

# 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.**

202526-021

**Date completed**

26/06/2025

**Address of site**

Walnut and Well Cottage, The Street, Bolney, West Sussex, RH17 5QW

**Grid Reference**

Centre Point – NGR 526098 122680

**Development type**

Full

### 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/](http://www.historicengland.org.uk/services-skills/our-planning-services/)

## 2. Listed Building

Please choose the most appropriate option: **The building is listed**

### ***Description of the Listed Building(s)***

#### **1025760 Walnut and Well Cottage**

*Grade II. Formerly 2 cottages. C17 or earlier timber-framed building with plaster infilling, ground floor rebuilt in painted brick. The 2 cottages had different roof levels, the north one being tiled, the south one of Horsham slabs. Casement windows. Two storeys. Four windows.*

#### **1193369 The Parish Church of St Mary Magdalene**

*Grade I. Chancel, nave with north aisle, south porch and west tower. Chancel and nave 1100 circa. Tower built by John Bolney in 1536-8. South porch 1718. North aisle 1853.*

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/](http://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 lies within the Bolney (South) 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/](http://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/](http://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.  
**Mid Sussex 011 - The Parish Church of St Mary Magdalene and the Historic Core of Bolney** has been defined due to the c. 11<sup>th</sup> century Church and the area to the south of this having been identified as the Historic Core of the village of Bolney by Historic Landscape Characterisation.

For further information about the ANA please contact the West Sussex HER Team: [HER@westsussex.gov.uk](mailto: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 within 100m 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 a building on a similar footprint to the current Walnut and Well Cottage from the mid-19<sup>th</sup> century through until the early/mid-20<sup>th</sup> century. The area surrounding the building remains largely unchanged, until the mid-20<sup>th</sup> century when development began on either side of The Street. [2]

An archaeological watching brief was carried out on land at Chapel Road, Bolney, during the replacement scheme of a foul sewer main, following an existing sewer route from its northern point by the Recreation Ground along The Street, Bolney to its junction with the A272 Cowfold Road. No archaeological finds or features were identified.

Approximately 230m to the north east of the site, an archaeological evaluation was carried out at Land at London Road, Bolney. One archaeological feature was encountered; an undated gully, aligned northeast to southwest with concave sides and a rounded base. [3]

The site lies within an area that has been identified by the Historic Landscape Characterisation survey as a Medieval hamlet with a possible manorial site. It is recorded in c.1263 as '*Bolla*' meaning low lying land. Approximately 70m to the east of the site is the c.11<sup>th</sup> century Parish Church of St Mary Magdalene and the unlisted Lychgate which was designed and erected in c.1906. It is low-proportioned with overhanging eaves, unusually substantial, incorporating locally found millstones and with a roof of Horsham slabs. [4]

To the north east of Walnut and Well Cottage is the site of Glebe Barn, a 19<sup>th</sup> century double sided loose courtyard outfarm or field barn. It was in an isolated location but the outfarm has been totally demolished/lost. [5]

## 7. HER data sources

- [1] West Sussex Historic Environment Record database
- [2] Tithe map and OS historic mapping (WSRO)
- [3] a) Thorne, A. (2009) Land at Chapel Road, Bolney: Watching Brief ASE Report No 2009137
- b) May, L. (2019) Land at London Road, Bolney: Evaluation ASE Report No 2019242
- [4] a) Bannister, N (2008) Historic Landscape Characterisation of Sussex report - <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/sussex-historic-landscape-characterisation/> (accessed 26/06/2025)
- b) Sussex Parish Churches Website - [Bolney – St Mary Magdalene – Sussex Parish Churches](#) (accessed 26/06/2025)

