

Heritage Statement Addendum

Land West of Selsfield Road, Sussex

Date of report: September 2026

This Heritage Impact Assessment has been prepared by Savills Heritage & Townscape to accompany a Reserved Matters planning application at Land West of Selsfield Road, Sussex. The approximate Site boundary is denoted in **Figure 1**.



Figure 1 - Aerial view of the Site approximate boundary outlined in red

Savills previously provided a Heritage Statement for the Outline planning application which was approved on 8th June 2023 (planning ref. DM/22/1575). This granted consent for the development of up to 35 dwellings, associated landscaping and infrastructure, with all matters reserved except for means of access.

A Reserved Matters application was submitted on 12th May 2026 considering all outstanding matters, including layout, scale, landscaping and appearance (planning ref. DM/26/1186). The Conservation Officer has subsequently requested the submission of a Heritage Statement Addendum to assess the effects of the revised layout, as amended from the Outline application, on the significance of the identified heritage assets.

For a full historic development and assessment of the significance of the identified heritage assets, please refer to the Heritage Statement provided by Savills that was submitted as part of the Outline application, of which this addendum relies upon. This also provides an assessment of the impact of the Outline application proposals on the significance of the identified heritage assets.

This Heritage Statement addendum will provide an assessment of the effects of the changes to the layout from Outline application on the significance of the identified heritage assets.

The identified heritage assets scoped into this Heritage Statement Addendum are as follows:

- Ardingly Conservation Area
- The Church of St Peter (Grade I listed building)
- Ardingly Church of England School (Grade II listed building)
- Knowles Cottages (Grade II listed building)
- Knowles Farmhouse (Grade II listed building)
- New Knowles Farm (non-designated heritage asset (NDHA))

New Knowles Farm was identified as a NDHA by the LPA following the submission of the Reserved Matters application and was not assessed as part of the previous Heritage Statement provided by Savills. As such, its significance is assessed as part of this report, followed by an assessment of the impact of the proposed development on this significance.

The following heritage assets have been scoped out of this assessment due to their distance from the Site and the absence of inter-visibility. For completeness, reference is made to these assets within the context of the Ardingly Conservation Area in which they are located.

- Jordan's Cottage (Grade II listed building)
- Church Cottages (Grade II listed building)

Please see the Heritage Statement submitted as part of the Outline application (planning ref. DM/22/1575) for a full scoping list and reasoning.

Assessment of proposals and their effect on Heritage Assets

The following section should be read in conjunction with the Drawings and Design Statement provided by Antler Homes. The key change in layout from the Outline application is the removal of the pond and soft landscaping to the southernmost portion of the Site, replaced with dwellings and hard landscaping. The proposed dwellings within the Site as a whole range from 1 to 2.5 storeys.

Ardingly Conservation Area

Ardingly Conservation Area was designated as two distinct areas in 1984, comprising the village of Ardingly. 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.

While the Site does provide relevant historic and rural context to the conservation area, it does not hold a direct historic relationship with the village. Furthermore, the existing setting of the historic village has already been eroded by modern development that is situated between the two distinct parts of the conservation area, located immediately to the south of the Site. This has resulted in a degree of physical separation between the conservation area and the Site. Furthermore, the significance of the conservation area is principally experienced along the High Street and Church Lane, as well as the eastern and western ends of Street Lane, all of which are predominantly enclosed by vegetation. It is therefore judged that any contribution that the Site makes to the significance of the conservation area is limited.

Although the tower of the Grade I listed Church is visible from the Site, this is limited to glimpses seen through the existing vegetation. This is not a designed avenue towards the tower, which will remain visible in areas of land to the west of the Site. There are also more important views of the church in the context of the conservation area, such as the western approach along Street Lane. Any glimpsed visibility of the tower from the Site is therefore not considered to comprise part of a key view. Accordingly, any resulting reduction in visibility of the tower from the Site because of the proposed development is considered to give rise to no adverse impact.

Furthermore, the retained land to the west continues to preserve the rural character and context experienced along the approach from Street Lane. The additional dwellings of the revised layout are in an area from which the church tower is entirely obscured, while visibility further east is already screened by existing vegetation, resulting in no additional impact.

The Site is located between two distinct sections of the conservation area, immediately north of modern development that lies outside its boundary. As such, the additional dwellings in the south of the Site are in keeping with the setting of the conservation area, acting as a continuation of the existing context. Given the largely enclosed nature in which the conservation area is experienced, the proposals will result in a negligible change to the way its significance is experienced. Where a more open rural context is experienced on the approach to the western section of the conservation area along Street Lane, the retention of open land to the west of the Site will preserve this character, while proposed boundary planting ensures any visibility of the proposed development is limited. The northernmost part of the eastern section of the conservation area is characterised by the busy two-way High Street, which does not form a key aspect of the conservation area's significance or experience. Notwithstanding this, the proposed vegetation along the eastern boundary of the Site will ensure that the rural character of this approach is retained. Due to the bend in Street Lane and the intervening vegetation, there will be no inter-visibility between the proposed development and the Grade II listed buildings of Jordan's Cottage and Church Cottages.

