

Land West of Selsfield Road, Ardingly

Planning Statement

**Including Affordable Housing Statement
and Statement of Community Involvement**

Date of report: May 2026

PREPARED FOR



savills

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Document History

Issue	Date	Issued by	Comment
1.0	May 2026	Savills	



1. Introduction

- 1.1 This Planning Statement has been prepared by Savills on behalf of Antler Homes (“The applicant”) and is submitted to Mid Sussex District Council (herein referred to as “MSDC”) in support of the application for the approval of the Reserved Matters associated with outline planning permission DM/22/1575, for Land West of Selsfield Road, Ardingly.
- 1.2 Outline planning permission DM/22/1575 was granted on 8 June 2023 for “*the development of up to 35 dwellings, associated landscaping and infrastructure, with all matters reserved except for means of access*”
- 1.3 Application DM/23/3250 then sought to vary the approved plans tied to the original permission, and was approved on 29 February 2024.
- 1.4 Consequently this application seeks approval of reserved matters on the site with the following description:
- 1.5 *Reserved Matters application for consideration of consider all outstanding matters (layout, scale, landscaping and appearance) in respect of outline planning permission DM/22/1575 (and the subsequent variation of conditions 2 and 11 through permission DM/23/3250).*
- 1.6 The purpose of this planning statement is to outline the proposed development, explain its context, and assess the relevant planning policy considerations.

Application Package

- 1.7 This Planning Statement should be read in conjunction with the accompanying plans and supporting documents which collectively form part of this reserved matters application. The full application package is listed in the accompanying covering letter.

Statement Structure

- 1.8 This report is structured in the following sections and will provide the Council with full details and justification for the proposed development:
- Section 2 provides details on the site context;
 - Section 3 sets out the background of the application;
 - Section 4 summarises the proposed development;
 - Section 5 reviews the relevant planning policy;
 - Section 6 sets out the planning considerations;
 - Section 7 sets out the affordable housing statement;
 - Section 8 concludes the Planning Statement.

2. Site Context

- 2.1 Land to the west of Selsfield Road is located to the north of the village of Ardingly, within the administrative boundary of MSDC. The Site comprises approximately 2.3 hectares of open grassland bounded by trees and hedgerows to the north, east, and south. Residential properties, the village Primary School and a recreation ground are directly adjacent to the site to the south.
- 2.2 The Site is formed by an irregular shaped parcel of land which effectively wraps around the recreation ground. The site abuts Selsfield Road (B2028) to the east, the extant South of England Showground access road to the north, an open area of grassland to the west and the village to the south.
- 2.3 The Site is adjacent to the settlement boundary of Ardingly, designated as being within the High Weald National Landscape (NL), and just within the 7km Ashdown Forest zone of influence. It is classified as falling within Flood Zone 1, which is the lowest risk of fluvial flooding.
- 2.4 There are no listed buildings on or directly adjacent to the site. The site does not lie within a Conservation Area, however the designated Ardingly Conservation Area is located in two separate sections, extending to the east and west of the site.
- 2.5 The Site is within easy access of the local road network which provides access to the M23 as well as nearby villages and towns. It is also located in close proximity to existing public transport, with a bus stop close to the eastern boundary of the site on the B2028. The 272 bus service provides direct public transport links to Haywards Heath, Brighton and Crawley. Haywards Heath train station is located only 6km away to the south and provides regular mainline rail services to both Brighton and London.
- 2.6 Within Mid Sussex District, Ardingly is identified in Policy DP6 of the District Plan 2014 – 2031 as being a Category 3 settlement – ‘medium sized village’ - alongside such settlements as Balcombe, Pease Pottage and Handcross.
- 2.7 The site is subject to an allocation in the Site Allocation DPD for 35 dwellings (SA25). The Site Allocations DPD also realigns the settlement boundary to include the site as part of the identified built up area of Ardingly.

3. Application Background

3.1 The following are the most relevant applications for the site:

Application	Description	Decision
DM/23/3250	Variation of condition nos. 2 and 11 relating to planning application DM/22/1575 - to replace existing plans with Access Plan - Ref 196651-002 Rev A Location Plan SK001 Rev B and Location Plan MP001 Rev B.	Approved 29 Feb 2024
DM/23/1089	Variation of Section 52 Agreement for South of England Showground to disapply (or release) the red line area from the Agreements	Approved 2 Aug 2023
DM/22/1575	Outline application for the development of up to 35 dwellings, associated landscaping and infrastructure, with all matters reserved except for means of access	Approved 8 Jun 2023

3.2 Application DM/23/3250 was applied for (and approved) in order to correct a misalignment of the red line granted at the outline stage, and ensure that site access to the highway network was correctly captured as part of the site's red line.

