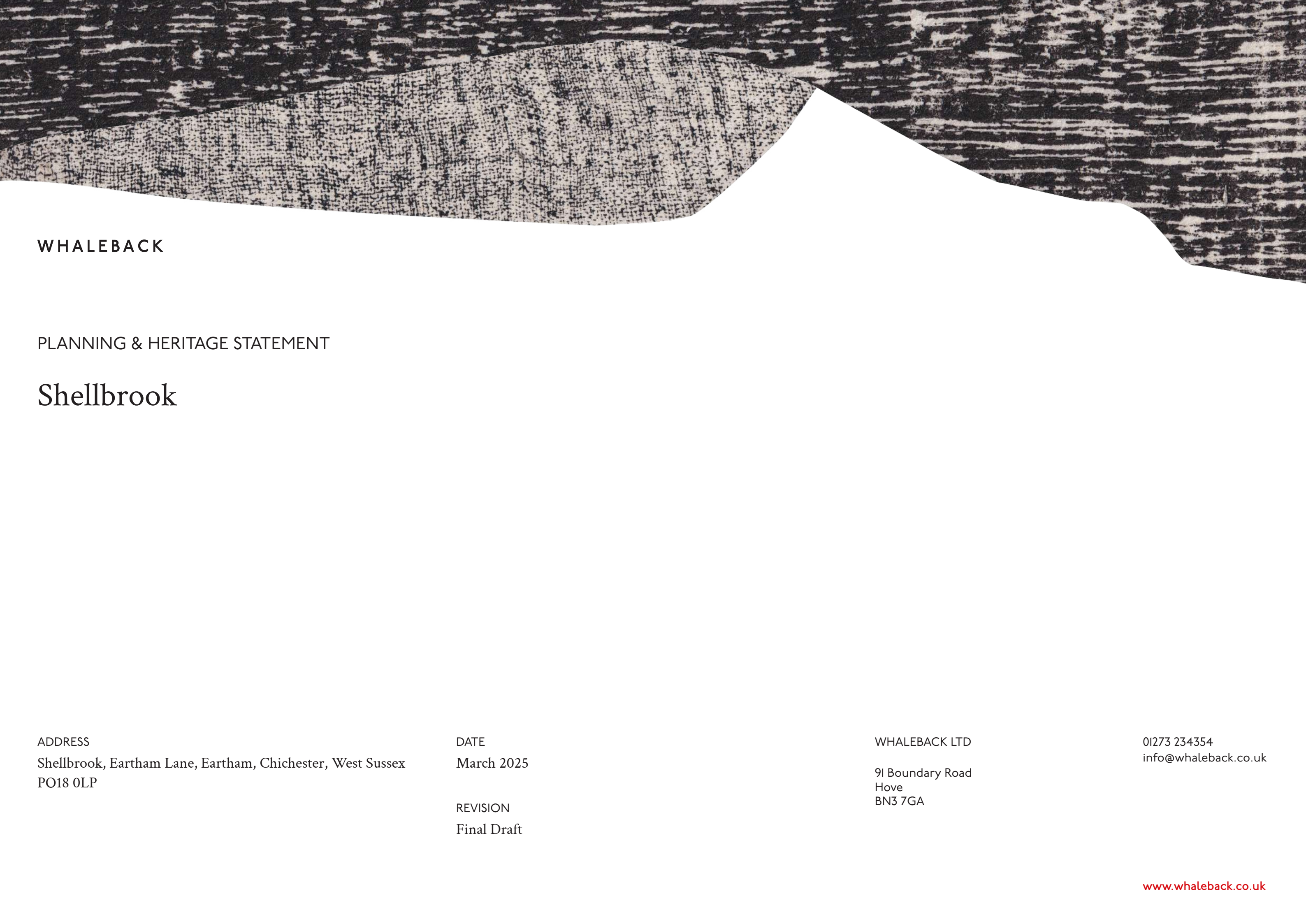




WHALEBACK

PLANNING & HERITAGE STATEMENT

Shellbrook

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DATE
March 2025

REVISION
Final Draft

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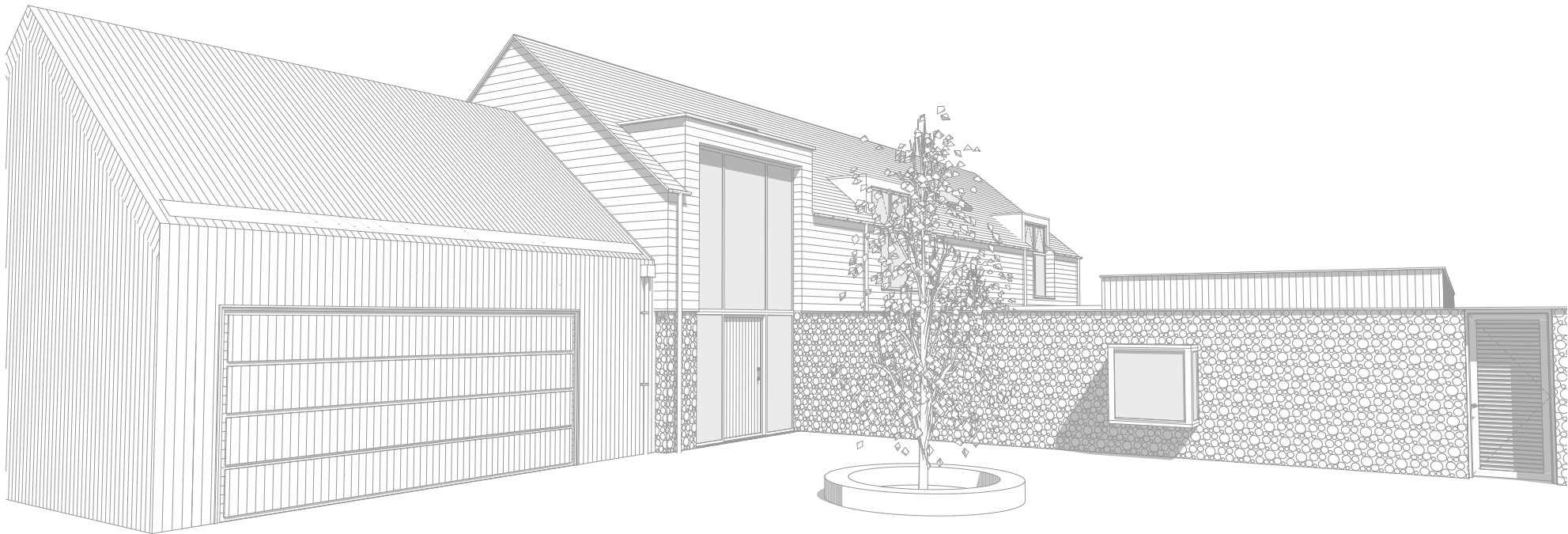
I. Introduction