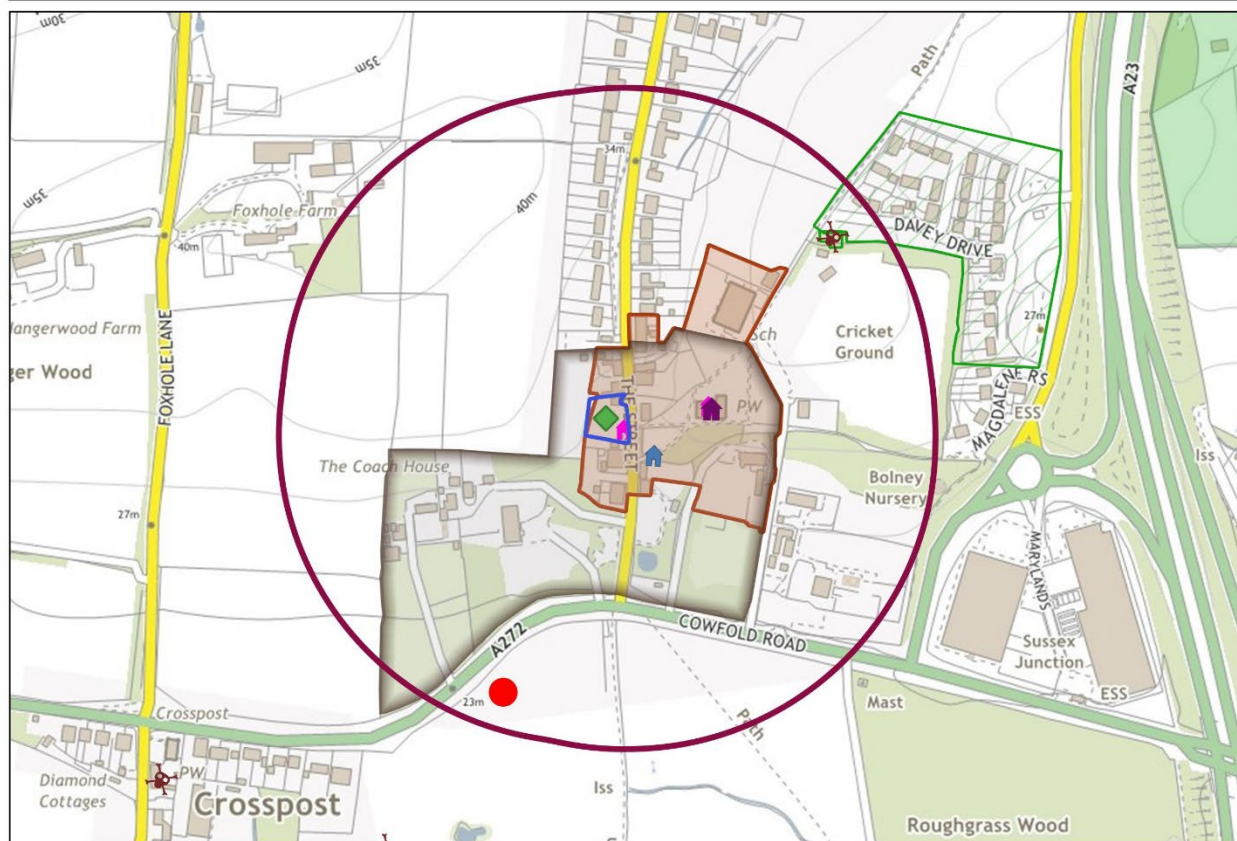
## 8. Further Information

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 Buffer Search centred on Walnut and Well Cottage, Boley