It is therefore judged that the impact of the revised layout on the character and appearance of Ardingly Conservation Area remains negligible, resulting in **no effect** on its significance which is largely experienced within its predominantly enclosed streets.

The Church of St Peter (Grade I listed building)

The Church of St Peter was designated as a Grade I listed building in 1957. The church was constructed between 1325 and 1340 and has undergone several later additions. The 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.

While the Site does provide relevant historic and rural context to the church, it is judged that any contribution that the Site makes to the significance of the listed building is limited, with no direct historic association between them.

There is no visibility of the Site from the church, owing to the curvature of Street Lane and intervening vegetation. Although the tower of the Grade I listed Church is visible from the Site, this is limited to glimpses seen through intervening vegetation and does not form a visually prominent feature. This is not a designed avenue towards the tower and there are more important views of the church, such as the western approach along Street Lane. Any glimpsed visibility of the tower from the Site is therefore not considered to comprise part of a key view. Accordingly, any resulting reduction in visibility of the tower from the Site because of the proposed development is considered to give rise to no adverse impact. Furthermore, the retained areas of land to the west continue to preserve the rural character and context experienced along the approach to the church from Street Lane. Glimpses of the tower will remain visible in from these areas of land. The additional dwellings of the revised layout are in an area from which the church tower is entirely obscured, while visibility further east is already screened by existing vegetation, resulting in no additional impact.

It is therefore judged that the impact of the revised layout on the setting of the Grade I listed Church of St Peter remains neutral, resulting in **no effect** on its significance.

Ardingly Church of England School (Grade II listed building)

Ardingly Church of England School was designated as a Grade II listed building in 1983. The use of this building has changed, and it is no longer a primary school. The building dates to the mid-19th century and is currently used as the St Peter's Church Centre and St Peter's Pre-School.

Despite there being a degree of inter-visibility between the Site and the listed building, there is no direct historic association between the two. Furthermore, the only visible element of the asset from the site is the eastern side elevation, which is the non-original portion of the building. It is therefore judged that any contribution that the Site makes to the significance of the listed building is limited, comprising part of its rural context.

Any visibility of the additional dwellings in the south of the Site from the listed building will be limited. This is due to the proposed planting that surrounds the Site, as well as existing vegetation to the north-east of the listed building. Together with the retained areas of open land to the west of the Site, this ensures that the rural

context is preserved. Accordingly, the proposals will have no adverse impact on how the significance of the listed building is appreciated, experienced primarily along Street Lane.

It is therefore judged that the impact of the revised layout on the setting of the Grade II listed Ardingly Church of England School remains neutral, resulting in **no effect** on its significance.

Knowles Cottages (Grade II listed building)

Knowles Cottages is located on the southern side of Street Lane and were designated as a Grade II listed building on 11th May 1983. Dating to the 18th century, the single building consists of two units (Nos. 3 and 4 Knowles Cottages).

There is no inter-visibility between the cottages and the Site due to the modern development that separates them on the northern side of Street Lane. This has severed any meaningful relationship between them, resulting in the Site being well removed from the cottages. It is therefore judged that the Site does not contribute to the significance of the Grade II listed Knowles Cottages.

Despite the increase in development in the south of the Site as part of the revised layout, there will still be no inter-visibility between the proposed development and the listed building. This is due to the intervening vegetation and modern development to the north of the cottages. The proposals will therefore have no impact on how the significance of the listed building is appreciated, experienced primarily within its boundaries and along Street Lane. Furthermore, the proposals are in keeping with the existing setting of the listed building, acting as a continuation of the modern development to the north.

It is therefore judged that the impact of the revised layout on the setting of the Grade II listed Knowles Cottages remains neutral, resulting in **no effect** on their significance.

Knowles Farmhouse (Grade II listed building)

Knowles Farmhouse is located on the southern side of Street Lane and was designated as a Grade II listed building on 11th May 1983. Dating to the 18th century, the building is located immediately to the west of Knowles Cottages.

There is no inter-visibility between the farmhouse and the Site due to the modern development that separates them on the northern side of Street Lane. This has severed any meaningful relationship between them, resulting in the Site being well removed from the farmhouse. It is therefore judged that the Site does not contribute to the significance of the Grade II listed Knowles Farmhouse.

Despite the increased in development in the south of the Site as part of the revised layout, there will still be no inter-visibility between the proposed development and the listed building. This is due to the intervening vegetation and modern development to the north of the farmhouse. The proposals will therefore have no impact on how the significance of the listed building is appreciated, experienced primarily within its boundaries and along Street Lane. Furthermore, the proposals are in keeping with the existing setting of the listed building, acting as a continuation of the modern development to the north.

It is therefore judged that the impact of the revised layout on the setting of the Grade II listed Knowles Cottages remains neutral, resulting in **no effect** on its significance.

New Knowles Farm (NDHA)

New Knowles Farm comprises a collection of 19th century farm structures, immediately adjacent to the Grade II listed Knowles Farmhouse. Following the submission of the Reserved Matters application, the building was identified by the LPA as a NDHA.

