
Land west of Selsfield Road, Ardingly

Heritage Statement



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Abbreviations and Conventions used in the text			
c.	circa	LB	Listed Building
CA	Conservation Area	LPA	Local Planning Authority
ha	hectares	m	metres
HA	Heritage Asset	NGR	National Grid Reference
HE	Historic England	NHLE	National Heritage List for England
HER	Historic Environment Record	NPPG	National Planning Practice Guidance
km	kilometres	NPPF	National Planning Policy Framework

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2021) National Planning Practice Guidance (NPPG; (Department for Communities and Local Government), and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, 2014).

Executive summary

Project background

Savills Heritage and Townscape has been commissioned by Charterhouse Strategic Land to prepare a Heritage Statement to provide relevant and proportionate information with regard to the heritage sensitivities and impacts related to the proposed development of Land at Selsfield Road, Ardingly. The site has been reduced following feedback as part of the examination of the LPA's Site Allocations Development Plan Document.

This report focuses on above ground built heritage assets but also provides a statement of significance on potential below ground heritage assets (archaeological remains) which has been informed by a supplementary archaeological desk-based assessment.

Above ground designated heritage assets

The proposed development will not have a material impact on any designated heritage assets. There are a number of other designated heritage assets (four listed buildings and one conservation area) in the vicinity that have the potential to be impacted upon by development. This would be via a change in their setting.

The proposals respect the heritage significance and character of the Ardingly Conservation Area being set back and retaining an area of green open space beyond the western boundary of the site and at the south-west. This open space between the conservation area and the development preserves and sustains the significance of the conservation area and listed buildings by way of protecting their current rural setting.

*It is considered that the proposed residential development of the site will have a neutral impact on the setting of the Ardingly Conservation Area and the settings of the identified listed buildings, and will cause **no harm** to their significance. Overall the current proposals show a sustainable scheme with significant public benefits that has demonstrated a sensitive and conservation led approach in particular to the setting of the conservation area.*

Below ground heritage assets

Within the site itself there are no designated assets of archaeological importance, such as scheduled monuments. The archaeological potential within the site is for buried remains dating from the Romano-British to post-medieval periods.

It is unlikely that the site would yield any archaeological remains of medium or high significance, however due to the site being located in a recognised historic landscape, the local authority may require a preliminary archaeological fieldwork evaluation of the site, which would assess the below ground potential for archaeological remains.

This will be the decision of the local planning authority archaeological advisors. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a staged archaeological planning condition set out under the granting of planning consent.

1.0 Introduction

1.1 Project background

1.1.1 Savills Heritage and Townscape was appointed by Charterhouse Strategic Land (hereafter 'the client' or 'the applicant') to prepare a Heritage Statement to provide relevant and proportionate information to support an outline application for up to 35 dwellings, associated landscaping and infrastructure on land to the west of Selsfield Road, Ardingly, with all matters reserved except for means of access. The location and outline of the area (hereafter 'the site') is shown on **Figure 1**.

1.1.2 This Heritage Statement is informed by an initial Built Heritage Assessment undertaken by Savills (Savills 2019) and should be read in conjunction with the additional application documents.

1.2 The site and its wider context

1.2.1 The site is located within the village of Ardingly, and comprises an area of land north of the village on the western side of Selsfield Road. The site is bounded by the South of England Agricultural Showground to the north, Selsfield road (B2028) to the east, and public footpath 9Ar to the south.

1.2.2 The landscape character assessment for Ardingly Parish Council (HAD 2012) shows the site as residing in two separate Landscape Character Areas (shown on

1.2.3 Figure 2); The majority of the site forms its own parish character area, Parish Landscape Character Area 21 'Ardingly Showground South', whilst the eastern most part of the site was considered to have the same character as the adjoining showground and therefore lay in Parish Landscape Character Area 5 'Ardingly Showground'. A summary of each of these Landscape Character Areas is given below. The client's retained Landscape Consultant (Huskisson Brown Associates) considers these assessments to be a good overall summary of the wider landscape character within which the site is located.

No. 5: Ardingly Showground

- Located to the north of Ardingly and south of Wakehurst Place. Bordered by Selsfield Road to the east and Great Racks Wood to the west.
- Situated on a plateau at 125m AOD. Gently sloping to the south.

- Flat organised landscape with linear pattern of roads, tracks and paths used for the South of England Agricultural Show.
- Linear tree planting along routeways
- Closely mown grass
- Public footpaths running through it
- Some large low level buildings and car parking
- Areas of showground are fenced - 2m weldmesh
- Recreation ground and school playing field to the south share characteristics
- Low hedge forms eastern boundary. There is intervisibility between the showground and Selsfield Road. Signing and entrance features at vehicular entry points.

No. 21 Ardingly Showground South

- Located to the north of Ardingly and south of the main Ardingly Showground character area. Bordered by Street Lane to the west and the High Street to the east
- Situated on a plateau at 115-125m AOD. Gently sloping to the south.
- Flat organised landscape with linear pattern of tracks and paths. Used for recreation and overflow car parking for the South of England Agricultural Show.
- Formal linear tree planting along routeways and strong hedgerow boundaries along the roadside boundaries to east and west.
- Closely mown grass.
- Public footpaths are located to the north and south with informal paths running through it.
- Formal and open landscape influenced by Ardingly village and its use. The character is pleasant but is not representative of the wider AONB or High Weald.
- Visual links and urban influence from Ardingly village to the south - forms part of the village edge. Views from the conservation area to the south-west are blocked by vegetation.

2.0 Methodology and sources

2.1 Heritage Statement

- 2.1.1 This Heritage Statement has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF, 2021) and to standards specified by the Chartered Institute for Archaeologists (CifA Dec 2014a, 2014b) and Historic England (HE 2017, HE 2019).

2.2 Aims, objectives and scope

- 2.2.1 This report focuses on above ground built heritage but also summarises potential effects of the proposed development on below ground heritage and archaeology. Professional expert opinion has been used to assess built heritage significance, based on historic, archaeological, architectural or artistic interest.

- 2.2.2 The purpose of this Heritage Impact Assessment is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

- 1) Provide a heritage baseline assessment to understand the historic background and development of the Site and the surrounding area;
- 2) Formulate an assessment of the heritage significance of the sensitive built heritage assets considering their archaeological, historic, architectural and artistic interests, and;
- 3) Formulate an assessment of the impact of the proposed development on the significance of the heritage assets.

2.3 Assessment methodology

- 2.3.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment:

- 1) A **Heritage Asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);
- 2) The **Setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage and may change as the asset and its

surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2 Glossary);

- 3) **Significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.

2.3.2 Historic England guidance introduced the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

- 1) **Archaeological interest.** Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.
- 2) **Historic interest.** An interest in past lives and events. It tends to be illustrative or associative. Providing a material record of the nation's past, it can also provide meaning for communities derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.
- 3) **Architectural and artistic interest.** Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

2.3.3 National planning policy guidance (NPPG, July 2019) in relation to the historic environment provides a similar interpretation of assessing significance.

2.3.4 These criteria reflect NPPF terminology and previous Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008)), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).

2.3.5 In order to determine the full historic environment potential of the site, a broad range of standard documentary and cartographic sources were examined in order to determine the likely nature, extent, preservation and significance of any known or possible buried heritage assets that may be present within or adjacent to the site (

2.3.6 Figure 2).

2.3.7 The table below provides a summary of the key data sources. These data sources are referenced in the text and detailed in full in **Section 6**. The principal sources comprise:

Table 1: Sources Consulted

Source	Data	Comments
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Mid Sussex Shared Services	Historic Environment Record (HER)	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via pastscape website. This was consulted for the site and its immediate vicinity only.
Local Planning Authority	Conservation area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Local Planning Authority	Locally listed building	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Subsurface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Internet	Web-published local history	Many key documentary sources and specialist studies are now published online and can be used to inform the archaeological and historical background.