Layout

4.3	The layout retains strong similarities with the illustrative layout shown at the outline stage, with access from the northeastern part of the site. The most notable change is the relocation of the SuDS feature as this has had to be moved for technical reasons.
4.4	The dwellings are evenly distributed across the site with provision of public open space and a LAP. Parking is provided in line with WSCC guidance for parking at new residential developments. There are also connections into the existing wider public footpath network.

Scale

- 4.5 Most buildings within Ardingly are two storeys in height, however there are some single and two and a half storey dwellings too. Currently, the closest properties opposite the Site on Selsfield Road are two storeys in height.
- 4.6 The application proposals include two and two-and-a-half storeys which will appear entirely consistent with the surrounding area. There will be a mix of 2, 3, 4 and 5 bedroom homes, as guided by the local housing demands in Ardingly.

Appearance

- 4.7 The appearance of the proposed development has been carefully designed to respect the character of Ardingly. Dwellings have been designed to include a number of architectural features including chimneys, tile hanging, brick detailing, bay windows and porches. A comprehensive palette of external materials, using colours and textures, to reflect the local vernacular will be used to seamlessly integrate the development into its surroundings.

Landscaping

- 4.8 All boundaries of the site are tree lined with existing trees and hedgerows. The proposed development also provides an opportunity to plant new native species of tree as part of a landscape strategy. The public open space is located in the north-eastern corner of the site and the LAP is in the south eastern corner. The SuDS basin in the central southern area of the site to support the drainage strategy as well as create a feature at the end of the central spine road of the proposed development.

5. Planning Policy Context

- 5.1 This section provides a summary of the relevant planning policy as set out by the National Planning Policy Framework (NPPF), the Development Plan and any other relevant guidance and evidence base documents. The policy context has fed into the outline decision, and influenced the conditions imposed as part of the outline permission, hence the below is just a summary of policy.

The National Planning Policy Framework (NPPF)

- 5.2 The NPPF is the overarching national planning document which guides development in the country and to which Local Development Plan and decisions must accord. The latest iteration of the NPPF was published in December 2024. It sets out the national policy which guides Local Planning Authorities (LPA's) on plan making and decision taking.
- 5.3 The NPPF sets out that the Government expects the planning system to deliver homes, businesses, and infrastructure and improve local places whilst at the same time protecting and enhancing the natural and historic environment.
- 5.4 The National Planning Policy Guidance (NPPG) supports the NPPF and provides high-level guidance with regard to specific planning issues and processes. Where applicable, the NPPG notes are referenced within this document.

The Development Plan

- 5.5 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Mid Sussex District Council (ADC) comprises of the following:
- Mid Sussex District Plan 2014-2031 (adopted 2018)
 - Ardingly Neighbourhood Plan (adopted November 2014).
 - Site Allocations DPD (2022)
- 5.6 The following guidance documents are also relevant to this proposal:
- Affordable Housing SPD (2018)
 - Mid Sussex Design Guide (2020)
 - High Weald AONB Housing Design Guide (2019)
 - Planning Noise Advice Document (2023)

Local Plan and Planning Policies

- 5.7 The most relevant Local Plan policies that have been considered in the formulation of the proposals are as follows:

District Plan

- Policy DP16: *High Weald Area of Outstanding Natural Beauty*
- Policy DP21: *Transport*
- Policy DP22: *Rights of Way and other Recreational Routes*
- Policy DP26: *Character and Design*
- Policy DP27: *Dwelling Space Standards*
- Policy DP28: *Accessibility*
- Policy DP29: *Noise, Air and Light Pollution*
- Policy DP30: *Housing Mix*
- Policy DP31: *Affordable Housing*

- Policy DP34: *Listed Buildings and Other Heritage Assets*
- Policy DP35: *Conservation Areas*
- Policy DP37: *Trees, Woodland and Hedgerows*
- Policy DP38: *Biodiversity*
- Policy DP41: *Flood Risk and Drainage*

