

Examination Statement

Land West of Selsfield Road Ardingly (Draft Allocation SA25)



Appendix 6.0

Heritage Report on 100 Unit scheme for Site SA25

Land West of Selsfield Road, Ardingly, West Sussex

Built Heritage Assessment



Project: Land West of Selsfield Road, Ardingly, West Sussex

Client: South of England Agricultural Society (SEAS)


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1.0 Introduction

1.1. Project Background

1.1.1. This Built Heritage Assessment has been researched and prepared by Savills Heritage Planning on behalf of South of England Agricultural Society (hereafter referred to as the Client) to provide relevant and proportionate information with regard to the heritage impacts that may influence development in this location.

1.2. The Site and its wider context

1.2.1. The assessment area (hereafter referred to as the Site) lies within the small village and parish of Ardingly, West Sussex. The parish is largely characterised by rural scenery in the High Weald Area of Outstanding Natural Beauty. The Site (**Figure 1**) is located to the north of Ardingly and south of the Ardingly Showground. It is bordered by Street Lane to the west and the High Street to the east.

1.2.2. The landscape of the Site is flat and organised, incorporating a linear pattern of tracks and paths. The Site is currently used for recreation and as an overflow car park for the South of England Agricultural Show. This formal and open landscape is influenced by Ardingly village and its use. The character of the Site is considered to be pleasant, but is not representative of the wider Area of Outstanding Natural Beauty or the High Weald landscape. The Site has been identified in the Ardingly Landscape Character Assessment for Ardingly Parish Council (July 2012) as having a Medium/ High capacity to accommodate development.

1.2.3. The Site does not contain any designated heritage assets, although it does border the Ardingly Conservation Area (**Figure 2**), which was designated in two parts in 1984. The western section of the Conservation Area is centred on the junction of Church Lane and Street Lane and contains a 14th century church and 19th century school, together with several statutory listed buildings that date from the 17th century or earlier. The eastern section of the Conservation Area is centred on the High Street and contains a number of 17th century buildings. The Site borders the north east corner of the western section and the north west corner of the eastern section of the Conservation Area.

1.2.4. There are also a number of statutory listed buildings (**Figure 3**), notably located within the western section of the Ardingly Conservation Area, which are considered to fall within the wider setting of the

Site.

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

2.0 Methodology

2.1 Aims, objectives and scope

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

- 1) Provide a historic evidence assessment to understand the historical background to the Site;
- 2) Formulate an assessment of the importance/sensitivity of the heritage assets considering their architectural interests; and,
- 3) Set out the significance of the heritage assets; and,
- 4) Formulate an assessment of the impact of the proposed development on the significance of the known heritage assets.

2.2 Assessment Methodology

2.2.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This includes designated and non-designated assets. The requirements of assessing heritage significance and the steps implemented to evaluate significance are outlined at **Appendix 2**.

3.0 Legislation and Planning Policy

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection of, and development on, for historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 3.1.2 The national and local planning policies and guidance relevant to the proposed developments at the Land West of Selsfield Road, Ardingly are detailed at **Appendix 2**.

4.0 Historic Evidence

4.1 Introduction

4.1.1 The following section provides a brief summary of the historical development of the Site and its environs, compiled from sources listed in references.

4.2 Historic Development

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

4.2.2 Although not recorded in the Domesday book of 1086, the existence of a church in the early medieval period is known as it was given by William de Warrenne to the Priory of Lewes before his death in 1086. The existing church of St Peter occupies the site of a 12th century church, of which the only evidence now left is a small capital found buried in the north wall of the nave in 1887, which is now preserved in the north aisle. The present church (**Plate 1**) was built between 1325 and 1340, with a number of later additions. Within the sanctuary there is an altar tomb and brass of Richard Wakehurst who died here in 1454. His daughter married Richard Culpeper and it was the Culpeper family who built the house we now know as Wakehurst Place.

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

4.2.4 The residential development in Ardingly can be dated back to the 15th century. Lullings, the modern name for West Hill Farm, is located to the north west of the church on the far side of the Ardingly

Reservoir. The original portion is a timber framed 15th century building, now tile hung with a half hipped roof. A similar design to this is Upper Lodge, an early 16th century timber framed house to the south east of the Church, in the eastern section of the Conservation Area. Situated along the High Street a number of 17th century cottages and farmhouses also form an important part of the character of the eastern section of Ardingly Conservation Area, which is actually the hamlet of 'Hapstead'.

- 4.2.5 The western section of the Conservation Area is similarly characterised by 17th and 18th century farmhouses and cottages, some of which are considered to form the extended setting of the Site; including the 18th century Knowles Cottages and Knowles Farmhouse on the south side of Street Lane. Development around the church of St Peter includes the 17th century Jordan's House and Jordan's Cottage as well as the 18th century Church Cottages. It also includes the 19th century Ardingly Church of England School on Street Lane, which lies directly opposite The South of England Agricultural Showground.
- 4.2.6 Notable 20th century development in Ardingly includes 22 almshouses, which were donated in 1960 by Sir Henry Price, the owner of Wakehurst Place for retired workers in horticulture and agriculture. Up until the Second World War, Ardingly was an agricultural parish, consisting of 19 farms and the population was heavily engaged in agriculture. Post war, the village began to change with housing development prevalent, with the housing firm of E.H Munnion Ltd at one time having over one hundred employees.
- 4.2.7 The South of England Agricultural society was formed in 1967, when they purchased this Site from Sir Henry Price of Wakehurst Place. The first ever show was held that same year over three days in June. The South England Show now attracts over 90,000 visitors to Ardingly each year.
- 4.2.8 The parish and village of Ardingly is also located within The High Weald Area of Outstanding Natural Beauty (AONB). The designated area extends across parts of four counties (Surrey, East Sussex, West Sussex and Kent), 11 districts or boroughs, and 99 parishes. The total area of the High Weald AONB is 146,170 hectares (1,461 square kilometers), which makes the AONB the largest in South East England and the fourth largest in England and Wales. The High Weald AONB designation was confirmed by the Secretary of State for the Environment in October 1983.