2.4 Site visit

2.4.1 In order to produce this Heritage Statement a site visit was carried out. Walkovers of the site and environs were completed, in order to determine the topography and existing land use, the nature of the existing buildings and monuments, identify any visible heritage assets (e.g. structures and earthworks), and to assess factors which may have affected the survival or condition of any known or potential assets.

2.4.2 The site visit also extended into the outer study area beyond the site for the purposes of scoping

designated heritage assets and their inter-visibility with the proposed development, as per Historic England's guidance, and for the settings assessment itself.

2.5 Assessing harm

2.5.1 In this Heritage Statement professional judgement is used to consider the impact of future development on the significance of a known or potential heritage asset. This is assessed in NPPF terms as '*no harm*', '*less than substantial harm*', '*substantial harm*' or '*total loss of significance*'. In addition the following guidance has been referred to:

- Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)
- Historic England Advice Note 2 (HEA2): Making Changes to Heritage Assets (February 2016)
- Historic England Advice Note 1 (HEA1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)

2.5.2 The following levels of harm may be identified during this assessment:

- **No harm (or 'preservation')**, such that the attributes identified within the statement of significance of the heritage asset have not been harmed.
- **Less than substantial harm**; and
- **Substantial harm**: The Planning Practice Guide (PPG) discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed' (PPG Paragraph: 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019)

3.0 Historical baseline

3.1 Introduction

3.1.1 The following section provides a brief summary of the historical development of the site and its environs, compiled from sources as listed in the References section and drawing on previous studies in the area surrounding the site, in particular the Built Heritage Assessment (Savills 2019) and the Archaeological Desk-Based Assessment which related to an enlarged site area, extending west to reach Street Lane (TVAS 2020).

3.1.2 Understanding the history and context of the relevant heritage assets is important to establishing their setting and the contribution that setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define setting and contribute to significance.

3.2 Historic development of the surrounding area

3.2.1 The historic development of Ardingly can be dated back to the Roman period. The Romans cut a military road from the coast to London, passing west of the 12th century church of St Peter, and through what is now Wakehurst Place car park. A second route developed as a drovers' road from the South Downs to the Saxon outliers for summer pasture. This route evolved into a highway and still exists today as the High Street.

3.2.2 A large majority of the open country in Sussex has been formed due to the progressive deforestation of deciduous woodland (of which the site continues an area of cleared Wealden forest). The underlying geology of the area is a complex mix of hard and soft sandstones, sandy beds and clays often resulting in a complex pattern of ridges and valleys.

3.2.3 Although not recorded in the Domesday book of 1086, the existence of a church in the early medieval period is known, as it was given by William de Warrene to the Priory of Lewes before his death in 1086. The existing church of St Peter occupies the site of a 12th century church, of which the only evidence now left is a small capital found buried in the north wall of the nave in 1887, which is now preserved in the north aisle. The present church (**Figure 5**) was built between 1325 and 1340, with a number of later

additions. Within the sanctuary there is an altar tomb and brass of Richard Wakehurst who died here in 1454. His daughter married Richard Culpeper and it was the Culpeper family who built the house we now know as Wakehurst Place.

3.2.4 The manor of Wakehurst, located immediately north of the South of England Agricultural Society, probably dates back to the 13th century, when its connection with the Wakehurst family was established. It passed by marriage to the Culpepers in 1454 with whom it remained for two hundred years, with Sir Edward Culpeper building the present house in 1590. It is now known as 'Kew in the Country' and is owned by the National Trust. Wakehurst boasts 500 acres of ornamental gardens, woodlands, a nature reserve and The Millennium Seed Bank, a world renowned hub for scientific activity with an objective to conserve 25% of the world's plant species by 2020.

3.2.5 It was in the later medieval period that the current High Weald landscape was formed. Woodland clearance continued throughout the 13th and 14th centuries forming agricultural fields around Ardingly. This medieval pattern of fields, woodlands and settlement is certainly still visible in the landscape around Ardingly today, with the landscape still covered by numerous areas of woodland. The historic mapping (

3.2.6

3.2.7 Figure 3 and

3.2.8

3.2.9 Figure 4) shows irregular woodlands, the result of piecemeal clearance, with agricultural fields also being irregular in shape.

3.2.10 The residential development in Ardingly can be dated back to the 15th century. Lullings, the modern name for West Hill Farm, is located to the north west of the church on the far side of the Ardingly Reservoir. The original portion is a timber framed 15th century building, now tile hung with a half hipped roof. A similar design to this is Upper Lodge, an early 16th century timber framed house to the south east of the church, in the eastern section of the conservation area. Situated along the High Street are a number of 17th century cottages and farmhouses, which also form an important part of the character of the eastern section of Ardingly Conservation Area, which is actually the hamlet of 'Hapstead'.

- 3.2.11 From the 15th to 17th centuries, the High Weald was the 'foundry of England', benefiting from the sandstone, ore, water and timber that was present in the area. The wealth generated by this industry funded large houses and parklands in the area. Towards the end of the 17th century, a depression in the iron industry slowed the period of growth and brought about a marked decline in agricultural rents.
- 3.2.12 In the 18th century, the improved transport in the High Weald effectively linked the growing markets of London and the coastal resorts. This resulted in an increase in arable farming, as well as the nobility and gentry buying up land and farms in the area. Fields were enlarged and the use of marl as a fertiliser was replaced by lime, transported from the South Downs.
- 3.2.13 In reviewing early mapping for the site it is apparent that during the 18th century the landscape would have had few dwellings. The village now known as Ardingly would have consisted of two small settlements, one centred on the 14th century church (Ardingly) and another at the junction of College Road and Lindfield Road (then known as Hapstead Green). It was not until the late 19th century that Ardingly and the area around it began to see some notable changes. In the 19th and early 20th centuries, the High Weald became a favourite area for the extension of 'London into Sussex' leading to an increase in lavish new houses set in exotic parklands.
- 3.2.14 Between the wars, Ardingly saw slow but steady development southwards along College Road. The Ordnance Survey map for 1937 (not reproduced) shows that a number of dwellings were built on both sides of the road, as far south as Lodgelands on the eastern side, and a single house on the western side directly opposite the northern corner of Standgrove Field.
- 3.2.15 Notable 20th century development in Ardingly included 22 almshouses, which were donated in 1960 by the owner of Wakehurst Place: Sir Henry Price, for retired workers in horticulture and agriculture. Up until the Second World War Ardingly was an agricultural parish, consisting of 19 farms and with the population being heavily engaged in agriculture. Post-war, the village began to change with housing development prevalent, with the housing firm E.H Munnion Ltd at one time having over one hundred employees. In the period following World War Two there were few changes, with the 1952 OS map (
- 3.2.16
- 3.2.17 Figure 4) appearing little different to the 1930s one. The following 20 years however saw further significant change within Ardingly Village, with further development occurring predominantly to the east

of the village.

4.0 Built heritage assets: statement of significance

4.1 Introduction

4.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

4.1.2 The NPPF defines the significance of a heritage asset as “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” The NPPF definition largely correlates with the interests identified by Historic England in their Historic England Advice Note 12 (2019).