Site Allocations DPD

- Policy SA25: Land West of Selsfield Road, Ardingly

Ardingly Neighbourhood Plan

5.8 The Ardingly Neighbourhood Plan was adopted in 2015. Relevant policies include:

- Policy ARD 4: Suitable Alternative Natural Greenspace
- Policy ARD 5: Housing Design
- Policy ARD 8 : Biodiversity
- Policy ARD 9: Heritage Assets

Emerging Planning Policy

Mid Sussex District Plan

5.9 Whilst the emerging Local Plan has is currently at the examination stage, with hearings held in February and March 2026 it has not yet been adopted. The following policies within the emerging plan are therefore considered to be relevant to the proposals, but can only be considered to have limited weight until such time as the new plan is found sound at the examination and formally adopted:

- DPS1: Climate Change
- DPS2: Sustainable Design & Construction
- DPS5: Water Neutrality
- DPS6: Health and Wellbeing
- DPN1: Biodiversity, Geodiversity and Nature Recovery
- DPN2: Biodiversity Net Gain
- DPN4: Trees, Woodland and Hedgerows
- DPN6: Pollution
- DPN7: Noise Impacts
- DPN8: Light Impacts and Dark Skies
- DPC4: High Weald Area of Outstanding Natural Beauty
- DPC6: Ashdown Forest SPA and SAC
- DPB1: Character and Design
- DPT1: Placemaking and Connectivity
- DPT2: Rights of Way and Other Recreational Routes
- DPT3: Active Travel
- DPT4: Parking and Electric Vehicle Infrastructure
- DPH7: Housing Mix
- DPH8: Affordable Housing
- DPH11: Dwelling Space Standards
- DPH12: Accessibility

6. Planning Assessment

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that all decisions must be determined in accordance with the Development Plan, when taken as a whole, unless other material considerations indicate otherwise.

The Principle of Development

- 6.2 The outline planning permission granted on 8 June 2023 (DM/22/1575) established the principle of development on the site for up to 35 dwellings. Application DM/23/3250 sought to vary the approved plans tied to the original permission, and was approved on 29 February 2024. This reserved matters application for the development is in accordance with the outline planning permission approved under application DM/23/3250, and therefore the principle of development at the site for 35 dwellings is acceptable.

Access and Highways

- 6.3 Access to the site was agreed and approved as part of the Outline Application, with the access location identified as part of the approved plans.

Housing Tenure & Mix

- 6.4 The proposed development includes 35 dwellings including 24 private and 11 affordable homes. Overall, this is a provision of 31% affordable housing in compliance with adopted **Policy DP31** and emerging **Policy DPH8**. For further details please see the Affordable Housing Statement at Chapter 7. All dwellings exceed the NDSS and are designed to M4(2) Adaptable and Accessible Standards in line with adopted **Policy DP27**, emerging **Policy DPH11** and surpassing requirements of **Policy DP28**.
- 6.5 Overall, the mix aligns with the objectives set out within adopted **Policy DP30** in providing a mix of dwelling types and sizes, including affordable housing. The mix is reflective of the house types and sizes sought in Ardingly.

Site Design & Layout

- 6.6 The proposed development has been designed with a vision to create a high quality, attractive new residential development that offers a range of private and affordable housing, that responds to and enhances the local area and integrates into the wider community.
- 6.7 There is a perimeter block form of development creating clear boundaries between public and private spaces and a strong active frontage. Dwellings have been strategically placed to shield rear gardens from sound emitted from Selsfield Road and the show ground in times of use. The landscape led design includes open space, play space, extensive planting and fully integrated surface water drainage system to increase biodiversity. The integrated pedestrian / cycle pathways create permeability from Selsfield Road to the public footpath network to the south, supporting the aims of adopted **Policy DP22**.
- 6.8 In line with adopted **Policy DP26** and emerging **Policy DPB1**, design of the development has been carefully considered to reflect the local character of Ardingly and the High Weald AONB. A comprehensive palette of external materials, using colours and textures, to reflect the local vernacular will be used to seamlessly integrate the development into its surroundings. Materials include a range of facing and contrasting bricks, hanging tiles (with club tile detailing), white weatherboarding, off-white render and reconstituted portland stone with plain roof tiles (with half round ridges and bonnet hips to match). There are a number of different house types proposed all including arrange of architectural details including bay windows, porches and chimneys.