5.0 Built Heritage Assets - Significance, Description and Setting

5.1 Introduction

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

5.1.2 The Site is located just outside the Ardingly Conservation Area (**Figure 2**). There are five designated heritage assets within the village of Ardingly (including the western section of the Conservation Area) whose settings potentially extend into the Site. Consequently, future development of the Site could have an impact on the setting of these designated heritage assets.

5.1.3 The statutory listed buildings closest to the Site within the eastern section of the Conservation Area (Hapstead Farmhouse South Cottage and Hamstead Green Cottage), have not been assessed as part of this Built Heritage Assessment, as views from their location within the Conservation Area looking north west (towards the Site) are entirely blocked by vegetation. In the western section, the cottages and houses surrounding the church of St Peter, owing to the curvature of Street Lane and existing vegetation, are not considered to form part of the setting of the Site. The setting of these designated heritage assets are therefore not considered to be impacted on by development of the Site.

5.1.4 There are four listed buildings whose settings have the potential to be impacted on by development of the Site. All four of these designated heritage assets (Church of St Peter, former Ardingly Church of England School, Knowles Farmhouse and Knowles Cottage) are located on Street Lane in the western section of the Conservation Area.

5.1.5 The following section will assess their significance, including the contribution their setting makes to this significance.

5.2 Significance

5.2.1 Historic England suggest that the aspects that reflect significance are the four values that people associate to a place: aesthetic value, evidential value, historic value and communal value. However,

the NPPF defines the significance of a heritage asset as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* The NPPF definition largely corroborates the four values identified by Historic England in the *English Heritage Conservation Principles Policies and Guidance 2008* (see **Appendix 2**), although the Historic England Guidance takes a broader approach.

5.3 Ardingly Conservation Area

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

Aesthetic Value

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

Historical Value

5.3.3 Historical value is also considered to be **high**, with the current village originating and influenced by the position of the former Roman Road and the siting of the church of St Peter. Through its historic buildings and spaces, the village helps us to connect with the lives of bygone societies and understand the environments in which they worked and lived. There are 47 statutory listed buildings in the parish of Ardingly, most located within the Conservation Area and at several historic farmsteads. The village is of significant historic interest.

Evidential Value

5.3.4 The historic OS maps (**Figures 4-8**) exemplify the layout of the built development and demonstrate the buildings within Ardingly concentrated along the Street Lane frontage. The Conservation Area possesses evidence of the village's historic development including a street layout that dates back to medieval times and historic buildings from the 15th to early 20th century. However, archaeological evidence would be severely limited and there are no records to indicate that this area is of any specific archaeological interest. The evidential value of the Conservation Area is considered to be **medium**.

Communal Value

5.3.5 As a result of its shared nature, the communal value of the Conservation Area is considered to be **high**. The historic core of the area and the principal streets (High Street, Street Lane and Church Lane), evokes a great sense of shared pride and the place of shared community memories. There are many buildings within the parish and Conservation Area which have strong community value, such as the Church, Hapstead Hall, Post Office, Primary School, Pavilion, the Ardingly Inn and Fellow's Bakery. The historic parts of the village are a strong contributor to the Conservation Area's character and identity as a place.

Setting

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

5.3.7 The wider setting of the Conservation Area is attractive and rural with wide open countryside. Much of this surrounding countryside makes a positive contribution to The High Weald Area of Outstanding Natural Beauty. In terms of landscape the AONB is largely characterised by small, irregularly-shaped and productive fields bounded by hedgerows and small woodlands predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing. Distinctive zones of heaths and river valleys.

5.3.8 Overall, the Site forms a very small percentage of this surrounding countryside, and it is set back from the historic cores of the Conservation Area. The landscape of the Site is organised and in poorer condition than the surrounding countryside and is not typical of the character of the High Weald AONB.

It is a flat, organised landscape with linear pattern of tracks and paths, located to the north and south with informal paths running through it, as identified in the Ardingly Landscape Character Assessment for Ardingly Parish Council (July 2012). It is therefore considered that the Site makes a minimal contribution to the wider setting of the Conservation Area.

5.4 **The Parish Church of St Peter**

5.4.1 The 14th century Parish Church of St Peter (**Plate 1**) was Grade I listed on 28th October 1957. The church was constructed between 1325 and 1340 and has undergone a number of later additions. The west and only tower was added some 100 years later, and the Historic England list description makes direct reference to the tower being the principal reason as to why the Church has Grade I status. There is no visibility of the Site from the Church, owing to the curvature of Street Lane (**Plate 5**). However, the tower of the church is distantly visible from within the Site (**Plate 6**), which is why it forms part of this assessment.