Whaleback Planning has been appointed by the applicant to prepare and submit a full planning application for the demolition of the existing property at Shell Brook and the construction of a replacement dwelling.

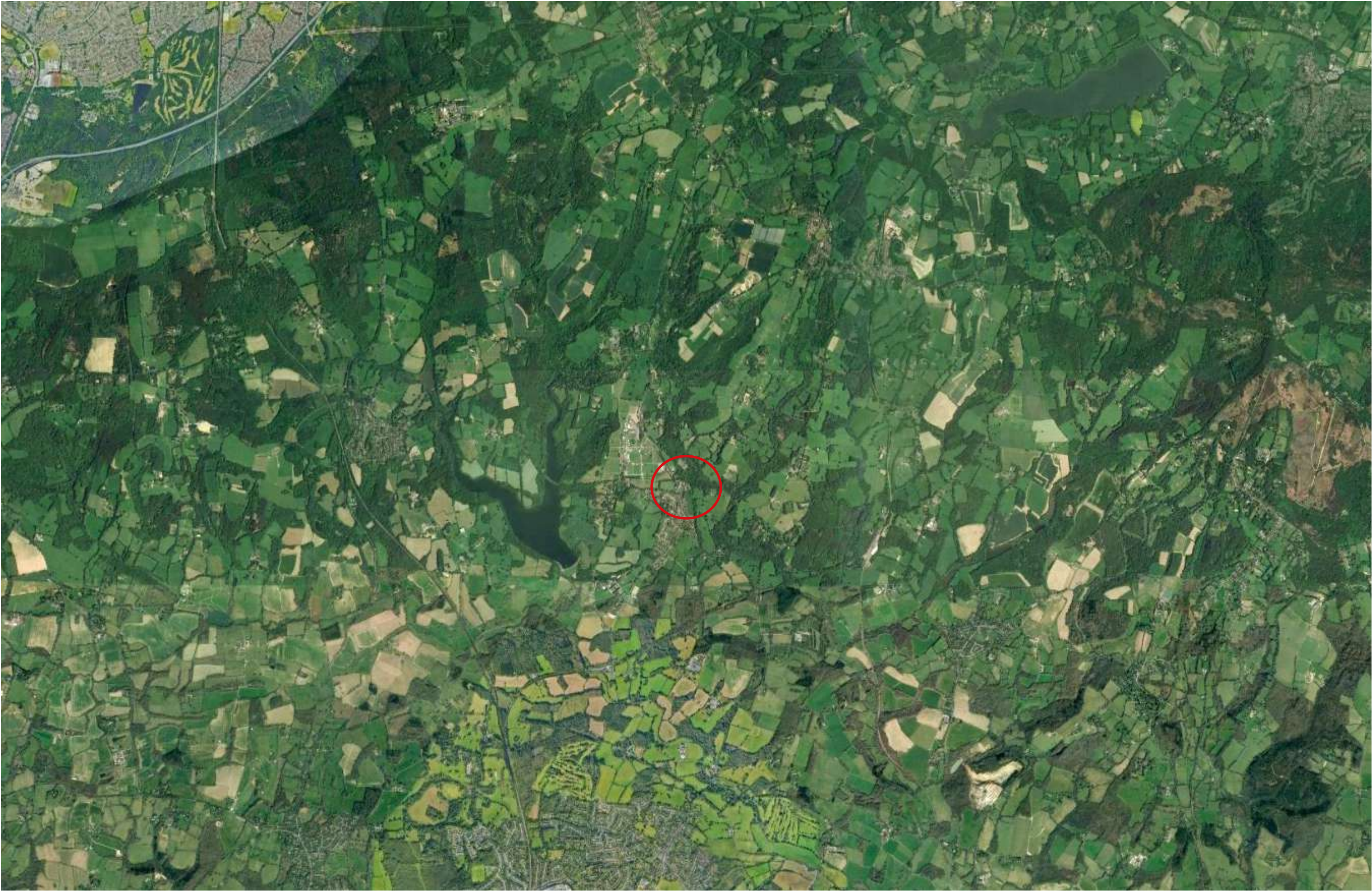
The application includes a comprehensive Planning and Heritage Statement, along with a Design and Access Statement, drawings pack and tree survey which should be read in conjunction with this statement. The submission has been prepared in collaboration with PMR Architects.

As part of the proposal, evidence has been gathered to examine the site’s historical evolution. A thorough review of the local area’s character has also been conducted to inform the design approach. The proposed development is sensitively designed to respect the architectural significance of the site and its countryside setting, and has responds to feedback from the Council on an earlier withdrawn application.

This statement provides an overview of the application site and its surroundings, details of the proposed development, planning history, and the relevant policy framework. A planning appraisal is included to assess the merits of the application, followed by a conclusion demonstrating its compliance with relevant planning policies.