4.2 Scoping

4.2.1 In accordance with **Step 1** of the methodology recommended by the Historic England guidance (GPA 3), some designated heritage assets within the wider environs of the site have been scoped out of this assessment as they would not be affected by the proposed development, in terms of material changes or changes to their setting and significance. This has been based on the distance of the asset from the site, taking into account the asset’s location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between asset and the site.

4.2.2 The initial assessment utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List, and the Historic Environment Record to identify which designated above ground heritage assets identified within 1km of the site boundary may include the proposed development area as part of their setting.

4.2.3 Following the site walkover the following statutory designated heritage assets have been scoped out of this Heritage Statement. This is due to the existing vegetation and built form which surrounds the site, as such there is no views to/from the site.

Table 2: Designated heritage assets scoped out

Designated heritage asset	List Number	Grade	Significance	Reason For Scoping Out	HS reference (Figure 2)
Jordan's Cottage	1025763	II	High	Distance/no inter-visibility from the site	L5
Jordans	1025792	II	High	Distance/no inter-visibility from the site	L6
Church Cottages	1354791	II	High	Distance/no inter-visibility from the site	L7
The Cottage, Hapstead Green	1025797	II	High	Distance/no inter-visibility from the site	L8
Hapstead Green Cottage	1025798	II	High	Distance/no inter-visibility from the site	L9
Upper Lodge	1025799	II	High	Distance/no inter-visibility from the site	L10
Holland House	1192512	II	High	Distance/no inter-visibility from the site	L12
Brickyard Cottages	1286530	II	High	Distance/no inter-visibility from the site	L13
"Bough Cottage, The Bough House With The Shop Attached"	1286582	II	High	Distance/no inter-visibility from the site	L14
"Hapstead Farmhouse South Cottage"	1286583	II	High	Distance/no inter-visibility from the site	L15
The Oak Inn	1354789	II	High	Distance/no inter-visibility from the site	L16
Little Hapstead	1354806	II	High	Distance/no inter-visibility from the site	L17
Old Knowles	1025793	II	High	Distance/no inter-visibility from the site	L18
The Croft	1192344	II	High	Distance/no inter-visibility from the site	L19
Townhouse Farmhouse	1192346	II	High	Distance/no inter-visibility from the site	L20
Pickeridge	1025586	II	High	Distance/no inter-visibility from the site	L21
Hickpots	1025801	II	High	Distance/no inter-visibility from the site	L22
"Jenkins Croft The Gardeners Arms Public House"	1025802	II	High	Distance/no inter-visibility from the site	L23
Horncombe	1181970	II	High	Distance/no inter-visibility from the site	L24
Bolney Farm	1192558	II	High	Distance/no inter-visibility from the site	L25
The Mount	1354769	II	High	Distance/no inter-visibility from the site	L26

4.2.4 As a result of this sifting process there are four listed buildings and one conservation area outside the

site, the setting and significance of which could potentially be impacted by the proposed development.

Table 3: Summary of Designated Heritage Assets for assessment

Designated Heritage Asset	List Number	Grade	Significance	HS reference (Figure 2)
Ardingly Conservation Area	Locally designated	NA	High	Labelled on Figure 2
The Parish Church Of St Peter	1286656	I	Very high	L1
Ardingly Church Of England Primary School	1025762	II	High	L2
Knowle Cottages	1025761	II	High	L3
Knowles Farmhouse	1354790	II	High	L4

4.2.5 The following section will assess the heritage significance of the asset, including the contribution made by the setting to this significance.

Ardingly Conservation Area

4.2.6 The Ardingly Conservation Area boundary is outlined in Figure 2, and was designated in two parts in 1984. In 1990 the western section, centred on the junction of Church Lane and Street Lane, was extended to incorporate the southern end of Church Lane. This part of the village is residential, with large dwellings set in spacious grounds. The eastern section, centred on the High Street, was also extended to include Butchers Shaw, the area of woodland immediately south of Street Lane. This section of the conservation area has expanded considerably and now forms the main centre of the village.

- **Historic interest:** The historic parts of the village are a strong contributor to the conservation area's character and identity as a place, with the current village originating in and influenced by the position of the former Roman Road and the siting of the church of St Peter. There are 47 statutory listed buildings in the parish of Ardingly, most located within the conservation area and at several historic farmsteads. As a result of its shared nature, the communal value of the conservation area is considered to be high. There are many buildings within the parish and the conservation area which have strong community value, such as the Church, Hapstead Hall, Post Office, Primary School, Pavilion, the Ardingly Inn and Fellow's Bakery. Therefore the historic interest of the conservation area is considered to be **high**.

Archaeological interest: the historic OS maps (Figures 3 and 4) exemplify the layout of the built development and demonstrate how the buildings within Ardingly are concentrated along the Street Lane frontage. The conservation area possesses evidence of the village's historic development, including a street layout that dates back to medieval times and historic buildings from the 15th to early 20th century. However, archaeological evidence would be severely limited and there are no records to indicate that this area is of any specific archaeological interest. Archaeological investigation may yield below ground remains which would contribute to the significance of the conservation area, however any surviving archaeological remains are likely to be of local importance, therefore the archaeological interest of the asset is considered to be **low**.

- **Architectural and artistic interest:** The village has a fairly consistent urban grain, with most of the traditional buildings being two storeys in height with pitched or hipped roofs. Timber framing and clay tile hung upper floors are prevalent on the earliest buildings. Owing to their acknowledged architectural and historic interest, the area's listed buildings are identified as primary contributors to its visual quality. The visual appearance of the buildings and their architectural style results in the aesthetic value of the conservation area being **high**.

4.2.7 The immediate setting of the conservation area which is considered to contribute to its significance is its historic core, principally characterised by the statutory listed buildings on Church and Street Lane and the High Street. The rural quality of Ardingly village is further enhanced by the green road verges, gardens to domestic dwellings and a lack of road markings and lighting (to the western section).

4.2.8 The wider setting of the conservation area is attractive and rural with wide open countryside. Much of this surrounding countryside makes a positive contribution to The High Weald Area of Outstanding

Natural Beauty. In terms of landscape the AONB is largely characterised by small, irregularly-shaped and productive fields bounded by hedgerows and small woodlands, predominantly of medieval origin, which were managed historically as a mosaic of small agricultural holdings typically used for livestock grazing. There are also distinctive zones of heaths and river valleys.

- 4.2.9 Overall, the site forms a very small percentage of this surrounding countryside, and it is set back from the historic cores of the conservation area. The landscape of the site is in a poorer condition than the surrounding countryside and is not typical of the character of the High Weald AONB. It is a flat, organised landscape, with a linear pattern of tracks and paths located to the north and south and informal paths running through it, as identified in the Ardingly Landscape Character Assessment for Ardingly Parish Council (July 2012). It is therefore considered that the site makes a considerably lesser contribution to the wider setting of the conservation area than its immediate setting. A separate Landscape And Visual Appraisal (HBA 2020) has been produced in regards to the site and gives a full assessment in landscape and visual terms and should be read in conjunction with this Heritage Statement.

The Parish Church of St Peter

- 4.2.10 The 14th century Parish Church of St Peter (Figure 5) was Grade I Listed in 1957. The church was constructed between 1325 and 1340 and has undergone a number of later additions. The west and only tower was added some 100 years later, and the Historic England list description makes direct reference to the tower being the principal reason for the church's Grade I Listed status. There is no visibility of the site from the church, owing to the curvature of Street Lane (Figure 9). However, the tower of the church is distantly visible from within the western end of the site, which is why it forms part of this assessment.