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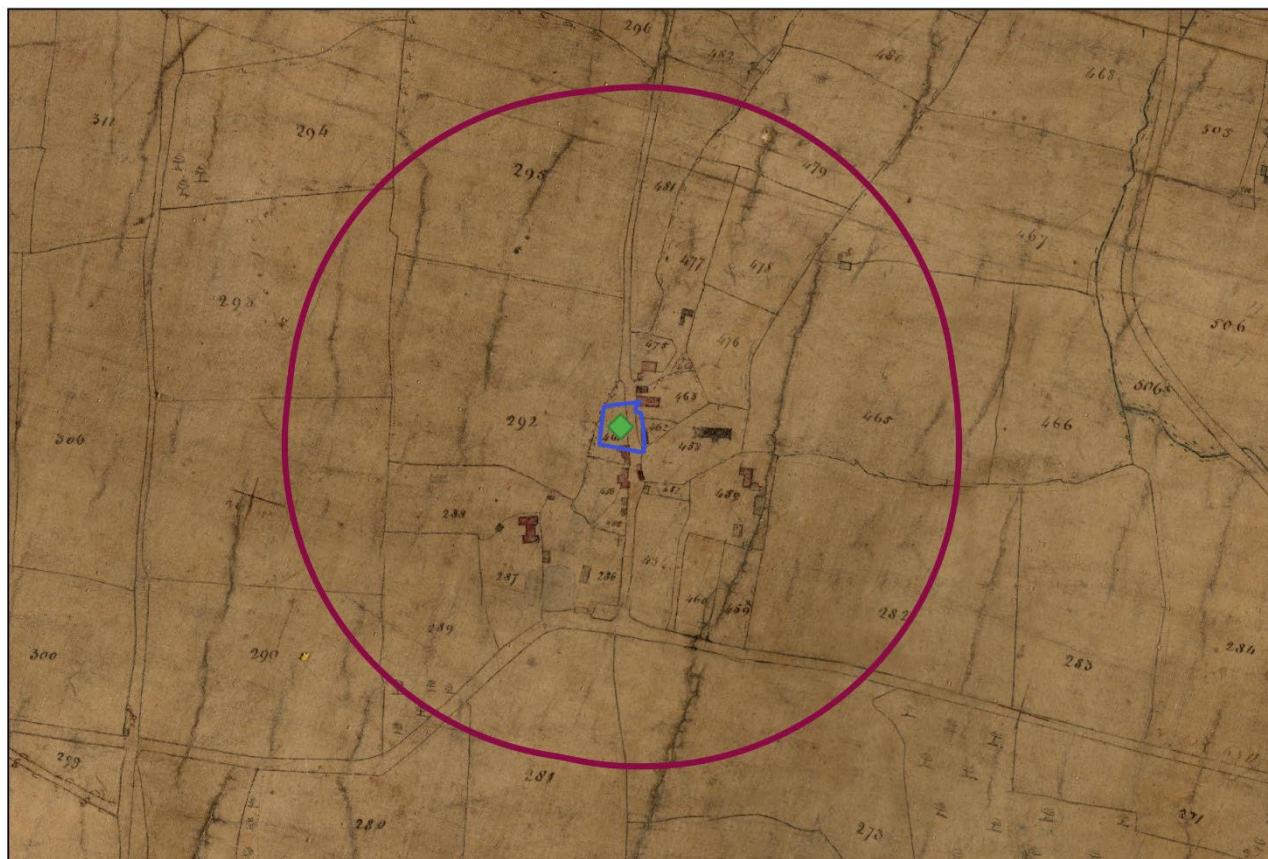
0 75 150 225 m

### Legend

|                                  |                     |         |                 |                    |                     |                             |
|----------------------------------|---------------------|---------|-----------------|--------------------|---------------------|-----------------------------|
| 250m Buffer of Red Line Boundary | BLD [0]             | FS [0]  | MON [0]         | [0]                | DesigANA (Poly)     | Registered Park and Gardens |
| Red Line Boundary                | Mon (Point) [14226] | LB [0]  | NEG [0]         | Mon (Line) [1030]  | Scheduled Monuments | Historic_Parkscapes         |
| Centre Point                     | CAN [0]             | LND [0] | PLA [0]         | Mon (Poly) [3095]  | Roman_Roads         |                             |
|                                  | MAR [0]             |         | DesigLB (Point) | Conservation Areas |                     |                             |

## Bolney Tithe Map dated 1842

250m Buffer Search centred on Walnut and Well Cottage, Boley



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0 75 150 225 m



### Legend

 250m Buffer of Red Line Boundary  Red Line Boundary  Centre Point Bolney\_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*