Proposed 3D Perspective



2. Site and Surroundings

Shell Brook is an unlisted detached property located within the Mid Sussx District, outside of any defined settlement boundary, and within the Ardingly Conservation Area. The site is approximately 500m north of the centre of Ardingly Village and 6km northeast of Haywards Heath town centre.

The plot extends to approximately 0.33 hectares and falls from west to east. The existing dwelling is set centrally to the west end of the plot, and extends along a linear plane into the site. The land surrounding the dwelling comprises areas of lawn hardstanding and a range of mature trees.

The site is bounded by the High Street (B2028) to the west, Cob Lane to the north, woodland to the east and the neighbouring dwelling, Whiteoaks, to the south. Although outside of the settlement boundary, the dwelling sits amongst a group of residential properties set to the east of the High Street.

The dwelling is currently uninhabited having suffered severe fire damage in February 2023, which destroyed the majority of the roof, leaving the building and charred roof structure open to the elements. The building as well as the garden is overgrown and unkempt as a result, currently forming an eyesore within the conservation area.

The wider area to the west is occupied by playing fields and the Ardingly Showground/South of England Centre, with Ardingly reservoir beyond. The east is predominantly wooded with fields beyond.

To the south is Ardingly Village a nucleated settlement with a a number of local services and amenities, in addition to a number of listed buildings.

CONSTRAINTS AND DESIGNATIONS

The site is located within the Ardingly Conservation Area outside of the settlement boundary. There are no listed buildings within the site. The site falls within the High Weald National Landscape and the Ashdown Forest 7km zone of influence. There are no spatial or environmental designations that would, in principle, restrict development on the site.



Aerial photograph of Ardingly, application Shellbrook marked in red

3. Site Photographs



West elevation from rear garden obscured by overgrown vegetation.



Northwest corner of building.



Rear garden/northern boundary



Northeast corner of property

3. Site Photographs



Living room



Hallway/living room



Bathroom



Kitchen



Link room



Garage

4. Development Proposal

Planning permission is sought for the demolition of the existing house and the construction of a new replacement dwelling, featuring an attached garage, walled garden, and swimming pool with associated landscaping. The proposal also includes an annex/games room, connected to the main house via a glazed link

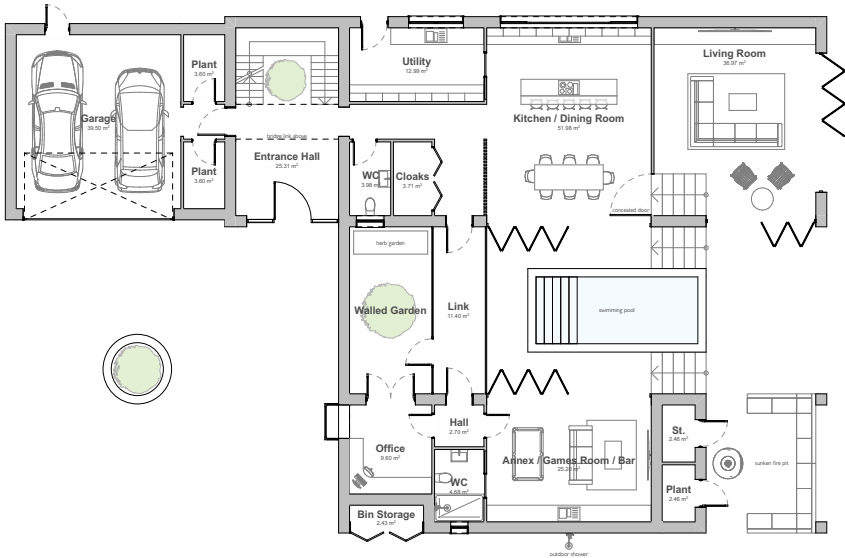
The new dwelling will retain the linear footprint and multiple roof planes of the original house, optimizing the site while minimizing additional bulk. An improved driveway is proposed, framed by the building and the walled garden, with the existing vehicle access point remaining unchanged.

This application follows a previously withdrawn submission (ref. DM/22/0547) and incorporates extensive revisions based on prior feedback and consultee comments. The design has been refined to present a more restrained and contemporary interpretation of the local vernacular, resulting in a simpler and more modestly proportioned home. Further details on these refinements can be found in the planning appraisal section of this report.



Proposed site/roof plan.

