

8 May 2026



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Dear Sir/Madam

**DM/22/1575 - LAND WEST OF SELSFIELD ROAD, ARDINGLY
RESERVED MATTERS APPLICATION**

On behalf of our client, Antler Homes, I enclose the Reserved Matters Application in respect of Land West of Selsfield Road, Ardingly (“the Site”).

Planning permission was granted under planning reference DM/22/1575 for the development of Land at Selsfield Road, Ardingly on 8 June 2023. The permission granted was outline planning permission for the development of up to 35 dwellings, associated landscaping and infrastructure, with all matters reserved except for access.

In December 2023, a Section 73 application was submitted to make a minor amendment to the red line site boundary to enable the site to connect to the public highway. To enable this amendment, condition numbers 2 and 11 were varied to supersede the access and location plans originally approved as part of the outline application. The S73 application was approved in February 2024 under reference DM/23/3250.

Consequently this application seeks approval of reserved matters on the site with the following description:

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).

Full details of the proposed development are found in the supporting documents and drawings, as listed below:

Document	Author	Date/Rev
Planning Statement including Affordable Housing Statement and Statement of Community Involvement	Savills	May 2026
Planning Obligations Instructions Form		8 May 2026
Design and Access Statement (Uploaded as Part 1 & 2)	Antler Homes	April 2026, DS-01
Site Location Plan (1:1250)	Antler Homes	27 February 2026, AH314 - PL.01, Rev A
Block Plan (1:200) Sheet 1 of 2	Antler Homes	27 February 2026, AH314 – PL.30, Rev E
Block Plan (1:200) Sheet 2 of 2		27 February 2026, AH314 – PL.31, Rev *
Topographical Survey	Antler Homes	27 February 2026, AH314 - PL.02, Rev A
Site Layout Plan	Antler Homes	27 February 2026, AH314 - PL.03, Rev E

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Site Layout Plan Colour	Antler Homes	27 February 2026, AH314 - PL.04, Rev *
Tree Survey Report	GreenLink Ecology	28 April 2026, Ref: 19_1496_ReportX02_NT_OT-V2
Tree Protection Plan	GreenLink Ecology	28 April 2026, Ref: 19_1496_TPP_NT_E
Biodiversity Net Gain Metric	aLyne	To follow via email
BNG Design Stage Report	aLyne	
Sustainability and Energy Statement	NuPlanet	8 May 2026, V02
Appendix 01 SAP Worksheets		7 May 2026, V01
Drainage Statement	GTA Civils	13 April 2026, Preliminary Issue
Noise Assessment	Acoustic South East	29 April 2026, Issue 1
Air Quality Assessment	Ardent	11 May 2022, Rev -
Heritage Statement	Savills	April 2022, Revision 4
Archaeology Desk Based Assessment	TVAS South	4 May 2022
Highways Technical Note	Ardent	7 May 2026, Rev B
Travel Plan Statement	Ardent	6 May 2026, Rev A
Landscape and Visual Assessment (submitted in 6 files)	Huskisson Brown	8 May 2026, V2
Hard Landscape Plan	Huskisson Brown	19 March 2026, HBA-825.3-07, Rev -
Planting Schedule	Huskisson Brown	19 March 2026, HBA-825.3-06, Rev -
Soft Landscaping Plan Sheet 1 of 4	Huskisson Brown	19 March 2026, HBA-825.3-02, Rev -
Soft Landscaping Plan Sheet 2 of 4		19 March 2026, HBA-825.3-03, Rev -
Soft Landscaping Plan Sheet 3 of 4		19 March 2026, HBA-825.3-04, Rev -
Soft Landscaping Plan Sheet 4 of 4		19 March 2026, HBA-825.3-05, Rev -
Plots 1 & 2 Floor Plans and Elevations	Antler Homes	9 March 2026, AH314 - PL.05, Rev -
Plot 3 Floor Plans and Elevations		9 March 2026, AH314 - PL.06, Rev -
Plots 4 & 10 Floor Plans and Elevations		9 March 2026, AH314 - PL.07, Rev -
Plots 5 & 25 Floor Plans and Elevations		9 March 2026, AH314 - PL.08, Rev -
Plot 6 Floor Plans and Elevations		9 March 2026, AH314 - PL.09, Rev -
Plot 7 Floor Plans and Elevations		9 March 2026, AH314 - PL.10, Rev -
Plot 8 Floor Plans and Elevations		9 March 2026, AH314 - PL.11, Rev -
Plot 9 Floor Plans and Elevations		9 March 2026, AH314 - PL.12, Rev -
Plot 11 Floor Plans and Elevations		9 March 2026, AH314 - PL.13, Rev -
Plots 12 & 14 Floor Plans and Elevations		9 March 2026, AH314 - PL.14, Rev -
Plot 13 Floor Plans and Elevations		9 March 2026, AH314 - PL.15, Rev -
Plot 15 Floor Plans and Elevations		9 March 2026, AH314 - PL.16, Rev -

Plot 16 Floor Plans and Elevations		9 March 2026, AH314 - PL.17, Rev -
Plot 17 Floor Plans and Elevations		9 March 2026, AH314 - PL.18, Rev -
Plots 18 & 26 Floor Plans and Elevations		9 March 2026, AH314 - PL.19, Rev -
Plots 19 & 24 Floor Plans and Elevations		9 March 2026, AH314 - PL.20, Rev -
Plots 20 & 23 Floor Plans and Elevations		9 March 2026, AH314 - PL.21, Rev -
Plots 21 & 22 Floor Plans and Elevations		9 March 2026, AH314 - PL.22, Rev -
Plots 27, 28 & 29 Floor Plans and Elevations		9 March 2026, AH314 - PL.23, Rev -
Plots 30 & 31 Floor Plans and Elevations		9 March 2026, AH314 - PL.24, Rev -
Plots 32 & 33 Floor Plans and Elevations		9 March 2026, AH314 - PL.25, Rev -
Plots 34 & 35 Floor Plans and Elevations		9 March 2026, AH314 - PL.26, Rev -
Garages and Carports		9 March 2026, AH314 - PL.27, Rev -
Street Scenes Sheet 1 of 2		27 February 2026, AH314 - PL.28, Rev *
Street Scenes Sheet 2 of 2		27 February 2026, AH314 - PL.29, Rev *

Our client is seeking to provide 35 dwellings (including 11 affordable) on land west of Selsfield Road, Ardingly, in accordance with the approved outline and subsequent Section 73 application. Due to the principle of development being established in the earlier application, this Reserved Matters Application provides the details of the outstanding matters layout, scale, landscaping and appearance.

Should you require further information then please do not hesitate to contact me or my colleague Guy Dixon (GDixon@savills.com).

Yours faithfully,