- **Historic interest:** the Church's communal and historic values are linked to its use as an active church, which has continuously played a role as a religious centre for the local community since the 14th century. The interior of the church holds significant monuments, including a 14th century tomb in the chancel which bears the effigy of a priest. There is a strong cohesive narrative for the church, which was held by Henry VIII as part of the English Reformation of the 1530's. Henry VIII granted the patronage to Thomas Cromwell, who held it until his execution in 1540. It then passed into the ownership of private patrons until the Church Pastoral Aid Society assumed patronage in 1925. The historic and communal values of the church are considered to be **high**.
- **Archaeological interest:** the building demonstrates church construction techniques and style from the 14th century onwards and survives relatively intact. The different stages of restoration are well documented and as the church sits on a site where a Norman Church stood previously, there is the potential for archaeological evidence which contributes to the evidential value of the building. Therefore the archaeological interest of the asset is considered to be **high**.
- **Architectural and artistic interest:** aesthetically the church is in a good condition and was built in the decorated Gothic style. The main body of the church consists of a chancel with a vestry to the north, nave with aisles, south porch and west tower. The chancel, nave and south aisle all date from the 14th century and were much restored in 1887 by Carpenter and Ingelow. The south porch and west tower date from the 15th century, with the north aisle being added as part of the 1887 addition. The church boasts five old bells from the 17th and 18th centuries and a 'modern' treble which was added in 1911. The elevations remain much as originally conceived and constructed and the aesthetic value of the Church is considered to be **high**.

4.2.11 The church's setting is primarily considered to be formed by the surrounding churchyard and associated monuments (its immediate setting). The architectural significance of the church can be best appreciated from either within the churchyard or from the junction of Church and Street Lane (Figure 5). Unusually the churchyard extends over the adjacent road (Balcombe Lane) and forms part of the land north of Balcombe Lane. This extended churchyard is also considered to form part of the church's immediate setting.

4.2.12 The wider setting of the church is considered to be the surrounding cottages and houses on Street Lane and Church Lane, many of which are statutory listed (Jordans, Church Cottages and Jordan's Cottage).

- 4.2.13 The site is considered only to form part of the church's extended setting, as there is no visibility from the church looking towards the site, and they are also a significant distance apart. There is no historical association between the site and the church.

Ardingly Church of England School

- 4.2.14 The mid-19th century Ardingly Church of England School (Figure 6) was Grade II Listed in 1983. The use of this building has changed and it is no longer a primary school. The St Peter's Church of England Primary School has relocated to the north side of Street Lane on Holmans, directly below the site as demonstrated by the 2002 OS Map (Figure 8). The asset now has a dual function as the St Peter's Church Centre and St Peter's Pre-School.

- **Historic interest:** the asset's communal and historic values are linked, owing to the use as a school and its historic role in the rural village of Ardingly. Its historical value derives from the asset's association with the church of St Peter and also from its educational use. The asset provides us with an understanding of the evolution of the educational provision in Ardingly over an extended period of time, and it represents a building where generations of local people were educated in the community. The historic and communal values of the asset are considered to be **high**.
- **Archaeological interest:** the building offers physical evidence of a late 19th century school within a rural environment, and despite an early 20th century later addition the front elevation remains much as originally conceived and constructed, which enhances the evidential value of the building. However, archaeological evidence would be severely limited and there are no records to indicate that this area is of any specific archaeological interest. Therefore the archaeological interest of the asset is considered to be **moderate**.
- **Architectural and artistic interest:** in terms of the aesthetic contribution made by its visual appearance, architectural style, and legibility as a heritage asset, it is judged that this principle makes a good contribution to the significance of the asset. The building is single storey, with the original portion of the building dating from the mid-19th century and consisting of two casement windows, two gables and a tiled roof. A pastiche addition was installed in the early 20th century, which is one bay wide with a gable to the east end. The architectural and artistic interest is considered to be **high**.

- 4.2.15 The asset is principally appreciated within its immediate setting, which consists of the paved area

which surrounds the building, and surpasses the front boundary railings to merge with Street Lane. As the principal façade is oriented to the north from this viewpoint, it is from Street Lane looking southwards (Figure 6) that the architectural significance of the building can be appreciated.

- 4.2.16 The asset's wider setting is considered to be the rural landscape to the north, which largely consists of the South of England Agricultural showground, and the group value and historic association that the asset shares with the church of St Peter. The site is considered to form part of the asset's extended setting. The site is located to the east of the asset and there is very distant inter-visibility between the two (Figure 11 and Figure 12). The only visible element of the asset from the site is the eastern side elevation, which is the non-original portion of the building. There is no historic connection between the asset and the site.

Knowle Cottages

- 4.2.17 The 18th century Knowle Cottages (Figure 7), located on the south side of Street Lane, were Grade II Listed on 11th May 1983. The single building consists of two units (Nos. 3 and 4 Knowle Cottages) and along with the neighbouring Knowles Farmhouse these are the closest listed buildings to the site, which is why they form part of this assessment.

- **Historic interest:** the historical value of the asset is considered to be **medium**, as the building has no real historical associations besides its historic relationship with Knowles Farm.
- **Archaeological interest:** although the elevations remain much as originally conceived and constructed, there is extremely limited potential for the asset to yield archaeological information and its archaeological interest is therefore considered to be **low**.
- **Architectural and artistic interest:** in terms of the aesthetic contribution made by its visual appearance, architectural style, and legibility as a heritage asset, it is judged that this principle makes a good contribution to the significance of the asset. The building is two storeys, constructed from sandstone, five windows wide with a clay tiled roof. The entrances to both houses are characterised by gabled porches. The front elevation remains largely unaltered, with the only addition being a set back ground and first floor brick extension to the eastern part of the building, which was constructed during the mid-1990's. The architectural and artistic interest of the asset is considered to be **high**.

Knowles Farmhouse

4.2.18 The 18th century Knowles Farmhouse (Figure 7), located on the south side of Street Lane, was Grade II Listed on 11th May 1983. The building is immediately to the west of Knowle Cottages, and was formerly No. 172 Knowles Cottages. As per Knowle Cottages, the asset is one of closest listed buildings to the site, which is why it forms part of this assessment.

- **Historic interest:** the historical value of the asset is considered to be **medium**, as the building has no real historical associations besides its historic relationship with Knowle Cottages.
- **Archaeological interest:** the elevations remain much as originally conceived and constructed, and archaeological investigation may yield archaeological remains which would contribute to the significance of the conservation area. However any surviving archaeological remains are likely to be of low importance, therefore the archaeological interest of the asset is considered to be **low**.
- **Architectural and artistic interest:** in terms of the aesthetic contribution made by its visual appearance, architectural style, and legibility as a heritage asset, it is judged that this principle makes a good contribution to the significance of the asset. The building is two storeys, constructed from sandstone, four windows wide with an off-centre projecting gabled porch. The roof is clay tiled and hipped with a large central chimney stack. The architectural and artistic interest is considered to be **high**.

4.2.19 Due to their close proximity, Knowle Cottages and Knowles Farm share the same setting and can be assessed as one. Historically the setting of these buildings has changed significantly over time. The 1874 OS Map (

4.2.20

4.2.21 Figure 3) demonstrates that the area directly opposite these buildings (on the north side of Street Lane and directly below the site) was in use as New Knowles Farm, and this farmland would have formed part of the rural setting of Knowle Cottages and Knowles Farm. This farmland evolved overtime, becoming allotments before being built upon, with the notable erection of a school.

4.2.22 The assets are principally appreciated within their immediate setting, which consists of their front gardens, bordered by a timber picket fence, and Street Lane. To the rear their large rear gardens and the surrounding farmland also form part of this setting.