5. Proposed Plans and Elevations



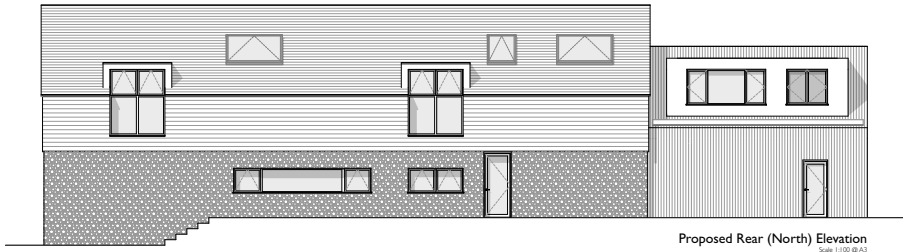
Proposed ground floor plan



Proposed first floor plan



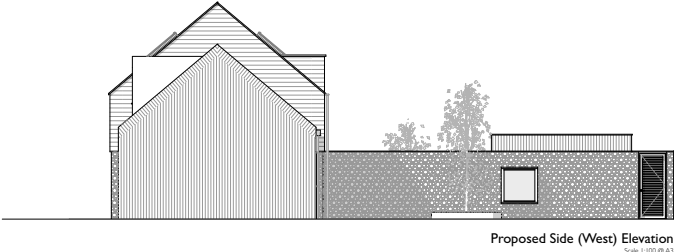
Proposed front (south) elevation



Proposed rear (north) elevation

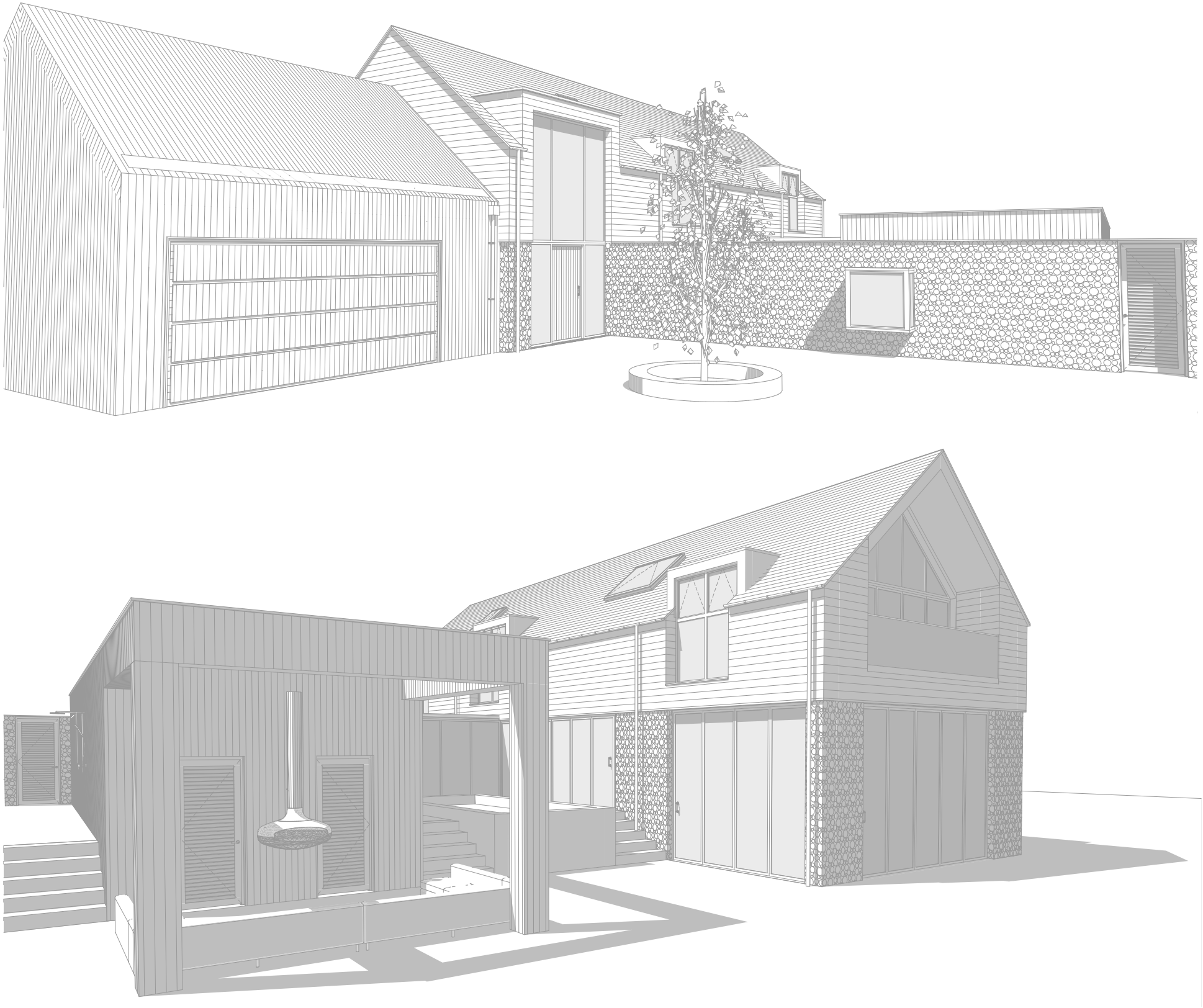


Proposed side (east) elevation



Proposed side (west) elevation

6. Proposed 3D Perspectives



7. Heritage Statement

INTRODUCTION

This section of the statement describes the significance of the heritage asset affected. The level of detail is proportionate to the asset’s importance and degree of work proposed.

Evidence is presented that describes the historic development of the site within its historic context and provides an understanding of how it has been shaped in the past. This understanding has been used to inform the design approach in accordance with Paragraph 207 of the National Planning Policy Framework (NPPF) 2024, which states that: *“In determining applications, local planning authorities 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 and no more than is sufficient to understand the potential impact of the proposal on their significance”.*

Paragraph 208 of the NPPF then sets out that local planning authorities should identify and assess the particular significance of heritage assets that may be affected by proposals, including by development affecting the setting of a heritage asset. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

CONSERVATION AREA ASSESSMENT

Guidance on managing change within Conservation Areas is provided in Historic England’s Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition) (Historic England 2019a), as well as in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (Historic England 2017a). Additional guidance on researching and understanding the historic environment’s character is detailed in Understanding Place: Historic Area Assessments (Historic England 2017b).