- 6.9 The design and layout of the site is addressed in detail through the accompanying Design & Access Statement, accompanying plans and the detailed supporting landscape information. However, the key principles of development identified in policy SA25 have been accorded with. This includes enhancing the connectivity of the site with Ardingly village and existing PRoW, retaining and enhancing the existing trees and hedgerows, incorporating SuDS, conserving and enhancing the landscape character of the High Weald AONB and respecting the distinctive character of the village. Policy SA25 requires a number of reports and assessments to be undertaken, including a LVA, Noise Assessment, Transport Strategy, Flood Risk Assessment and BNG enhancement. These have been submitted in support of the application.

Parking

- 6.10 Parking has been provided in line with WSCC guidance for new residential developments. Due to the proposed development offering some flexible plots with either 3 or 4 bedrooms or 4 or 5 bedrooms, calculations have been conducted on the minimum and maximum parking requirements (taking into account the plus or minus 10% variation allowance). With this in mind, the WSCC standards allow a total parking demand of between 76 and 94 car parking spaces.
- 6.11 The proposed development offers a range of car parking including carports, single and double garages, on plot, on street and allocated street parking. In total the proposed development provides 69 uncovered/carport spaces, 17 single garages (equating to 8.5 spaces) and 10 double garages (equating to 5 spaces). There are 9 visitor parking spaces which exceeds the minimum requirement of 7 visitor spaces.
- 6.12 Electric vehicle charging provision will be provided in line with *Building Regulations Approved Document S*, resulting in all dwellings with an on-plot parking space being provided with an active charging point.
- 6.13 Cycle parking will be provided in line with the WSCC standards, either within garages or cycle storage sheds within rear gardens.
- 6.14 For further information please see the submitted supporting Highways Conformity Technical Note prepared by Ardent demonstrating compliance with adopted **Policy DP21** and emerging **Policy DPT4**.

Density

- 6.15 The proposed development has been designed to deliver 35 dwellings as per the requirements of Policy SA25. This equates to a density of 18.9 dwellings per hectare which is an appropriate density given the site's edge of village location.

Landscape

- 6.16 A Landscape Visual Appraisal has been produced by Huskisson Brown Associates.
- 6.17 The overall landscape effect of the proposed development in the reserved matters scheme is considered to be the same as that for the outline scheme, this being of medium adverse in magnitude at Day 1, resulting in a slight / moderate adverse importance of landscape effect at Day 1 that would be confined to a relatively small area immediately adjoining the site.
- 6.18 As was considered for the outline application, subject to appropriate long-term management and maintenance, the existing and augmented boundary hedgerows and new structural landscape would over time help to further embed the site into the local area, resulting in a reduction in the magnitude and importance of landscape effect to slight adverse by Year 15 and remaining confined to a small area immediately around the site.

- 6.19 In response to adopted **Policy DP16** and emerging **Policy DPC4**, relating to the High Weald National Landscape designation, the proposed development has sought to respond to the landscape management guidelines identified in the High Weald AONB Management Plan. Overall, the proposed development is considered to result in a neutral landscape effect on the core components and purpose for designation of the High Weald National Landscape.

Heritage

- 6.20 A Heritage Statement was prepared by Savills in April 2022 to support the Outline Application. This report found that development of the site will not have a material impact on any designated heritage assets.
- 6.21 All of the statutory listed buildings are enjoyed in their immediate settings, not their extended settings, and given the distance between the proposals and the heritage assets the only change will be in the wider setting. This change is adjudged to be of a neutral impact and one that will cause no harm to the significance of the Conservation Area.
- 6.22 Overall, the heritage report found that the proposals, in conjunction with the proposed landscaping and planting, would not result in any harm to the heritage assets and accord with Local and National Planning policies, including adopted policies **DP34** and **DP35**, regarding the protection and conservation of heritage assets.

Drainage

- 6.23 In line with adopted **Policy DP41**, an attenuation basin is provided in the central southern area of the site.
- 6.24 The previously approved FRA/Drainage strategy prepared by Ardent Consultants submitted as part of the Outline application utilised infiltration as the form of surface water discharge. Later infiltration testing indicated that this was not a viable solution. A further report was prepared by Calibro in response to comments raised by West Sussex County Council as LLFA. The report by Calibro utilises an existing ditch to the west of the site as a positive outfall, this method of discharge has been taken forward as the scheme has progressed.
- 6.25 Surface water drainage is proposed to discharge into the existing ditch to the west of the site. In order to allow a gravity discharge to the existing ditch to the west (and to avoid excessive fill) a smaller catchment will be pumped via a package surface water pumping station into the northern gravity network upstream of the proposed attenuation basin.
- 6.26 The foul discharge point will be via a gravity connection to the existing manhole 6601 in Selsfield Road to the east of the site. A pumping station will be provided for the four properties in the south west corner of the site to enable discharge into the proposed gravity network to the north.
- 6.27 Further information can be found in the submitted supporting Drainage Statement prepared by GTA Civils, this also addresses the requirements of condition 9 (surface water drainage).