Aesthetic value

5.4.2 Aesthetically the Church is in a good condition and was built in the decorated Gothic style. The main body of the church consist of a chancel with a vestry to the north, nave with aisles, south porch and west tower. The chancel, nave and south aisle all date from the 14th century and was much restored in 1887 by Carpenter and Ingelow. The south porch and west tower date from the 15th century with the north aisle being added as part of the 1887 addition. The church boasts five old bells from the 17th and 18th centuries and a 'modern' treble which was added in 1911. The elevations remain much as originally conceived and constructed and the aesthetic value of the Church is considered to be **high**.

Historical and Communal values

5.4.3 The Church's communal and historical values are linked owing to its use as an active church which has continuously played a role as a religious centre for the local community since the 14th century. The interior of the Church holds significant monuments, including a 14th century tomb in the chancel which bears the effigy of a priest. There is a strong cohesive narrative for the church, which was held by Henry VIII as part of the English Reformation of the 1530's. Henry VIII granted the patronage to Thomas Cromwell, who held it until his execution in 1540. It then passed into the ownership of private patrons until the Church Pastoral Aid Society assumed patronage in 1925. The historic and communal values

of the church are considered to be **high**.

Evidential value

- 5.4.4 The building demonstrates church construction techniques and style from the 14th century onwards and survives relatively intact. The different stages of restoration are well documented and as the church sits on a site where a Norman Church stood previously, there is the potential to yield archaeological evidence which contributes to the evidential value of the building. Overall the evidential value of the building is considered to be **high**.

Setting

- 5.4.5 The Church's setting is primarily considered to be its immediate setting formed by the surrounding churchyard and associated monuments. The architectural significance of the church can be best appreciated from either within the churchyard or from the junction of Church and Street Lane (**Plate 1**). Unusually the churchyard extends over the adjacent road (Balcombe Lane) and forms part of the land north of Balcombe Lane. This extended churchyard is also considered to form part of the church's immediate setting.
- 5.4.6 The wider setting of the church is considered to be the surrounding cottages and houses on Street Lane and Church Lane, many of which are statutory listed (Jordans, Church Cottages and Jordan's Cottage).
- 5.4.7 The Site is considered to form part of the church's extended setting, as there is no visibility from the Church looking towards the Site, and they are also a significant distance apart. There is no historical association between the Site and the Church.

5.5 **Ardingly Church of England School**

- 5.5.1 The mid-19th century Ardingly Church of England School (**Plate 2**) was Grade II listed on 11th May 1983. The use of this building has changed and is no longer a Primary School. The St Peter's Church of England Primary School has relocated to the north side of Street Lane on Holmans, directly below the Site as demonstrated by the 2002 OS Map (**Figure 8**). The asset now has a dual function as the St Peter's Church Centre and St Peter's Pre-School.

5.5.2 Aesthetic Value

In terms of the aesthetic contribution made by its visual appearance, architectural style, and legibility as a heritage asset, it is judged that this principle makes a good contribution to the significance of the asset. The building is single storey, with the original portion of the building dating from the mid-19th century and consisting of two casement windows, two gables and a tiled roof. A pastiche addition was installed in the early 20th century, which is one bay wide with a gable, to the east end. The aesthetic value of Ardingly Church of England School is considered to be **high**.

Historical & Communal Values

5.5.3 The asset's communal and historical values are linked, owing to the use as a school and its historic role in the rural village of Ardingly. Historical value derives from the asset's association with the church of St Peter and also from its educational use. The asset provides us with an understanding of the evolution of the educational provision on Ardingly over an extended period of time, and it represents a building where generations of local people were educated in the community. The asset is therefore considered to have **high** levels of historic and communal value.

Evidential Value

4.0.1 The building offers physical evidence of late 19th century schools within a rural environment, and despite an early 20th century later addition, the front elevation remains much as originally conceived and constructed, which enhances the evidential value of this building. However, archaeological evidence would be severely limited and there are no records to indicate that this area is of any specific archaeological interest. Overall, the evidential value of the building is considered to be **medium**.

Setting

5.5.4 The asset is principally appreciated within its immediate setting, which consist of the paved area which surrounds the building, and surpasses the front boundary railings and merges with Street Lane. As the principal façade is oriented to the north from this viewpoint, it is from Street Lane looking southwards (**Plate 2**) that the architectural significance of the building can be appreciated.

5.5.5 The assets wider setting is considered to be rural landscape to the north, which largely consists of the South of England Agricultural showground and the group value and historic association that the asset

shares with the church of St Peter.

- 5.5.6 The Site is considered to form part of the assets extended setting. The Site is located to the east of the asset and there is very distant inter-visibility between the two (**Plates 7 & 8**). The only visible element of the asset from the Site is the eastern side elevation, which is the non-original portion of the building. There is no historic connection between the asset and the Site.

5.6 Knowle Cottages

- 5.6.1 The 18th century Knowle Cottages (**Plate 3**), located on the south side of Street Lane, were Grade II listed on 11th May 1983. The single building consists of two units (No's 3 and 4 Knowle Cottages), and along with the neighbouring Knowles Farmhouse, are the closest listed buildings to the Site, which is why they form part of this assessment.

Aesthetic Value

- 5.6.2 In terms of the aesthetic contribution made by its visual appearance, architectural style, and legibility as a heritage asset, it is judged that this principle makes a good contribution to the significance of the asset. The building is two storeys, constructed from sandstone, five windows wide with a clay tiled roof. The entrances to both houses are characterised by gabled porches. The front elevation remains largely unaltered, with the only addition being a set back ground and first floor brick extension to the eastern part of the building which was constructed during the mid-1990's. Overall the aesthetic value of Knowle Cottages is considered to be **high**.