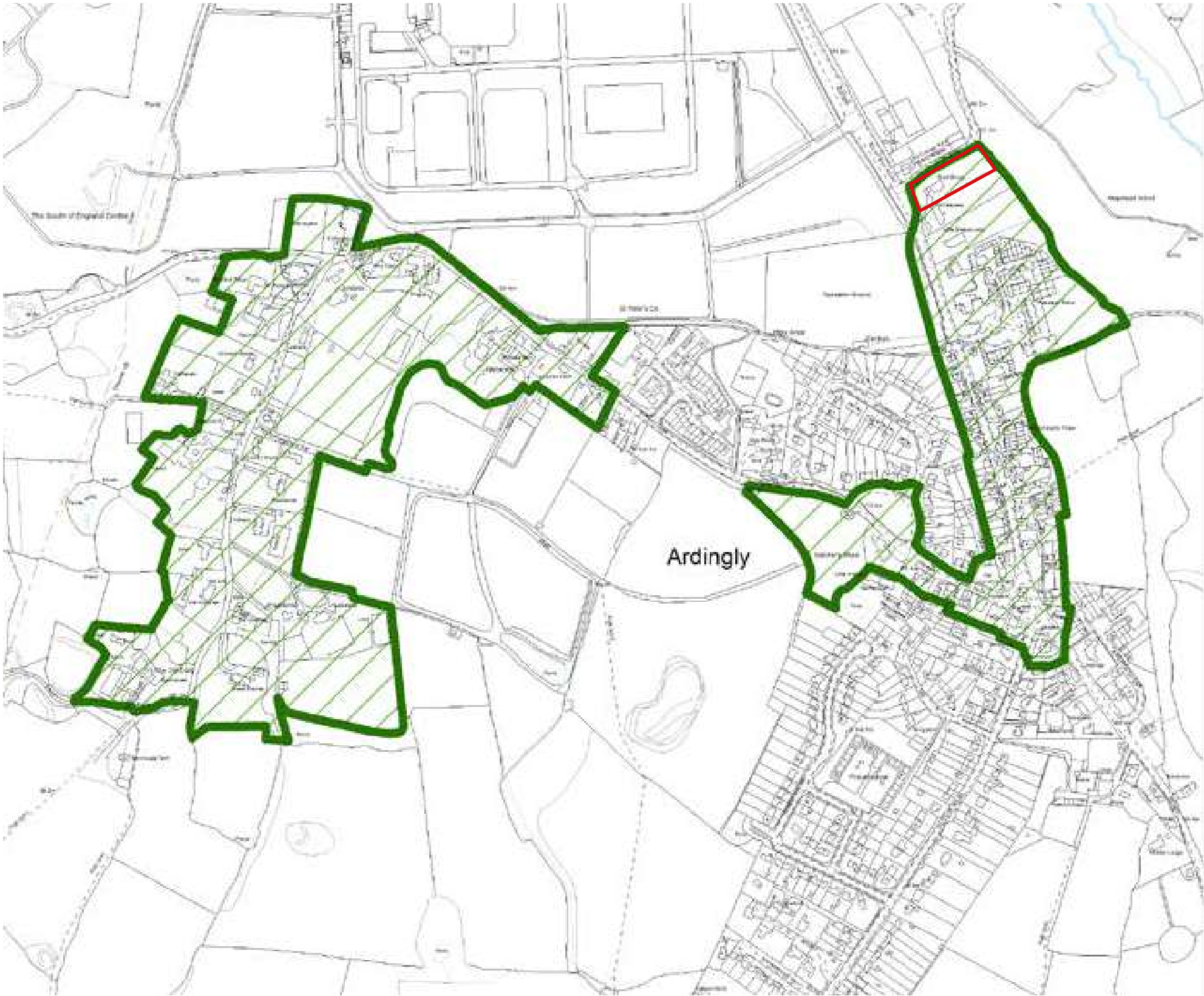
The objective of this evaluation is to determine how the proposed development might impact the significance of the Conservation Area and its key built heritage assets. By understanding a Conservation Area’s character, it is possible to identify areas suitable for change or redevelopment, specifying characteristics or features that proposed developments should preserve or respect, and identifying parts of the historic fabric where loss would not diminish the Conservation Area’s significance.

SITE LOCATION WITHIN THE CONSERVATION AREA

The site forms the northern boundary of the eastern part of the conservation area. The site is not listed and the Conservation Officer has stated in previous comments that the building provides a neutral contribution to the conservation area. The trees at the north end of the High Street are noted as being a feature that contributes to the character of the conservation area and the Conservation Officer has noted that the large garden contributes positively to the semi-rural character of this edge-of-village area.

CONSERVATION AREA SIGNIFICANCE

The Ardingly Conservation Area was designated in 1984 and is made up of two parts, an east and a west part. Both sections were extended in 1990. No



Ardingly Conservation Area Map, Shellbrook marked in red

7. Heritage Statement

conservation area appraisal document exists, but a short description of its character is included in the document Conservation Areas in Mid Sussex (2018).

The two sections reflect the evolution of the village – the western section contains the historic core and is characterised by the 14th church, large dwellings in spacious grounds many of which are listed and date to the 17th century or earlier. The eastern section also contains many 17th century buildings but has expanded and now forms the centre of the village.

The features that contribute to the character of the conservation are:

- the spacious secluded gardens which include an abundance of mature trees and hedgerows in Church Lane;
- the Listed Buildings in the western section;
- the views across the countryside;
- the significant presence of individual trees and tree groups in Street Lane, Butchers Shaw and Oaklands Green;
- groups of trees at the north end of the High Street; and
- sandstone walls, especially along the front boundaries of Hapstead Farm and Fairlight Cottages, Fairlight House and along to Hapstead House, High Street.

HISTORICAL DEVELOPMENT

The building within the site dates to the second half of the 20th century as does the neighbouring property to the south. These, and a third to south were likely built at the same time.

Planning history suggests the site was previously converted for partial use as a dental surgery, then later converted back to a single dwelling.

The property was left vacant for several years from circa 2019, suffering from structural damage due to subsidence. Planning permission was granted in October 2022 for demolition of the existing dwelling and grading of the land to match the existing property (ref. DM/22/3304). Prior to this permission being implemented, the dwelling suffered from significant fire damage in February 2023 and currently stands as a shell of the former building, with the majority of the roof structure perished or caved in.

The building is currently in need of significant investment to create a usable family home and is an eyesore within the village and conservation area.

NEW PROPOSAL

This application also proposes the demolition of the existing building. The design of the proposed replacement building has been significantly refined in comparison to the previous withdrawn application. The overall form the proposed building takes its cues on the form and alignment of the existing building and will consist of one linear building aligned in the same manner with the western end retaining garage use with one bedroom above. As such, this area will have a lowered roof height.