- 4.2.23 The wider setting of these assets is considered to be the development on the north side of Street Lane (Figure 13 and Figure 14) as there is good inter-visibility between the two. The historical connection between the land north of Street Lane and the assets was lost in the early 20th century. The existing buildings north of Street Lane do not contribute to this wider setting of the assets.
- 4.2.24 The site is not considered to form part of the assets setting or contribute to their significance, as there is a buffer of buildings and land to the north between the site and the asset and there is no inter-visibility.

5.0 Buried heritage assets: statement of significance

5.1 Introduction

5.1.1 Future development of the site has the potential to impact upon the significance of the buried heritage assets (or archaeological remains), this can include Scheduled Monuments or non-designated heritage assets. A full assessment of the archaeological potential of the site has been provided by a dedicated archaeological desk-based assessment (TVAS 2020).

5.1.2 The following section discusses the archaeological potential of the site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival.

5.2 Previous archaeological investigations

5.2.1 An archaeological desk based assessment has been produced which covers the site, and the area to the west, beyond the site, extending to Street Lane (TVAS 2020). No archaeological investigations have been undertaken in the development area. The site is situated in a rural landscape with land use being broadly agricultural. It is unlikely that any future archaeological investigation on the site would yield evidence of past human activity which would contribute to the significance.

5.3 Prehistoric

5.3.1 *The site has low potential to contain prehistoric remains.* Only a handful of prehistoric finds have been recorded in the vicinity of the site and it is possible that centuries of cultivation have obscured the remains of earlier occupation and affected archaeological survival of remains from this period. If present such remains would be of **medium significance**, depending on preservation and extent, with this significance derived from archaeological interest.

5.4 Romano-British

5.4.1 *The site has low potential to contain Romano-British remains.* There is evidence for peripheral field systems relating to late Iron Age/Roman farmsteads within the study area. A Roman road is also present west of the site. If present such remains would be of **low significance**, depending on

preservation and extent, with this significance derived from archaeological interest.

5.5 Early medieval (Saxon)

5.5.1 *The site has negligible potential to contain early medieval (Saxon) remains.* Early to middle Saxon settlements in particular appear to have been small, dispersed and extremely mobile. As the potential for this period is assessed as negligible the likely heritage significance is not applicable, as this implies that remains from the period are not present within the site.

5.6 Later medieval

5.6.1 *The site has low potential to contain later medieval remains.* Natural woodland would have been cleared in the medieval period to make way for the common fields and this would have been a significant natural resource for adjacent settlements. While it is unlikely that significant medieval remains will be present across the site, there may be evidence of agricultural practices. If present remains dating to the medieval period would be of **low significance**, depending on nature, preservation and extent, with this significance derived from archaeological and historical interest.

5.7 Post-medieval

5.7.1 *The site has moderate potential to contain post-medieval remains.* These are likely to be comprised of agricultural remains related to the land use in this period. These post-medieval remains, if found, would be of **negligible significance**, again derived from archaeological and historical interest.

6.0 Impact assessment

6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource*...” (NPPF para. 189). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets

6.1.2 This section assesses the likelihood for the proposed development to have an impact on the significance of above ground (built) heritage assets. Such impacts include anything that would cause harm to the significance of the asset, e.g. physical impacts which would remove or change building fabric, or changes to the historic character and setting of designated above ground heritage assets within the site or outside it.

6.1.3 Change, including development, can ‘sustain’, ‘enhance’ or ‘better reveal’ the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials

6.2 Outline of the proposed development relevant to the assessment

6.2.1 The proposed residential development for the site comprises provision for; 35 new homes, associated landscaping and infrastructure.

6.3 Impact on built heritage assets

6.3.1 The impact of the proposed development on the significance of identified heritage assets has been assessed with reference to relevant policy and guidance (see **Section 2** of this document).

6.3.2 This stage of the assessment will consider both the impact of the proposed development on the

significance of each of the heritage assets in turn, and will then examine the potential for maximising enhancement and/or minimising harm, where identified. In examining the impact of the proposed development on the significance of the identified heritage assets, consideration is given to the scale, massing, design, materials, location, and topography of the site and the proposed development, and the degree to which these may alter the way in which the site contributes, or otherwise, to the significance of the identified heritage assets.

- 6.3.3 There will be no direct physical impacts on any of the heritage assets, with only indirect impacts through development within the wider settings of the assets.

Ardingly Conservation Area

- 6.3.4 The western boundary of the site is c.220m east of the northern part of the western section of the conservation area, and just outside the northern most section of the eastern section of the conservation area. The site is located away from the historic core of the town, and is significantly separated from the core of the eastern section of the conservation area by the Recreation Ground, which is also bordered by dense mature hedgerows and trees, which contribute to the visual separation of the site from the core eastern section of the conservation area. The site area was reduced following the Mid Sussex Site Allocation DPD examination in response to the potential impact upon the Ardingly Conservation Area and is now further separated from the western portion of the conservation area. This reduction in size mitigates any harm resulting from the proposed development, upon the western section of the conservation area.

- 6.3.5 The northernmost part of the eastern section of the conservation area stops just short of Cob Lane and incorporates the buildings on the east side of the High Street. There is no real inter-visibility of the site from these buildings, as they are set back from the High Street behind their own established boundary of mature trees and hedges, then separated by the busy two-way High Street and further separated still by the mature trees and hedgerows that border the site (Figure 16 and Figure 17). This northernmost part of the eastern section of the conservation area is largely characterised by the busy vehicular traffic on the High Street and is not considered to represent the aesthetic values or significance of the immediate and wider setting of the Ardingly Conservation Area.

- 6.3.6 The south western corner of the site extends towards the western portion of the conservation area

which is c.220m away. Public views of the site from within the western section of the conservation area are relatively distant along Street Lane between the statutory listed Knowles Farmhouse and the Ardingly Church of England School (Figure 15). As well as being distant, these views are also partially interrupted by dense hedgerows and mature trees. This is further established by the Ardingly Landscape Character Assessment (2012) which states that ‘the western edge of this area lies adjacent to Ardingly Conservation Area but there is a strong line of vegetation that screens any views of this character from the road’.

6.3.7 The immediate setting of the conservation area contributes to its significance by reinforcing its status as an area of rural and agricultural related buildings, some of which have architectural and historic significance, while its wider setting makes a smaller contribution to its significance by highlighting its context as a rural village.

6.3.8 As the site is only considered to make a minimal contribution the setting of the conservation area, the proposed development of modestly scaled and appropriately designed buildings on the site will have a **negligible** impact upon the setting of the Ardingly Conservation Area. The site’s close proximity to the northern edge of Ardingly village presents an urban influence, and development within this area would be in keeping with the settlement pattern of Ardingly.

The Parish Church of St Peter

6.3.9 The Parish Church of St Peter forms a key part of the western section of the Ardingly Conservation Area and subsequently has group value with the heritage assets in the village core on the junction of Street and Church Lanes. The church derives its significance from all three of the interests set out by Historic England, and in terms of setting derives its significance from both its immediate setting (the churchyard) and its wider setting (neighbouring heritage assets).

6.3.10 The site forms part of the asset’s extended setting as it is fairly distant from the asset and there is no inter-visibility from the Church and limited inter-visibility from the site. The impact of the proposed development on the significance of the asset is therefore considered to be **neutral**.

Ardingly Church of England School

6.3.11 The Ardingly Church of England School, now in use as a pre-prep school and church centre, principally

derives its significance owing to its original use, form and surviving historic materials. In terms of setting, the asset derives its significance from its immediate setting, which is comprised of its front paved area and Street Lane, and the asset is best appreciated from Street Lane looking southwards.

