposed works to this dwelling.

This document should be sufficient for the purposes of validation. A copy of this document, with your HER reference number, together with the associated plan showing the extent of the site on which the search was based, should be submitted to Mid Sussex District Council with your application.

Please note however, that you may still need to provide a Statement of Heritage Significance in order to comply with National Planning Policy paragraph 207:

Proposals affecting heritage assets

207. 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.

The West Sussex Heritage Statement Pro Forma can be used for this – a copy is attached to the accompanying email.

It will be for Mid Sussex District Council to determine whether your application is valid. You are advised to consult Mid Sussex District Council's Local Validation Requirements for further guidance.

Please do not hesitate to contact me if you require any further information.

Your WSCC HER Reference Number is: **202526-099**.

If you require any further advice, please do not hesitate to contact me.



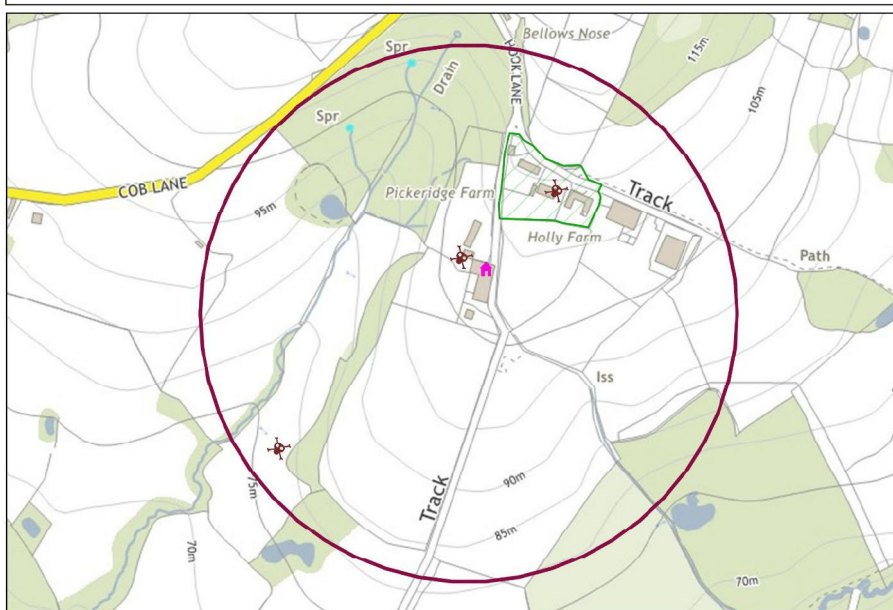
R. Salter, Historic Environment Record Officer
12/01/2026

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250m Radial Search centred on Pickeridge Cottage, Cob Lane, West Hoathly
























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Legend									
 250m Radial Search Area	 FS [0]	 MAR [0]	 PLA [0]	 Mon (Poly) [3191]	 Scheduled Monuments	 Registered Park and Gardens			
 Mon (Point) [14248]	 LB [0]	 MON [0]	 [0]	 DesigLB (Point)	 Roman_Roads	 Historic_Parkscapes			
 BLD [0]	 LND [0]	 NEG [0]	 Mon (Line) [1033]	 DesigANA (Poly)	 Conservation Areas				
 CAN [0]									