Further living space will be provided at ground floor level through an extension accessed via a link which will be behind a wall. This wall will have the appearance

of a high garden wall and so is not atypical for this setting. The link will overlook a courtyard and swimming pool maintaining the open nature of the large garden and ensuring that the increased ground floor area is low impact on the overall site.

IMPACT ON CONSERVATION AREA

The new design means that the appearance of the building from the public realm will be very similar to how it is now. The increased footprint of the building will be primarily at ground level which will minimise any visual impact on the conservation area. The pitched roofs, incorporated dormers and gable ends will ensure the proposed building is suitable to the area.

The maximum amount of greenery will be retained across the site and particularly along its boundary with the High Street. The trees and greenery with the large garden are key characteristics of the conservation area and have been noted in previous applications by the Conservation Officer as being important. The materials used are also in keeping with the local vernacular.

On this basis, the proposal will cause no harm to the significance of the conservation area.



Aerial photograph of dwelling prior to fire



Existing dwelling, illustrating extent of fire damage

8. Relevant Planning History

In 2022, an application was submitted for the demolition of the existing dwelling and the construction of a replacement 4 bedroom dwelling. Following negative feedback from the council, the application was withdrawn. A subsequent application was then approved for the demolition of the house and grading of the site. These are summarised below:

- **DM/22/3304** - Demolition of garage structure and main dwelling house, including all foundations. Grading of land to match existing adjacent. Approved 19/12/2022.
- **DM/22/0547** - Demolition of existing dwelling and replace with new 4 bedroom dwelling. Withdrawn 06/10/2022.

The application was withdrawn following consultee responses from both the Conservation Officer.

The Conservation Officer raised no objection to the proposed demolition of the existing building. There were also no concerns on the new siting further into the garden or the increased footprint of the proposed building.

Concerns were however raised regarding the increased height and bulk of the proposed building in combination with and associated increased prominence from the road.

Concerns were also raised regarding the choice of materials. Combined with the contemporary design, the new dwelling was considered overly prominent within the edge-of-village location.

There are also several older permissions the 1990s/2000s associated with the former dentistry use, as summarised below:

00/00345/COU - Conversion of dental surgery to form granny annexe with the addition of a bathroom within existing walls. No external change. All services already on site. Approved 03/04/2000.

AR/037/91 - Porch extension to garage/surgery. Approved 09/10/1991.

AR/012/88 - Provision of new dental surgery by extending existing garage. Approved 09/05/1988.

AR/006/78 - Provision of new dental surgery by extending existing garage. Approved 18/04/1978.



Withdrawn scheme (ref. DM/22/0547)



Withdrawn scheme (ref. DM/22/0547)

9. Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.

The Development Plan currently in force across the area relevant to the application site currently consists of the following adopted plans:

- National Planning Policy Framework (2024)
- Saved Policies of the Mid Sussex Local Plan (adopted May 2004)
- Mid Sussex District Plan (2018)
- Ardingly Neighbourhood Plan (2015)

NATIONAL PLANNING POLICY FRAMEWORK

A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environment. Sections relevant to this application are:

- **Chapter 2** (Achieving sustainable development)
- **Chapter 8** (Promoting healthy and safe communities)
- **Chapter 14** (Meeting the challenge of climate change, flooding and coastal change)
- **Chapter 15** (Conserving and enhancing the natural environment)
- **Chapter 16** (Conserving and enhancing the historic environment)

MID SUSSEX DISTRICT PLAN

The key policies relevant to the determination of this application are:

- **DP1** - Sustainable Economic Development
- **DP3** - Village and Neighbourhood Centre Development
- **DP4** - Housing
- **DP12** - Protection and Enhancement of the Countryside
- **DP15** - New Homes in the Countryside
- **DP16** - High Weald Area of Outstanding Natural Beauty
- **DP17** - Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
- **DP21** - Transport
- **DP26** - Character and Design
- **DP27** - Dwelling Space Standards

- **DP35** - Conservation Areas
- **DP37** - Trees, Woodland and Hedgerows
- **DP38** - Biodiversity
- **DP39** - Sustainable Design and Construction 94
- **DP40** - Renewable Energy Schemes 95
- **DP41** - Flood Risk and Drainage

MID SUSSEX LOCAL PLAN SAVED POLICIES (2004)

There are no relevant retained policies within the Mid Sussex Local Plan.

ARDINGLY NEIGHBOURHOOD PLAN

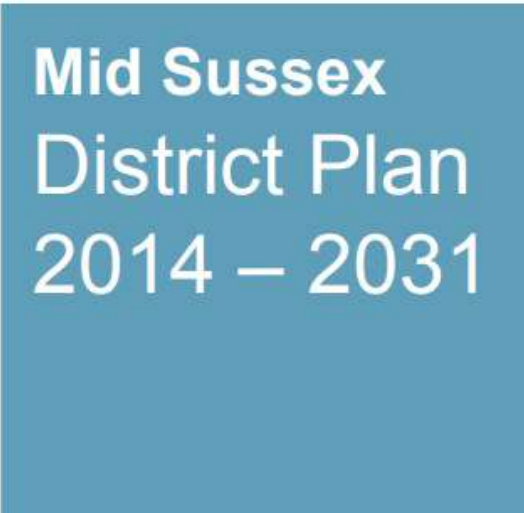
The following policies within the Ardingly Neighbourhood Plan are material to the determination of this planning application:

- **Policy ARD 1:** The Presumption in Favour of Sustainable Development
- **Policy ARD 2:** A Spatial Plan for the Parish
- **Policy ARD 3:** Housing Supply & Site Allocation
- **Policy ARD 5:** Housing Design
- **Policy ARD 8:** Biodiversity
- **Policy ARD 9:** Heritage Assets