- 6.3.12 The western boundary of the site is in closest proximity to the asset, and is considered to form only a minimal part of the asset's extended setting. This extended setting of the asset is considered to contribute minimally to the asset's overall significance, especially as there is no historical connection between the site and the asset. The proposed development of the site would therefore have a **neutral** impact upon the significance of the listed building.

Knowle Cottages & Knowles Farmhouse

- 6.3.13 Both Knowle Cottages and Knowles Farmhouse principally derive their significance from their aesthetic interest owing to their largely original form and surviving historic materials. In terms of setting, the assets derive their significance from their immediate setting, which is comprised of their front and rear gardens and Street Lane, from which the assets are best appreciated.
- 6.3.14 The site is not considered to contribute to the setting or significance of either of these assets due to the intervening built form and topography north of Street Lane, and the distance from the assets. The proposed development of the site would therefore have a **neutral** impact upon the significance of the listed buildings.

6.4 Summary

- 6.4.1 The special architectural or historic interest of the listed structures and the character of the conservation areas resides in the original fabric of these assets and the inter-relationships between the assets within the conservation area. The wider rural setting of the assets (which includes the site) is considered to only make a lesser contribution to the heritage significance of each asset. As part of this application there will be no direct physical impacts on any of the designated heritage assets identified, with only indirect impacts through changes to the wider settings of the assets.
- 6.4.2 The high quality design inherent in the proposals displays a consideration for its location and the wider rural environment (Step 4 of the Historic England guidance). In addition the historical or functional connection between the existing site and the assessed heritage assets is not considered a key contributor to their significance (as opposed to their setting within the conservation area itself and

historic relationships within the group). Taking into account the contribution the application site makes to the setting of these assets, it is considered that the proposed development would sustain the assets in a manner appropriate to their significance. Furthermore, key views of the assets, which aid their appreciation as described in the above sections, shall not be impacted by the proposals.

- 6.4.3 Therefore it is considered that the proposals comply with local heritage policy and on balance it is judged that the proposals will not harm any designated heritage asset via a change in setting.

6.5 Impact on buried heritage assets (archaeology)

- 6.5.1 This section assesses the likelihood for the project to have an impact on the significance of buried heritage assets. Such impacts include anything that would cause ground disturbance, such as preliminary ground works, site strip, topsoil removal, landscaping, planting, foundations, services, drainage and/or lighting.

Preliminary site works

- 6.5.2 Works carried out as part of the initial site set up, including preliminary site stripping and demolition, the installation of site fencing and welfare facilities are assumed, for the purposes of this assessment, to cause ground disturbance to a maximum depth of 0.5mbgl and may impact archaeological remains.

Topsoil removal

- 6.5.3 It is assumed for the purposes of this assessment that topsoil would be removed across the entire site as part of the preliminary site works. Removal of topsoil is a potential impact as (in addition to the loss of any residual evidence it contains) it could expose any archaeological remains that may be present immediately beneath the topsoil. These may then be affected by movement of vehicles and plant involved in construction activities, for example through rutting and compaction. In addition, it is possible that topsoil removal without archaeological supervision may result in over-stripping, which would have an impact upon archaeological remains located beneath the topsoil, or under-stripping, whereby archaeological features are concealed beneath a thin layer of topsoil but are then exposed and unprotected from subsequent construction activities.

Standard strip or raft foundations

- 6.5.4 Standard strip or raft foundations (if used) would entail the removal of any archaeological remains within

the footprint of each excavated area to a typical depth of 1.0–1.5mbgl, as assumed for the purposes of this assessment. It is possible that the bases of deep cut archaeological features such as pits, ditches, wells and building foundations would remain intact beneath these impact levels, but their context could be lost.

Service / utilities trenches/ drains

- 6.5.5 The proposed excavation of new service trenches and drains would extend to a depth of 1.0– 1.5mbgl, as assumed for the purposes of this assessment. This would entirely remove any archaeological remains within the trench footprint.

Planting

- 6.5.6 Ground intrusion from the proposed tree planting and subsequent root action is assumed for the purposes of this assessment to reach a depth of c 1.0–1.5mbgl. This would entirely remove or severely disturb any archaeological remains at the tree location.

7.0 Legislation and policy compliance

7.1 Statutory protection: Listed buildings and conservation areas

- 7.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Key sections are reproduced in full below:

“s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

“s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”

7.2 National Planning Policy Framework

- 7.2.1 National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, July 2021). Section 16, ‘Conserving and Enhancing the Historic Environment’ specifically deals with historic environment policy and includes the following policy text:
- 7.2.2 Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 189).
- 7.2.3 In determining applications, LPAs 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. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 194).

- 7.2.4 In para 197 it states that 'In determining applications, local planning authorities should take account of:
- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - 2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - 3) the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.2.5 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 199).
- 7.2.6 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 200).
- 7.2.7 Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 201).
- 7.2.8 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 202).
- 7.2.9 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 203).
- 7.2.10 Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred

(para 204).

- 7.2.11 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 206).

7.3 Local planning policy

- 7.3.1 The site is located near Ardingly, within the District of Mid Sussex. As such, local planning policy is covered by the District Council's Development Plan documents which include the Mid Sussex Adopted District Plan.

Strategic objectives for the District Plan

- 7.3.2 A number of strategic objectives and policies relate to the historic environment. The strategic objectives are outlined below:

2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence;

4) To protect valued characteristics of the built environment for their historical and visual qualities; and

11) To support and enhance the attractiveness of Mid Sussex as a visitor destination. Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

- 7.3.3 Select Local Plan (adopted 2004) policies have been superseded by District Plan (adopted March 2018) policies. The key district policies, which relate to the site in design terms are reproduced in full below.

Policy DP34: Listed Buildings and Other Heritage Assets

Listed buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*

- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building; and*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other heritage assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic. Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

DP35: Conservation Areas

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination (Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.)

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:

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*

- *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Development will also protect the setting of the conservation area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

8.0 Conclusion and recommendations

8.1 Conclusion

- 8.1.1 This Heritage Statement has been produced to accompany an outline planning application for a residential development on land at Selsfield Road, Ardingly, West Sussex. This assessment is made within the context and requirements of relevant national and local planning policy and guidance, including the NPPF, Mid Sussex District Plan (in particular policy DP34 and DP35), and Historic England guidance on significance and setting. It has also considered the potential impact alongside relevant extant legislation.
- 8.1.2 The historic development of the site, in addition to an appraisal of the significance of the designated heritage assets within the vicinity of the site, has been used to inform the assessment of the proposed development's potential impact on the historic built environment.
- 8.1.3 This assessment meets the requirements of the NPPF and provides sufficient and proportionate information with regard to heritage considerations relating to the proposed development, as currently known, for the development of the site.

8.2 Built heritage considerations

- 8.2.1 The site is located to the north-east of the eastern section of the Ardingly Conservation Area, and c.220m east of the conservation area's western portion. There are four statutory listed buildings (Church of St Peter, Ardingly Church of England School, Knowles Farmhouse and Knowle Cottage) which are considered sensitive to the proposed development, which have been assessed in this report.
- 8.2.2 There will be no material impact to any designated heritage asset (conservation area or listed buildings) and therefore the integral historic and architectural interest of these assets will be preserved. All of the statutory listed buildings, with regards to setting, are fully appreciated in their immediate settings, and not their extended settings. They are also separated from the site through distance, topography and the built and natural environment. The proposals respect the character and appearance of the Ardingly conservation area and the only change will be to its wider setting, however, this change is judged to only equate to a neutral impact and as a consequence will cause no harm to the significance of the conservation area.