Noise

- 6.28 In line with outline condition 15, adopted **Policy DP29** and emerging **Policy DPN7**, a Noise Assessment has been prepared by Acoustic South East to demonstrate that residential development will not be adversely affected by noise levels.
- 6.29 Five separate plots were assessed with regards to rigorous calculations which were plots 1, 3, 23, 27 and 31 selected on the basis of their exposure to differing sound sources, either the exposure to Selsfield Road or the showground. Sufficient detail has been presented to ensure that future residents remain protected against adverse noise levels, satisfying condition 15.

Sustainability

- 6.30 The proposed development will deliver a high-quality, sustainable development through eco-friendly design, energy and water efficiency, sustainable transport, waste reduction, and enhanced ecological value.
- 6.31 In line with the requirements of condition 26 from the outline permission, this reserved matters application is accompanied by a sustainability and energy report, produced by NuPlanet, which demonstrates how the development will be efficient in its use of energy and water.
- 6.32 The proposed development demonstrates a robust energy strategy with substantial reductions in carbon emissions through energy efficient design, exceeding the benchmarking requirements for residential development. Carbon emissions are reduced by 62% when compared with Part L 2021 standards and the risk of overheating has been minimised through good design practices and passive measures. There is a maximum internal water consumption of 110l/pp/day, segregated bins for refuse and recycling and use of materials with low environmental impact.
- 6.33 Overall, the Energy and Sustainability Statement demonstrates the proposed development complies with adopted policies **DP39** and **DP42**.

Ecology and Biodiversity Net Gain

- 6.34 A PEA was submitted at Outline stage which concluded that there was no significant risk of bats being directly impacted by the proposed development. Mitigation measures have been recommended to avoid the seasonal risk of impacts to breeding birds and mitigation methods have been recommended to avoid the low risk of impacts to reptiles.
- 6.35 A full BNG Design Stage Report has been submitted by aLyne Ecology. Under current proposals, it has been assumed that all area habitats on site will be lost and recreated with the exception of the hard standing access road to the north of the site. The creation of 35 dwellings and associated hard standing and vegetated gardens will be offset via the creation of a significant area of other neutral grassland, mixed scrub, SUDS, ground level planters, vegetated gardens and the planting of individual trees. This will result in a biodiversity net gain of +20.75% (+1.26 units).
- 6.36 Under current proposals, approximately 15m of line of trees habitat will be lost to facilitate a new access road on the northern site boundary. Approximately 4m of native hedgerow habitat will also be lost on the eastern boundary to facilitate two new footpath access points. All native hedgerow with trees will be retained. This will be off-set via the planting of 0.186 km of native hedgerows within the front gardens of residential dwellings as well as the planting of 0.282km species-rich native hedgerows around the site boundaries. This will result in a biodiversity net gain of +85.6% (+2.27 units).
- 6.37 Bird and bat boxes will also be included within the development, locations of these will be identified within the Landscape and Ecological Management Plan (LEMP) and Biodiversity Enhancement Strategy (BES) which will be submitted to discharge conditions 20 and 21 of the outline permission.
- 6.38 Overall, the proposed development accords with the aims of adopted **Policy DP38** and emerging **policies DPN1** and **DPN2**, finding opportunities to improve, enhance, manage and restore biodiversity, as well as creating a biodiversity net gain on site.

Arboriculture

- 6.39 The site currently has over 100 trees. A total of nine individual trees, one group of trees and part of one hedgerow will be removed to facilitate the proposed development. Through the specified tree protection measures and construction techniques, it will be possible to minimise the impact of the proposed development on the retained trees. All trees to be removed are in within the 'C' category either due to ailing physiological condition or because they are young and easily replaced.

- 6.40 The proposed development satisfies the requirements of **Policy SA25**, adopted **Policy DP37** and emerging **Policy DPN4** which encourage the protection and enhancement of trees, woodland and hedgerows. The policy also encourages new planting which the proposed development will also deliver. The development of the site provides an opportunity to plant new native species of tree as part of a landscape strategy for the site. This will increase the species diversity and age range of trees within the local area.
- 6.41 GreenLink Ecology has produced a Tree Survey Report detailing all the trees and any works required to enable development.