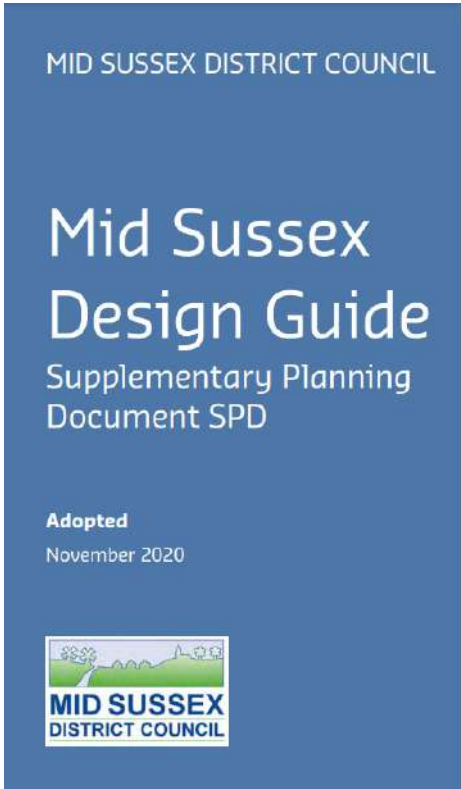
OTHER LOCAL POLICY AND GUIDANCE

The following documents are material to the determination of this planning application:

- Mid Sussex Design Guide SPD (2020)
- High Weald AONB Management Plan
- West Sussex LLPA Policy for the Management of Surface Water (2018)



District Plan Front Cover



Mid Sussex Design Guide Front Cover

10. Planning Appraisal

The main considerations of the application relate to the principle of development, design and impact on the street scene, impacts on the conservation area, standard of accommodation, impact on neighbouring amenity, transport impacts and biodiversity.

PRINCIPLE OF DEVELOPMENT

The application site falls outside of any defined built up area and is therefore located within the countryside. Mid Sussex District Plan (MSDP) Policy DP15 allows for replacement dwellings on the countryside, subject to the following criteria:

- *The residential use has not been abandoned;*
- *Highway, access and parking requirements can be met; and*
- *The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed.*

Regarding the existing use of the site, the plot has long been established as residential, accommodating a dwelling that was occupied throughout the latter half of the 20th century until it became vacant in 2019. Since then, the property has deteriorated significantly due to subsidence and extensive fire damage, rendering it uninhabitable. However, despite its current condition and vacancy, the residential use of the site has certainly not been abandoned.

On the contrary, since purchasing the property in October 2020, the applicants have actively sought to redevelop the site to create their family home, as evidenced by the planning history. This application is a continuation of those efforts, reinforcing their clear intent to maintain the residential use of the plot.

With respect to highways, access, and parking, the proposals will utilise the existing shared entrance with the adjacent dwelling. The site also provides ample parking for future occupants, including a driveway and a garage.

Furthermore, the proposed development would restore a vacant and damaged property, replacing it with a high-quality, well-designed, and efficient family home, significantly improving the appearance of a site that is currently an eyesore.

Accordingly, the principle of a replacement dwelling is considered acceptable in line with DP15, subject to design, landscape, and heritage considerations, which are assessed below.

DESIGN, VISUAL IMPACTS AND HERITAGE

MSDP Policy DP12: Protection and Enhancement of the Countryside states that the countryside will be protected in recognition of its intrinsic character and beauty. Furthermore, the supporting text of the policy seeks to protect the countryside by minimizing unnecessary development and preserving its natural character. At the same time, it supports well-designed rural growth that enhances the landscape and economy without harming the environment.

MSDP Policy DP16: High Weald Area of Outstanding Natural Beauty requires development within the High Weald to conserve the area’s natural beauty and have

regard to the High Weald AONB Management Plan

MSDP Policy DP26: Character and Design requires all development, including replacement dwellings, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. The policy also includes a number of requirements, setting out that applicants must demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be*
- *designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.*

MSDP Policy DP35: Conservation Areas requires development within conservation areas to conserve or enhance its special character, whilst ensuring all proposals are sensitively designed in terms of scale, density, design and use complementary materials.

Ardingly Neighbourhood Plan (ANP) Policy ARD 2: A Spatial Plan for the Parish, requires development proposals located outside of the built-up area boundary to demonstrate how they conserve the AONB.

ANP Policy ARD 5: Housing Design requires developments to be sympathetic of the character and scale of surrounding buildings and landscape.

The Council’s Design Guide SPD is a key consideration in the application process, setting principles for high-quality, sustainable development that fits its context. It supports innovative designs (DG37), architectural integrity and local character (DG38), and ensures building scale aligns with surroundings (DG39).

As summarised within the Heritage Statement and Planning History sections of this report, the application follows a previously withdrawn application for a replacement dwelling of contemporary design. The application was withdrawn following negative feedback from the council, in particular from the Conservation officer. The feedback from the conservation officer is summarised below:

- No objection to the principle of demolition of the existing dwelling and erection of a replacement, however concerns are raised regarding scale, prominence, and material choices.
- The ridgeline is high, making the dwelling visually prominent, especially in winter.
- Visibility of the proposed dwellings from the street.
- Lack of articulation at ridge/roof. Further articulation requested to break up the building’s mass.
- Recommend a reduction of glazing on high street frontage to reduce visual prominence.
- Request of photo montages from the street to evaluate full extent of impact.
- Concerns Over Material Palette/lack of material schedule – White limestone and other proposed materials may not be in keeping with the local vernacular, potentially increasing visual prominence.
- Lack of landscaping plan.

Following this feedback, design revisions were submitted, however feedback from the conservation officer indicated that the initial concerns had not been overcome, predominantly due to the massing, overbearing impact and prominence of the building within the streetscene, due to the form, forward facing gable and material palette.