Historical and Evidential Value

- 5.6.3 Both historical and evidential value are considered to be **medium**, as although the elevations remain much as originally conceived and constructed, the building has no real historical associations other than its historic relationship with Knowles Farm, and the potential to yield archaeological evidence from it is extremely limited.

Communal Value

- 5.6.4 Communal value currently makes a **low** contribution to the significance of the asset as it was built as a private residence within a rural town.

5.7 Knowles Farmhouse

5.7.1 The 18th century Knowles Farmhouse (**Plate 4**), located on the south side of Street Lane, was Grade II listed on 11th May 1983. The building is immediately to the west of Knowle Cottages, and was formerly Nos 172 Knowles Cottages. As per Knowle Cottages, the asset is one of closest listed buildings to the Site, which is why it forms part of this assessment.

Aesthetic Value

5.7.2 In terms of the aesthetic contribution made by its visual appearance, architectural style, and legibility as a heritage asset, it is judged that this principle makes a good contribution to the significance of the asset. The building is two storeys, constructed from sandstone, four windows wide with an off-centre projecting gabled porch. The roof is clay tiled and hipped with a large central chimney stack. It is considered that the aesthetic value of the asset is **high**.

Historical and Evidential Value

5.7.3 Both historical and evidential value are considered to be **medium**, as although the elevations remain much as originally conceived and constructed, the building has no real historical associations, and the potential to yield archaeological evidence from it is extremely limited.

Communal Value

5.7.4 Communal value currently makes a **low** contribution to the significance of the asset as it was built as a private residence within a rural town.

Setting

5.7.5 Due to their close proximity, Knowle Cottages and Knowles Farm share the same setting and can be assessed as one. Historically the setting of these buildings has changed significantly over time. The 1874 OS Map (**Figure 4**) demonstrates that the area directly opposite these buildings (on the north side of Street Lane and directly below the Site) was in use as New Knowles Farm, and this farmland would have formed part of the rural setting of Knowle Cottages and Knowles Farm. This farmland evolved overtime, as it became allotments before it was built upon with the notable erection of a school.

5.7.6 The assets are principally appreciated within their immediate setting, which consist of their front

gardens, bordered by a timber picket fence and Street Lane. To the rear their large rear gardens and surrounding farmland also forms part of this setting.

5.7.7 The wider setting of these assets is considered to be the development on the north side of Street Lane (**Plates 9 & 10**) as there is good inter-visibility between the two. The historical connection between the land north of Street Lane and the assets was lost in the early 20th century. The existing buildings north of Street Lane do not contribute towards this wider setting of the assets.

5.7.8 The Site is considered to form part of the assets extended setting, as there is a buffer of buildings and land to the north between the Site and the asset and there is no inter-visibility.

6.0 Assessment of Impact

6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.2 Proposed Scheme

6.2.1 The proposal is for the installation of a residential development scheme of up to 100 units on the Site.

6.3 Ardingly Conservation Area

6.3.1 The Site is located just outside the north-western part of the western section of the Conservation Area, and just outside the northern most section of the eastern section of the Conservation Area. The Site is located away from historic core of the town, and is significantly separated from the core of the eastern section of the Conservation Area by the Recreation Ground, which is also bordered by dense mature hedgerow and trees, which contributes to the visual separation of the Site from the core eastern section of the Conservation Area.

6.3.2 The northern most part of the eastern section of the Conservation Area stops just short of Cobb Lane and incorporates the buildings on east side of the High Street. There is no real visibility of the Site from these buildings, as they are set back off the High Street behind their own established boundary of mature trees and hedges, then separated by the busy two-way High Street and further separated still by the mature trees and hedgerows that border the Site (**Plates 12 & 13**). This northern most part of the eastern section of the Conservation Area is largely characterised by the busy vehicular traffic on the High Street and is not considered to represent the aesthetic values or significance of the immediate and wider setting of the Ardingly Conservation Area.

6.3.3 The south western corner of the Site borders the western Section of the Conservation Area. The area of land within the Conservation Area which immediately borders the Site consists of the private rear

gardens of No's 1 & 2 and 3 & 4 Street Lane, located on the north side of Street Lane. Public views of the Site from within the western section of the Conservation Area are relatively distant along Street Lane between the statutory listed Knowles Farmhouse and the Ardingly Church of England School (**Plate 11**). As well as being distant, these views are also partially interrupted by dense hedgerows and mature trees. This is further established by the Ardingly Landscape Character Assessment (2012) which states that *'the western edge of this area lies adjacent to Ardingly Conservation Area but there is a strong line of vegetation that screens any views of this character from the road'*.

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

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

6.4 **The Parish Church of St Peter**

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

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

6.5 **Ardingly Church of England School**

6.5.1 The Ardingly Church of England School, now in use as a pre-prep school and the Church Centre, principally derives its significance from its aesthetic, historic and communal values owing to its original

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

6.5.2 The western boundary of the Site is in closest proximity to the asset, and is considered to form part of the asset's extended setting. There is very distant inter-visibility between the two, and this view is not considered to be significant. The extended setting of the asset is considered to contribute minimally to the asset's overall significance, especially as there is no historical connection between the Site and the asset. The proposed development of the Site would therefore have a **neutral** impact upon the significance of the listed building.