Statement of Community Involvement

- 6.42 As part of the outline application the Applicant undertook a comprehensive approach to community and stakeholder engagement. A virtual consultation was undertaken between 8th and 29th April 2021 which resulted in 219 feedback forms and 8 feedback emails being submitted.
- 6.43 Further to the virtual consultation, the consultation period included a community webinar session, which allowed members of the public to hear a presentation on the proposals before a period of time for questions, and a live chat session which enabled members of the public to chat with the project team in real-time and receive answers to any queries. There has also been engagement with both the District and Parish Council, as well as the St Peters C of E Primary School and the local Scout group.
- 6.44 Overall, the consultation period helped to identify any concerns of local residents and stakeholders. These concerns have been considered by the design team in formulating the detailed design within this Reserved Matters Application.

7. Affordable Housing Statement

- 7.1 This Statement is submitted in support of Reserved Matters Application for 35 residential dwellings (Class C3) at Land West of Selsfield Road, Ardingly.
- 7.2 31% of the dwellings are proposed to be affordable housing, which is in line with the requirements of adopted Policy DP31 and emerging Policy DPH8 (Affordable Housing), which set a district wide target of 30% affordable housing sought on developments of 11 or more dwellings (adopted policy) or 10 or more dwellings (emerging policy). The affordable housing requirement may exceptionally be determined on a site-by-site basis where justified by market and/or site conditions.
- 7.3 The current approved mix of affordable housing tenure comprises 3 shared ownership units and 8 social or affordable rented units.
- 7.4 The proposed tenure split and mix are set out in the tables below:

Tenure Split		
Private	24	69%
Affordable	11	31%
Total	35	100%

	Overall Mix		Private Mix		Affordable Mix	
	Number	Proposed Mix	Number	Proposed Mix	Number	Proposed Mix
2 bedroom	4	11%			4	36%
3 bedroom	10	29%	3	12.5%	7	64%
3/4 bedroom	3	9%	3	12.5%		
4 bedroom	8	23%	8	33%		
4/5 bedroom	4	11%	4	17%		
5 bedroom	6	17%	6	25%		
Total	35	100%	24	100%	11	100%

8. Conclusion

- 8.1 This Planning Statement has been prepared to accompany a Reserved Matters Application, submitted to Mid Sussex District Council (MSDC) on behalf of Antler Homes, for the following development proposal:

Reserved Matters application for consideration of consider all outstanding matters (layout, scale, landscaping and appearance) in respect of outline planning permission DM/22/1575 (and the subsequent variation of conditions 2 and 11 through permission DM/23/3250).

- 8.2 In summary, the outline planning permission granted on 8 June 2023 (DM/22/1575) established the principle of development on the site for up to 35 dwellings. Application DM/23/3250 sought to vary the approved plans tied to the original permission, and was approved on 29 February 2024. This reserved matters application for the development is in accordance with the outline planning permission approved under application DM/23/3250, and therefore the principle of development at the site for 35 dwellings has been established.
- 8.3 The proposed development also aligns with Strategic Allocation Policy SA25 with the provision of 35 dwellings on the site. In line with SA25, this application is supported by a number of reports and assessments including an LVA, Noise Report and an FRA.
- 8.4 The proposed development has been designed with a vision to create a high quality, attractive new residential development that offers a range of private and affordable housing, that responds to and enhances the local area and integrates into the wider community.
- 8.5 Of the 35 dwellings proposed, 11 of these are affordable, in line with policy requirements. There is a mix of house sizes provided, responding to local market demands in Ardingly, including a number with flexible use of either 3 or 4 and 4 or 5 bedrooms. The house types include a wide variety of architectural details including chimneys, bay windows, porches, tile hanging, weatherboarding and brick detailing. The material palette has been carefully selected to be in-keeping with the local character and vernacular, as well as conserving and enhancing the landscape character of the High Weald National Landscape.
- 8.6 The proposed development will achieve a biodiversity net gain for broad habitats and compliance with trading rules (i.e., habitats proposed are like-for-like or better) and is energy and water efficient.
- 8.7 Overall, it is clear that the proposed development accords with the development plan as a whole and meets the objectives set out within Policy SA25. It is therefore considered that the proposals represent sustainable development and should be approved subject to appropriate conditions.

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