

Introduction

- 32.1 The village lies to the north of Haywards Heath and is famous for its picturesque High Street and village pond.
- 32.2 The boundary between Lindfield and Haywards Heath is indistinct as the settlements have merged into each other. On the northern side of the village there is a clear edge with the countryside, the boundary of the High Weald Area of Outstanding Natural Beauty lies a short distance to the north.
- 32.3 Lindfield is well served with local facilities. These include shops along High Street, Churches, King Edward Hall and the village Common with facilities for cricket, bowls and tennis.

Policies and Proposals

Built up Area Boundary

- 32.4 A built-up area boundary is defined for part of Lindfield, this runs along the northern and eastern sides of the village and seeks to conserve the rural setting of the village and to protect the surrounding countryside from unnecessary development. The southern and western sides of the village merge into the built up area of Haywards Heath.

Conservation Area

- 32.5 Lindfield Conservation Area was designated in 1969 in recognition of the special architectural quality and historic interest of the High Street and the area around the Common. The Conservation Area was first extended in 1989 to include the properties in Black Hill and again in 1998 to include Compton Road.
- 32.6 Lindfield has a strong individual village identity with a pond, a common, a church dating from the 13th century and a High Street. The High Street is lined with many buildings of architectural interest. Although representative of a variety of periods there are a number of buildings of medieval origin and the Georgian period. One of the most attractive features in the south part of the High Street is the way in which shops alternate with other uses. Black Hill forms an important approach to the village, the hill and the bend in the road providing changing views of trees and buildings and a glimpse of the Common beyond. Compton Road is indicative of how Lindfield grew in the early twentieth century, comprising mainly brick built dwellings with clay tiled roofs and retaining many of their original features.
- 32.7 The following features, in particular, contribute to the character of the Conservation Area:
- the variety of buildings both in terms of age and architectural style and detail including timber framing, a variety of brick bonds, original features such as windows, chimneys and doors;
 - the use of natural and traditional building materials including clay tiled roofs, sandstone, Horsham Stone roofs, mathematical tiles, tile hanging and stucco;
 - the rising curve of the High Street with the Church as a focal point;
 - a tree and hedge lined approach into the village from the north;

- the presence of trees and hedges around and between the buildings in Black Hill which contribute to the overall character and appearance of the area;
 - the trees along the High Street;
 - the work of Charles Kempe at Old Place; and
 - the large residential properties in Black Hill set well back from the road in spacious grounds.
- 32.8 In 1995 the Council made an Article 4(2) Direction covering part of the Conservation Area. This was extended in 1998 to include Compton Road. The purpose of making the direction was to enable the Council to control unsympathetic alterations to dwelling houses in the Conservation Area under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995. Planning Information Leaflets are available from the Council which provide further details on Conservation Areas and Article 4 Directions.

Areas of Townscape Character

- 32.9 The Council has designated parts of Lindfield as Areas of Townscape Character in accordance with Policy B16 of the Built Environment Chapter. The Council will pay particular attention to any proposals for development or redevelopment in these areas, having regard for their special townscape character. It will seek to ensure that this character is protected and where possible enhanced by any new development proposals. These areas have been identified on the relevant Proposals Map.

L11 Areas of Townscape Character have been designated at:

- College Road/Portsmouth Lane
- Summerhill Lane/West Common
- Sunte Avenue/Hickmans Lane/Denmans Lane (partially within Haywards Heath).

Employment

- 32.10 Sources of employment within the village are limited. There are some service industries and a site on the Lewes Road has been developed for small industrial units. Opportunities may arise for some limited provision of industrial or office floorspace to meet local demand.
- 32.11 A site, north of Meadow Drive, has existed as a scrap yard since 1934 and was registered as such by the Ministry of Defence during the last war. It is in a residential area and causing considerable disturbance to properties nearby. In view of its location the Council will resist any extension or intensification of this use on this site.

L12 Proposals which would result in the intensification of the industrial activity on land north of Meadow Drive will not be permitted. Should the industrial use cease during the Plan period the Council would permit proposals for residential development

where they accord with other local plan policies.

Community / Recreation Use

- 32.12 The village is generally well provided with open space and in particular Lindfield Common is a valuable asset. The provision of kickabout areas and playing fields more than meets the NPFA minimum standards, although there are some housing areas in the village that are further than 400m from the nearest equipped playground. Further provision of public open space will be sought where appropriate.

Community Facilities

Education

- 32.13 West Sussex County Council, as the Education authority, proposed to amalgamate Lindfield Infant and Junior schools on the site of the infant school. The new combined school has now been opened. The site of the former Junior school has been sold and redeveloped for residential use.
- 32.14 This development means that the site previously allocated for a County Junior school in Newton Road will no longer be required by West Sussex County Council for educational purposes.