6.6 Knowle Cottages & Knowles Farmhouse

6.6.1 Both Knowle Cottages and Knowles Farmhouse principally derive their significance from their aesthetic value owing to their largely original form and surviving historic materials. In terms of setting, the assets derive their significance from their immediate settings, which comprises of their front and rear gardens, and Street Lane, from where the assets are best appreciated.

6.6.2 The south west corner of the Site is in closest proximity to the assets, and is considered to form part of the assets' extended setting. There is no inter-visibility between the assets and the Site, owing to the development on the north side of Street Lane including Nos 1-4 Street Lane and the Primary School. The extended setting of the assets is considered to only contribute minimally to the assets' overall significance, especially as there is no historical connection between the Site and the assets. The proposed development of the Site would therefore have a **neutral** impact upon the significance of the listed buildings.

6.7 Mitigation Measures

6.7.1 It is also considered that mitigation measures can be put in place to ensure that the proposed development causes no harm to the setting of the character and appearance of the Ardingly Conservation Area. These measures include;

- Development should not exceed two storeys in height, which is broadly the same height of the built development in the village of Ardingly. The proposed materials should be vernacular and their architectural design should complement the historic buildings within the neighbouring

Conservation Area.

- Features of merit such as hedgerows and mature trees should be protected and retained within the Site. Tree planting and vegetation cover should be encouraged within the Site itself, which will help to soften the development and help to emphasise the rural character of Ardingly rather than a more urban surroundings which would be at odds with its surroundings.

7.0 Conclusion

- 7.1.1 Savills were commissioned by SEAS to produce a Built Heritage Assessment to be issued to Mid Sussex DC policy team for their consideration in the context of emerging site allocation for the proposed development of land west of Selsfield Road, Ardingly. This assessment is made within the context and requirements of national and local planning policy and guidance.
- 7.1.2 An assessment of the history of the Site, in addition to an appraisal of the significance of the designated heritage assets within the vicinity of the Site, has been used to inform the assessment of the proposals potential impact on the historic built environment.
- 7.1.3 The Site is located just outside the north-western part of the western section of the Conservation Area, and just outside the northern most section of the eastern section of the Conservation Area, and there are four statutory listed buildings (Church of St Peter, Ardingly Church of England School, Knowles Farmhouse and Knowles Cottage) which are considered to form part of the extended setting of the Site.
- 7.1.4 All of the statutory listed buildings, with regards to setting, are appreciated in their immediate settings, and not their extended settings. They are also separated from the Site through distance, topography and the built and natural environment.
- 7.1.5 The immediate setting of the Ardingly Conservation Area is derived from the historic core of the village and the historic buildings which line the central streets. The Site forms part of the wider rural setting of the Conservation Area, however it is considered to be a formal landscape and in poorer condition than the surrounding countryside and is not typical of the character of the High Weald AONB. The Site also only forms a very small percentage of the Conservation Area's wider setting, and is located north of the village, where development would be in keeping with the settlement pattern of Ardingly.
- 7.1.6 It is therefore considered that the proposed development of the Site is considered to have a **neutral** impact on the setting of the Ardingly Conservation Area, and the settings of the four identified listed buildings.
- 7.1.7 This Built Heritage Assessment meets the requirements of the NPPF and provides sufficient information in regards to built heritage considerations relating to the proposal, as currently know, for the residential

development of the Site, but will need to be revisited once more detailed proposals have been completed.

8.0 References

- 'Parishes: Ardingly', in *A History of the County of Sussex: Volume 7, the Rape of Lewes*, ed. L F Salzman (London, 1940), pp. 127-132. *British History Online* <http://www.british-history.ac.uk/vch/sussex/vol7/pp127-132> [accessed 13 November 2018].
- Ardingly Landscape Character Assessment for Ardingly Parish Council, Hankinson Duckett Associates, July 2012.

9.0 Appendix 1: Planning Policy and Guidance

9.1 Legislation.

Planning (Listed Buildings and Conservation Areas) Act 1990

9.1.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.1.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

9.1.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

9.1.4 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (Section 72).

9.2 National Planning Policy Framework

9.2.1 The National Planning Policy Framework was introduced in March 2012, later revised in July 2018 as the full statement of Government planning policies covering all aspects of the planning process. One of the twelve core planning principles of the Framework is that planning should:

“Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

9.2.2 The glossary of the Framework (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

- 9.2.3 Chapter 16 of the Framework outlines the Government's guidance regarding conserving and enhancing the historic environment in more detail. Paragraph 189 requires an applicant to describe the significance of the heritage assets, including the contribution made by their setting. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.
- 9.2.4 Paragraph 190 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by development proposals. They should take this assessment into account when considering the impact of development proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of such development proposals.
- 9.2.5 Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 9.2.6 Paragraphs 193 and 194 further outline that local planning authorities should give great weight to the asset's conservation. The more important the heritage asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. It is also specified that any harm to or loss of significance of a designated heritage asset should require clear and convincing justification
- 9.2.7 Paragraph 195 outlines that local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied.
- 9.2.8 Paragraph 196 concerns development proposals that will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.
- 9.2.9 Paragraph 200 encourages local planning authorities to look for opportunities for new development

within conservation areas and within the setting of heritage assets, to enhance or better reveal their significance. It also states that development proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset, should be treated favourably.