Significance

The significance of the building is derived from its surviving historic fabric and plan form, which illustrate the function and development of a traditional 19th-century farmstead. Historic mapping confirms that the buildings formed part of a courtyard complex, a characteristic arrangement of agricultural buildings designed to accommodate a range of farming activities around a central working yard. The survival and continued legibility of this layout, together with the retained stone, timber weatherboarding and clay-tiled construction, evidences the site's historic agricultural origins and contributes to its significance as a representative example of vernacular rural architecture. The significance of the building is further derived from its group value with the Grade II listed Knowles Farmhouse and Knowles Cottages, with which it shares a historic functional and agricultural association.

The way in which the setting contributes to the significance of the NDHA primarily relates to the Grade II listed Knowles Farmhouse and Knowles Cottages. The farmland that was associated with the structures have since been redevelopment with modern buildings that do not contribute to its significance, located between Street Lane and the Site. Whilst the wider development and setting of Ardingly village provide relevant historic and rural context, the NDHA is primarily experienced from within its boundaries and along the largely route of Street Lane.

Assessment of proposals and their effect on significance

There is no inter-visibility between the farmhouse structures and the Site due to the modern development that separates them on the northern side of Street Lane. This has severed any meaningful relationship between them, resulting in the Site being well removed from the farm structures. It is therefore judged that the Site does not contribute to the significance of the NDHA of New Knowles Farm.

Despite the increase in development in the south of the Site as part of the revised layout, there will still be no inter-visibility between the proposed development and the NDHA. This is due to the intervening vegetation and modern development to the north of the farmhouse. The retained areas of open land to the west of the Site will also ensure the rural context is preserved immediately to the north of the NDHA. The proposals will therefore have no impact on how the significance of the NDHA is appreciated, experienced primarily along Street Lane.

It is therefore judged that the revised layout will have **no effect** on the significance on the NDHA of New Knowles Farm.

Conclusions:

This Heritage Statement Addendum has assessed the effects of the revised Reserved Matters layout on the significance of the identified heritage assets. The principal change from the approved outline scheme relates to the introduction of additional dwellings within the southern part of the Site in place of the previously proposed pond and associated landscaping.

The Site makes only a limited contribution to the significance of the Ardingly Conservation Area, the Grade I listed Church of St Peter, and the Grade II listed Ardingly Church of England School, principally through providing wider rural context. This contribution is retained through the preservation of open land to the west of the Site and the proposed landscape planting. The additional dwellings of the revised layout are located in an area from which the Church of St Peter is entirely obscured, while visibility further east is already screened by existing vegetation, resulting in no additional impact. The revised layout will therefore have no adverse impact on how the significance of these assets is experienced or appreciated.

In respect of the Grade II listed buildings of Knowles Cottages and Knowles Farmhouse, as well as the NDHA of New Knowles Farm, the Site makes no contribution to their significance. Existing modern development, landform and vegetation have severed any meaningful visual or historic relationship with the Site, and there is no inter-visibility between these assets and the proposed development. The revised layout will therefore have no adverse impact on how the significance of these assets is experienced or appreciated.

Overall, the amendments to the approved outline layout do not result in any additional harm to the significance of the identified heritage assets. The revised proposals will preserve the character and appearance of the Ardingly Conservation Area and will have a neutral impact on the significance of the Grade I and Grade II listed buildings and the NDHA. Accordingly, the proposed development result in **no effect** on significance of the identified heritage assets, by way of a change to their setting.

The proposed development is compliant to relevant local planning policies relating to the historic environment, namely DP34, DP35 and DP36 of the adopted Mid Sussex District Plan 2014-2031 (March 2018). This Heritage Statement is in accordance with Historic England Guidance, meets the requirements of the NPPF (August 2026) and provides sufficient information in regard to the heritage considerations relating to the proposals, as currently known.

References:

Antler Homes, Drawings and Design Statement (April 2026), submitted as part of the Reserved Matters planning application (ref. DM/26/1186)

Adopted Mid Sussex District Plan 2014-2031 (March 2018)

Google Street View

Historic England (2008) Conservation principles, Policies and Guidance: for the sustainable management of the historic environment

Historic England (2017) The Setting of Heritage Assets (Planning Note 3)

Historic England (2019) Statements of Significance (Historic England Advice Note 12)

Historic England (2019) Conservation Area Appraisal, Designation and Management (Historic England Advice Note 1)

Historic mapping from Layers of London and National Library of Scotland: <https://www.layersoflondon.org> , <https://maps.nls.uk/os/>

National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>

Ministry of Housing, Communities and Local Government 2026, National Planning Policy Framework (August 2026)

Ministry of Housing, Communities and Local Government 2026, Planning Practice Guidance (July 2019)

Planning (Listed Buildings and Conservation Areas) Act 1990

Savills Heritage and Townscape, Heritage Statement (April 2022), submitted as part of the Outline planning application (ref. DM/22/1575)