- 8.2.3 The significance of the Ardingly Conservation Area is derived from the historic and architectural interest found within the core street layout and original building fabric, along with the historic and functional connections between these internal assets. The immediate setting of the conservation area is derived from this historic core along with the listed and unlisted buildings. The proposed development site is located north of the main village, where development would be in keeping with the overall settlement pattern of Ardingly. Moreover, the proposed development site comprises only very small part of the conservation area's wider setting and is itself considered to be a landscape in poorer condition than the surrounding countryside and is not typical of the character of the High Weald AONB.
- 8.2.4 The development proposals do not exceed two storeys in height, and are broadly the same height as the built development in the village of Ardingly. The proposed building materials will reference the vernacular and the architectural design will complement and mirror the historic buildings within the neighbouring conservation area. Features of merit such as hedgerows and mature trees will be protected and retained within the site. Tree planning and vegetation cover will be introduced within the site itself, which will help to soften the development and emphasise the rural character of Ardingly village.
- 8.2.5 While it is considered the land which constitutes the proposed development site makes a lesser contribution to the significance of the conservation area than the immediate internal setting; the proposed layout has demonstrated special regard to protecting this immediate setting (and therefore the significance of the conservation area), utilising the existing tree line to the south-east of the site, the retention of the open land to the west of the site, and the provision of green landscaping to the south, in the area of the proposed attenuation pond. This layout will sustain the character and significance of the conservation area and listed buildings by way of preserving the current rural setting. The open space will also mitigate any visual impact to the setting of the conservation area from the particular view looking north west along Street Lane with the conservation area boundary to the west.
- 8.2.6 It is therefore considered on balance that the proposed residential development of the site will have a **neutral impact** on the setting of the Ardingly Conservation Area and the settings of the identified listed buildings, and will cause **no harm** to their significance as the historic and architectural interest of the conservation area will be sustained (and better reveal in the case of the proposed view corridor). The illustrative masterplan has demonstrated understanding of this heritage significance and protects of the setting of the Ardingly Conservation Area and associated listed buildings along with the particular views

into and out of the area, in line with District Plan Policies 34 and 35. Overall, the current proposals show a sustainable scheme with significant public benefits that has demonstrated a sensitive and conservation led approach in respect to the setting of the conservation area.

8.3 Below ground heritage considerations

8.3.1 Archaeological survival potential is expected to be low across the site, dependant on the historic period (as detailed in **Section 5**) and it is unlikely that the site would yield any archaeological remains of high significance. There is potential for remains (likely to be of low local significance) to survive beneath the existing soil horizon.

8.3.2 As the site is located within a well-documented historic landscape, the local authority may require a preliminary archaeological evaluation of the site which would assess the below ground potential. This will be the decision of the local authority archaeological advisors. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of future planning consent.

9.0 References

9.1 Documentary sources

HAD, 2012, Landscape character assessment for Ardingly Parish Council

Historic England, 2017 The setting of heritage assets. Historic Environment Good Practice Advice in Planning Note 3.

Historic England, 2019 Advice Note 12: Statements of Significance. Swindon

MHCLG 2021 [Ministry of Housing, Communities and Local Government], July 2021 National Planning Policy Framework

MHCLG 2018 [Ministry of Housing, Communities and Local Government], July 2018 Conserving and Enhancing the Historic Environment: Planning Practice Guide

Thames Valley Archaeological Services Ltd (TVAS). 2020. Land at Selsfield Road, Ardingly, West Sussex - An archaeological desk-based assessment

Savills. 2019. Ardingly Showground Built Heritage Assessment. Unpub report

9.2 Cartographic sources

1575 Saxton's Map of Sussex

1840 Tithe map

1874 Ordnance Survey map

1897 Ordnance Survey map

1957 Ordnance Survey map

1973 Ordnance Survey map

1993 Ordnance Survey map

2019 ESRI Satellite Imagery

9.3 Online and other sources

british-history.ac.uk

<https://historicengland.org.uk>

<https://www.pastscape.org.uk/>

<https://www.heritagegateway.org.uk/gateway/>

<https://www.thegenealogist.co.uk>

<https://maps.nls.uk>

10.0 Appendix 1: Gazetteer of known heritage assets

10.1.1 The table below represents a gazetteer of known historic environment sites and finds within the study area. Each entry has an assessment (HS ref:) reference number. The gazetteer should be read in conjunction with the heritage assets on Figure 2.

Table 4: Built heritage assets within 1km buffer

Built heritage assets	List Number	Grade	Significance	HS reference (Figure 2)
Ardingly Conservation Area	Locally designated	NA	High	Labelled on Figure 2
The Parish Church Of St Peter	1286656	I	Very high	L1
Ardingly Church Of England Primary School	1025762	II	High	L2
Knowle Cottages	1025761	II	High	L3
Knowles Farmhouse	1354790	II	High	L4
Jordan's Cottage	1025763	II	High	L5
Jordans	1025792	II	High	L6
Church Cottages	1354791	II	High	L7
The Cottage, Hapstead Green	1025797	II	High	L8
Hapstead Green Cottage	1025798	II	High	L9
Upper Lodge	1025799	II	High	L10
Holland House	1192512	II	High	L12
Brickyard Cottages	1286530	II	High	L13
"Bough Cottage, The Bough House With The Shop Attached"	1286582	II	High	L14
"Hapstead Farmhouse South Cottage"	1286583	II	High	L15
The Oak Inn	1354789	II	High	L16
Little Hapstead	1354806	II	High	L17
Old Knowles	1025793	II	High	L18
The Croft	1192344	II	High	L19
Townhouse Farmhouse	1192346	II	High	L20
Pickeridge	1025586	II	High	L21
Hickpots	1025801	II	High	L22
"Jenkins Croft The Gardeners Arms Public House"	1025802	II	High	L23
Horncombe	1181970	II	High	L24
Bolney Farm	1192558	II	High	L25
The Mount	1354769	II	High	L26

11.0 Appendix 2: Figures

Figure 1: Site Location Plan.