9.2.10 Paragraph 201 establishes that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building which makes a positive contribution to the significance of the conservation area should be treated as either substantial harm under paragraph 195 or less than substantial under paragraph 196, as appropriate taking into account the relative significance of the building affected and its contribution to the significance of the conservation area as a whole.

9.3 Guidance provided by Historic England (English Heritage, 2008) introduced the concept of values when weighing the significance of heritage assets with reference to the following value criteria (bracketed terms indicate corresponding values identified in NPPF):

- 1) **Evidential** (Archaeological) value. Deriving from the potential of a place to yield evidence about past human activity. This value is alternatively known as **Research** value.
- 2) **Historical** value. Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. This value is alternatively known as **Narrative** value.
- 3) **Aesthetic** (Architectural or Artistic) value. Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- 4) **Communal** value. Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

10.0 Appendix 2: Maps and Pictures

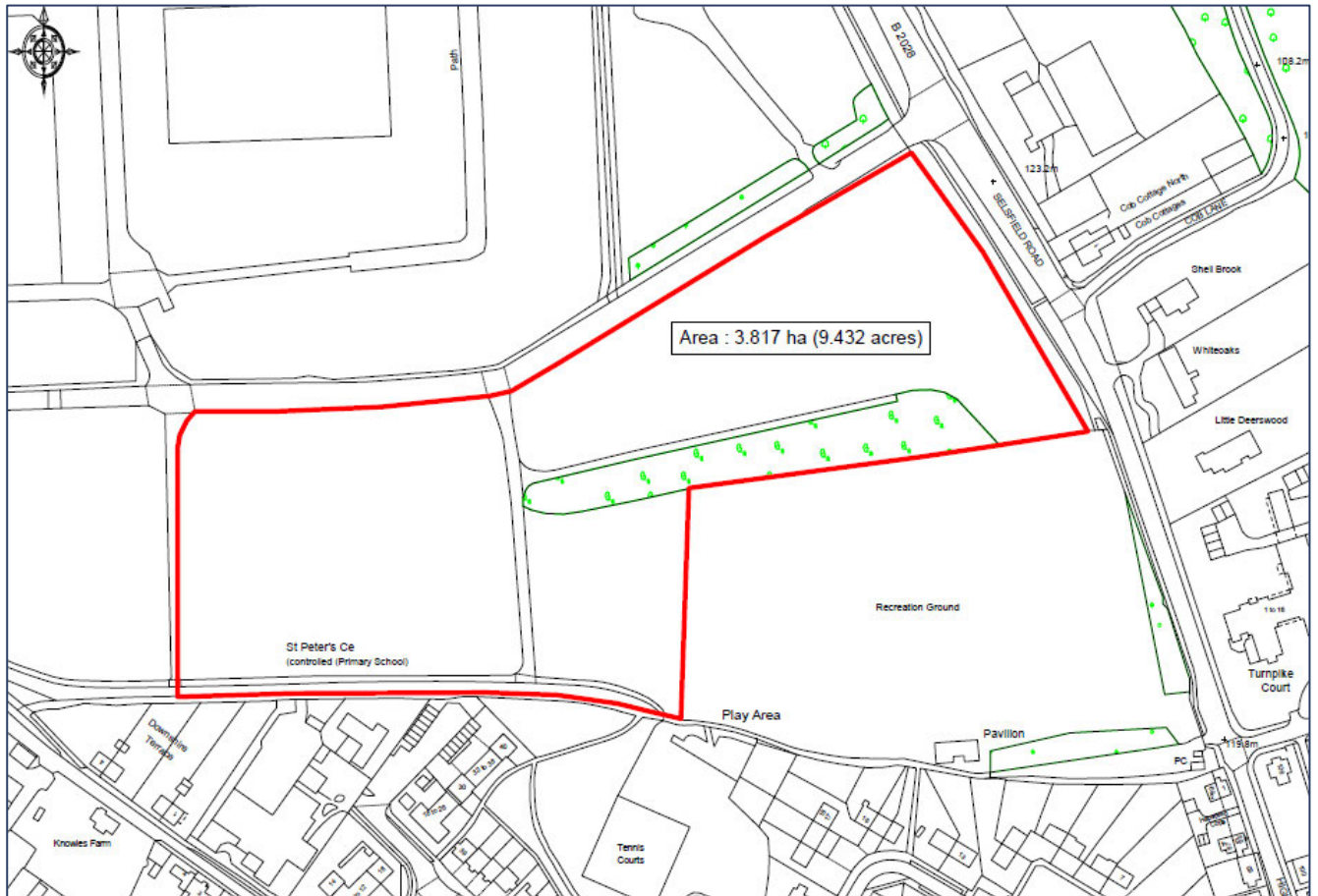


Figure 1: Map of the Site, outlined in red.