The plot is located on a road with a well-established and varied residential character, featuring a mix of dwellings with different typologies, scales, designs, finishes, footprints, and orientations relative to the street. As the road heads south into the village, the plot ratio, density, and prominence of dwellings increase, with properties both directly facing the street and arranged in a more linear layout, such as Little Deerwood just two doors down.

Following the previously withdrawn application, the current scheme has been completely reworked and reoriented to reflect the site’s existing linear layout, integrating more seamlessly with the landscape while reducing visual prominence and respecting local character. The revised design carefully follows the site’s natural contours, with a thoughtful distribution of mass and an enhanced landscaping strategy that softens its appearance from the street and embeds the dwelling within its surroundings. A muted, natural material palette has been selected to complement the rural setting and ensure a harmonious relationship with the High Weald National Landscape.

To further conserve and enhance the area’s natural beauty, the proposal introduces a stepped roofline that breaks up the overall massing and responds sensitively to the site’s topography. The orientation and articulation of the built form have been adjusted to minimise its impact on key public viewpoints, particularly from the

10. Planning Appraisal

High Street and Cob Lane. The previously dominant forward-facing gable has been refined, with reduced glazing to lessen its prominence within the streetscene. The material palette has also been reconsidered, replacing the previously proposed white limestone with materials more in keeping with the local vernacular, creating a design that sits more comfortably within the Conservation Area.

A comprehensive landscaping plan now accompanies the proposal, demonstrating the extent of screening and how the development will integrate naturally into its setting. These revisions directly address the Conservation Officer’s concerns regarding scale, massing, materiality, and visual impact, ensuring that the replacement dwelling is both contextually appropriate. The proposal therefore accords with Policies DP12, DP16, DP26, DP35, ARD 2 and ARD 5.

HERITAGE

The submitted Heritage Statement comprehensively assesses the potential impact of the proposed development on nearby listed buildings and their settings. It outlines relevant national and local legislation and policies pertaining to the historic environment and evaluates how the project may affect the significance of the built heritage.

Based on this assessment, the Heritage Statement concludes that the proposed development would not have a detrimental effect on the Ardingly Conservation Area.

IMPACT ON NEIGHBOURING AMENITY

MSDP Policy DP26 seeks to ensure that development would not result in significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.

The proposal incorporates the demolition of the existing house and the erection of a replacement dwelling set in a similar location and footprint to the existing dwelling. The neighbouring property to the north, 1 Cobb Cottages, is separated from the site by Cob Lane, and well screened by a group of mature trees along the boundary.

Whiteoaks is set to the south and shares the site boundary with the application site and comprises a bungalow. The main dwelling is set away from the shared boundary with a garage to the north.

The proposals would include a new element of the house set alongside the southern boundary retaining an appropriate set-back from the boundary and this element of the build would be single storey. The main bulk of the house would be set well away from the shared boundary, on a similar footprint to the existing dwelling, thereby ensuring any impacts on neighbouring amenity would minimised.

The proposals therefore would not result in any harm to neighbouring amenity and would accord with MSDP Policy DP26 and CNP Policy CNP10.

ENVIRONMENTAL SUSTAINABILITY AND RENEWABLE ENERGY

The proposed development will incorporate extensive sustainability features to enhance environmental performance of the property, which are integral to its

design and formation. The proposals are described in full within the appended NuPlanet Energy & Sustainability Strategy, the key features of which are summarised below:

- Efficient, low water usage appliances and white goods
- Low wattage light fittings
- Cycle storage
- EV charging points
- Low glare internal and external light fittings to avoid light pollution
- Responsible sourcing of materials
- Composting and responsible waste management
- Design to maximise natural light and solar gain

These enhancements will be proportionate to the scale of the development while delivering meaningful sustainability benefits.

ARBORICULTURE

The site layout and plans have been strategically designed to ensure maximum retention of high quality trees and informed by a full Arboricultural Impact Assessment, produced by The Arboricultural Consultancy.

The report concludes that the proposed development will result in the loss of several low quality trees, with minimal incursion into root protection zones to allow for pathways and the replacement driveway, thereby resulting in minimal impacts. Several trees will require pruning.

All lost trees will be compensated by replacement planting and an extensive landscaping scheme.

Tree protection measures are also proposed during construction to ensure no damage will occur whilst the development is carried out.

Overall, impacts on trees will be minimal, and all removed trees will be of low quality and compensated for with adequate mitigation.

II. Conclusion

In conclusion, the proposed planning application represents a well-considered approach to redeveloping a vacant, deteriorated site to provide a high-quality replacement dwelling. The proposal adheres to the principles set out in the Mid Sussex District Plan, including policies that support the continuation of residential use in the countryside, the enhancement of the natural and built environment, and the preservation of the High Weald Area. The application has been designed in full accordance with the requirements of relevant policies, including those addressing design, conservation, and local character.

The revised design addresses key concerns raised during the previous application process, particularly those raised by the Conservation Officer. Changes to the building’s scale, massing, material palette, and layout now ensure that the proposal integrates more harmoniously with its surroundings and enhances the Conservation Area. The introduction of a stepped roofline, refined glazing, and the use of more contextually appropriate materials further reduce the visual prominence of the development while respecting local character.

Additionally, a comprehensive landscaping plan has been included, demonstrating how the development will naturally blend with its setting and enhance the visual amenity of the area. The Heritage Statement confirms that the proposal will not detrimentally affect the Ardingly Conservation Area or nearby listed buildings.

Overall, the application aligns with national and local planning policies, including those within the Ardingly Neighbourhood Plan, and demonstrates a commitment to a sustainable and contextually sensitive approach to development. The proposal will provide a much-needed high-quality family home, revitalize a currently derelict site, and ensure that the residential use of the plot is preserved. Therefore, it is respectfully submitted for approval.



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