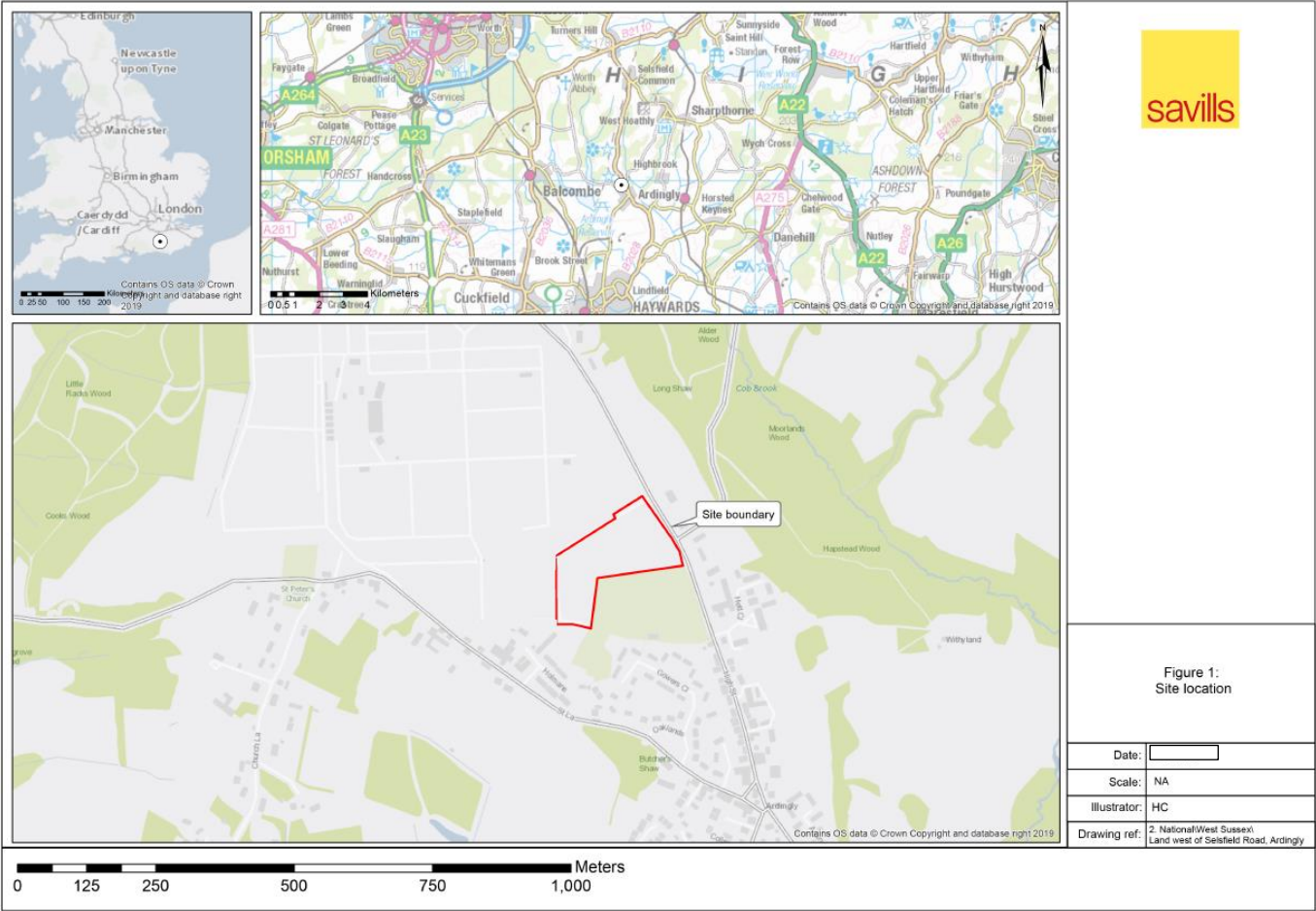


Figure 2: Plan of recorded heritage assets within the site and 1km wider study area.

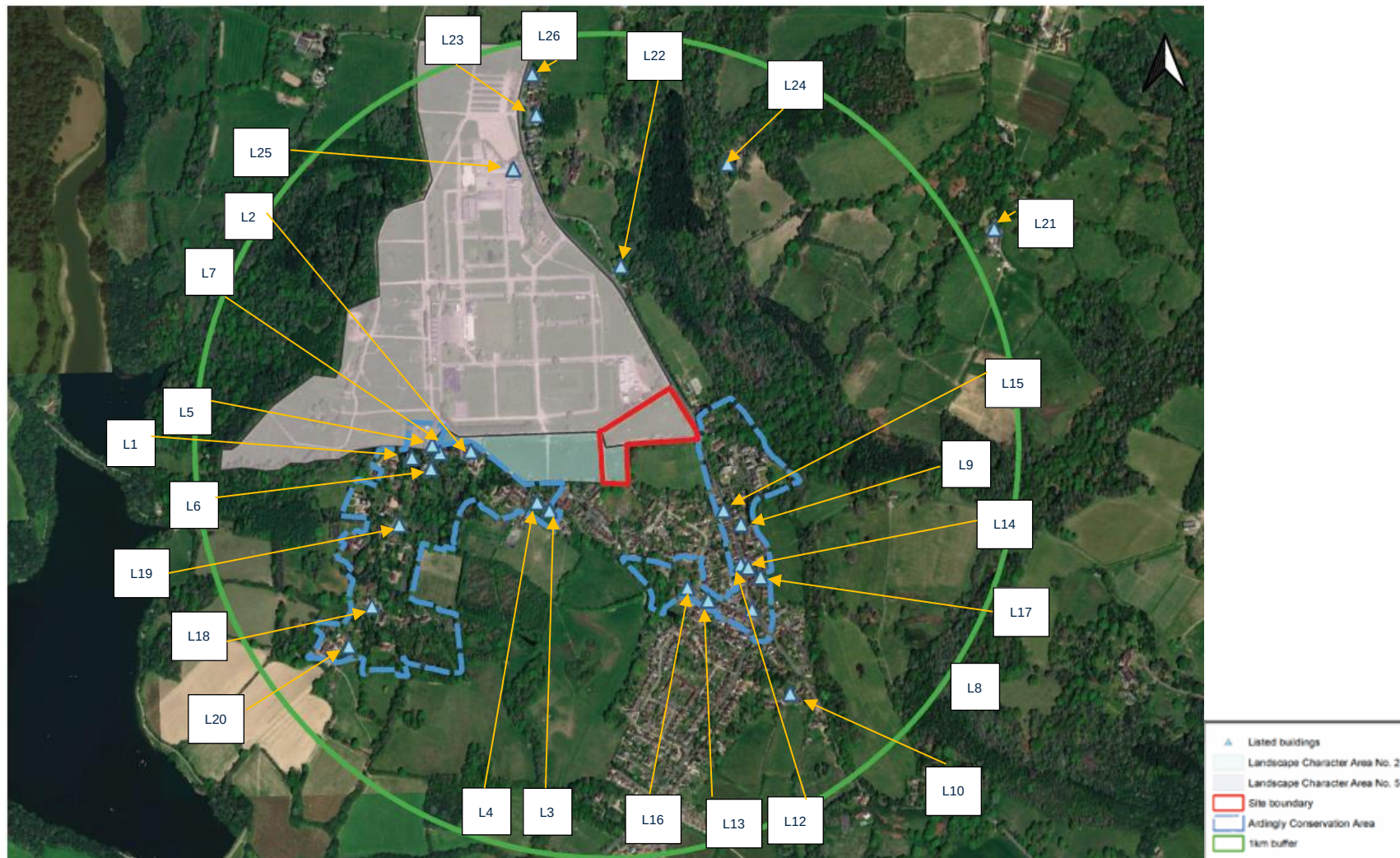


Figure 3: Historic maps 1/2



Figure 4: Historic maps 2/2





Figure 5: The 14th century church of St Peter in the western section of the Conservation Area.



Figure 6: Ardingly Church of England School, now operational as the Church Centre.



Figure 7: Knowle Cottages on the south side of Street Lane.



Figure 8: View looking north across the arable field to the south of the site



Figure 9: View towards the site from the Parish Church of St Peter. No inter-visibility.



Figure 10: View from the west of the site looking west towards the Church. The tower is barely visible.



Figure 11: View looking eastwards from Ardingly Church of England School towards the site.



Figure 12: Looking westwards from the west of the site towards Ardingly Church of England School (school partly visible).



Figure 13: View directly opposite Knowles Farmhouse which forms part of the assets wider setting. The site not visible.



Figure 14: View of school directly opposite Knowle Cottages forms part of assets wider setting. The site not visible.



Figure 15: View looking north towards the site from College Farm Cottages



Figure 16: View from Cobb Lane looking south down the High Street within the Conservation Area.



Figure 17: View from the two-way High Street looking towards the site. Visibility very restricted.



Figure 18: View from Street Lane



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