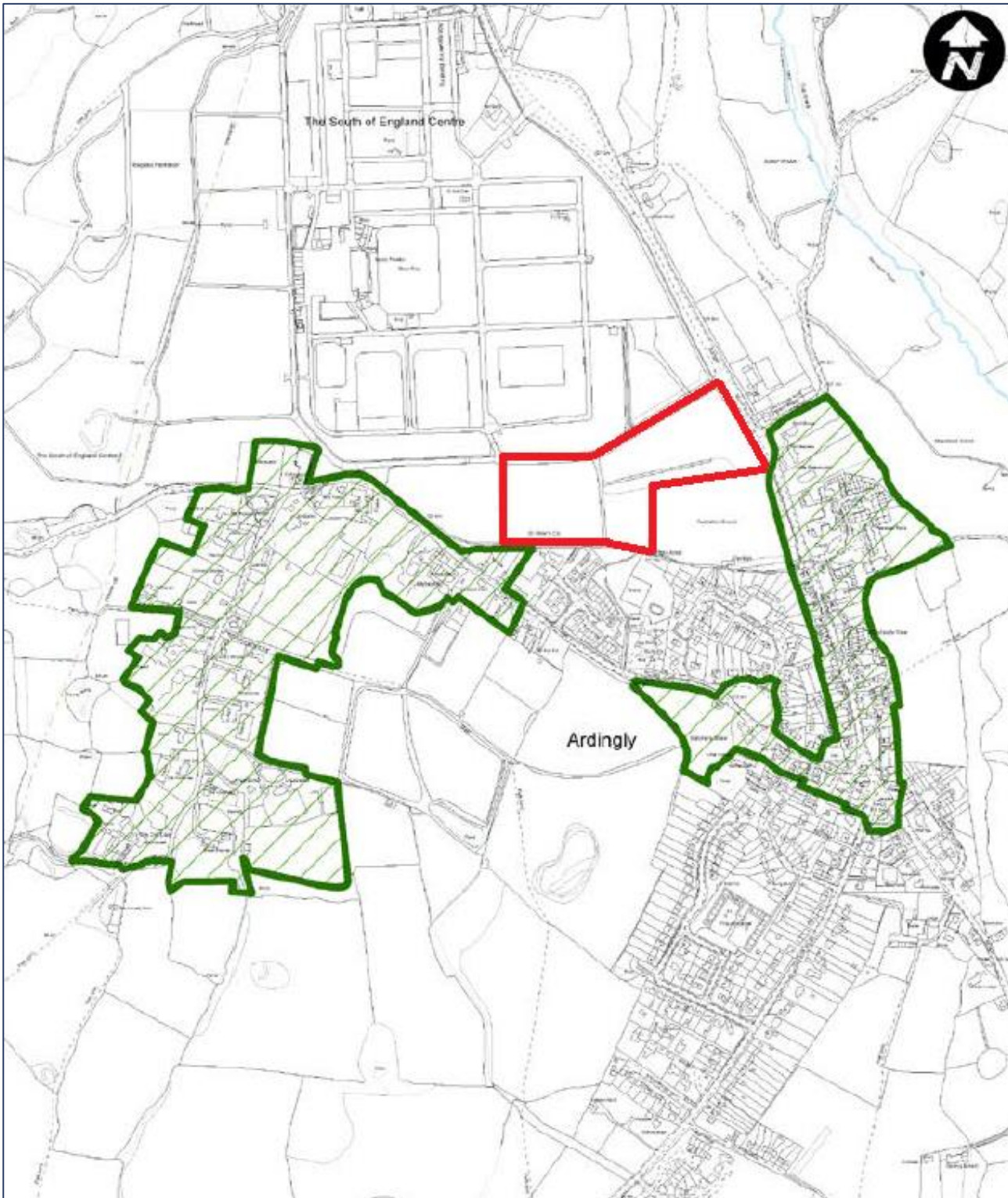


Figure 2: The Ardingly Conservation Area, designated in two parts, outlined in green. The Site outlined in red.

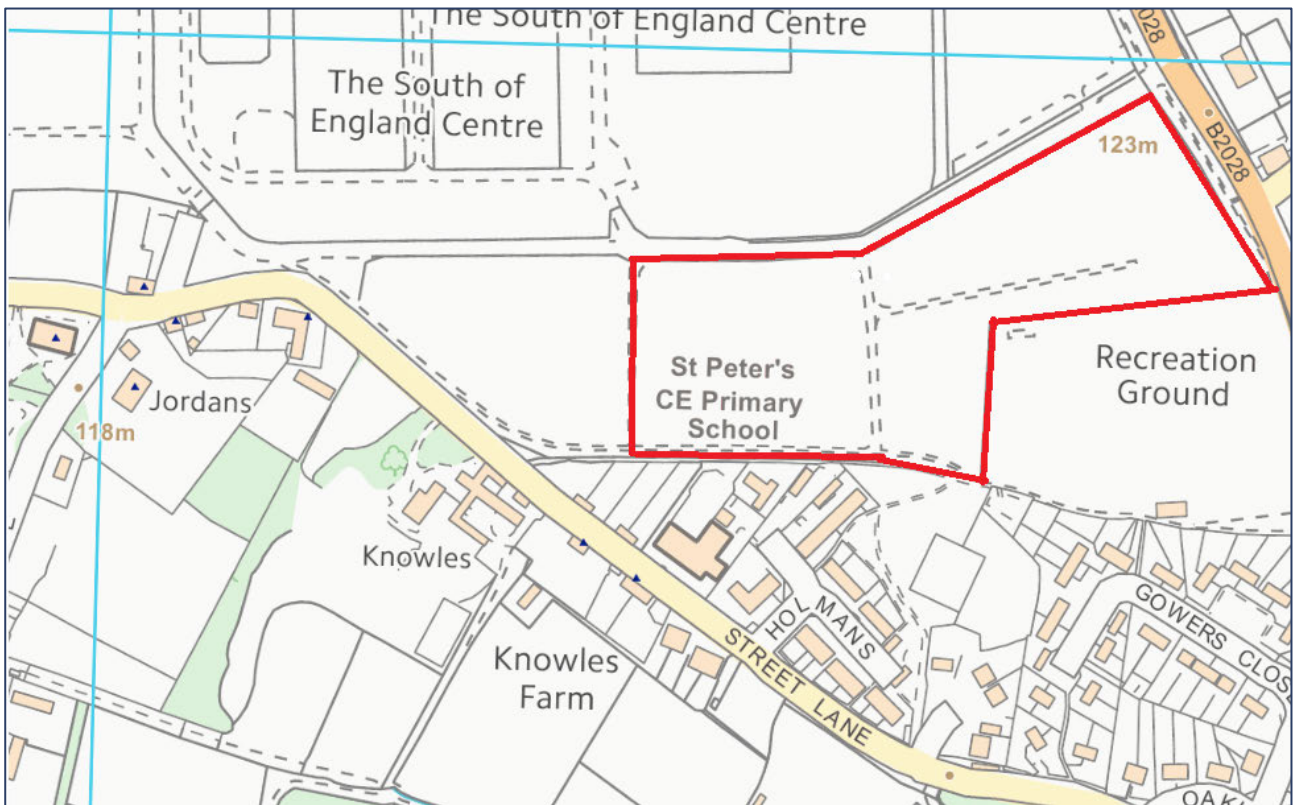


Figure 3: Map of statutory listed buildings (blue triangle) within the wider setting of the Site (outlined in red).

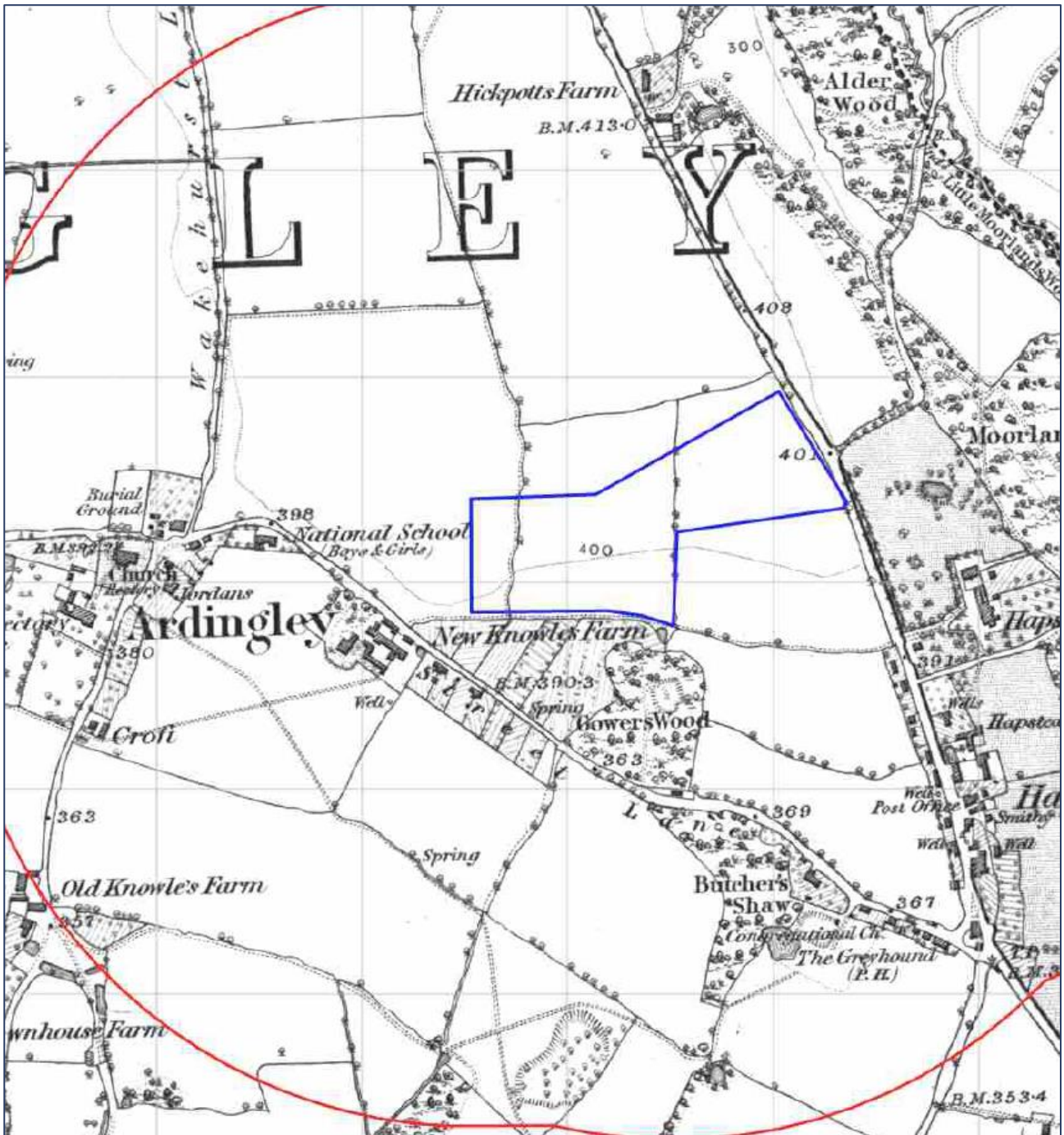


Figure 4: The 1874 OS Map of Ardingly. The Site outlined in blue.

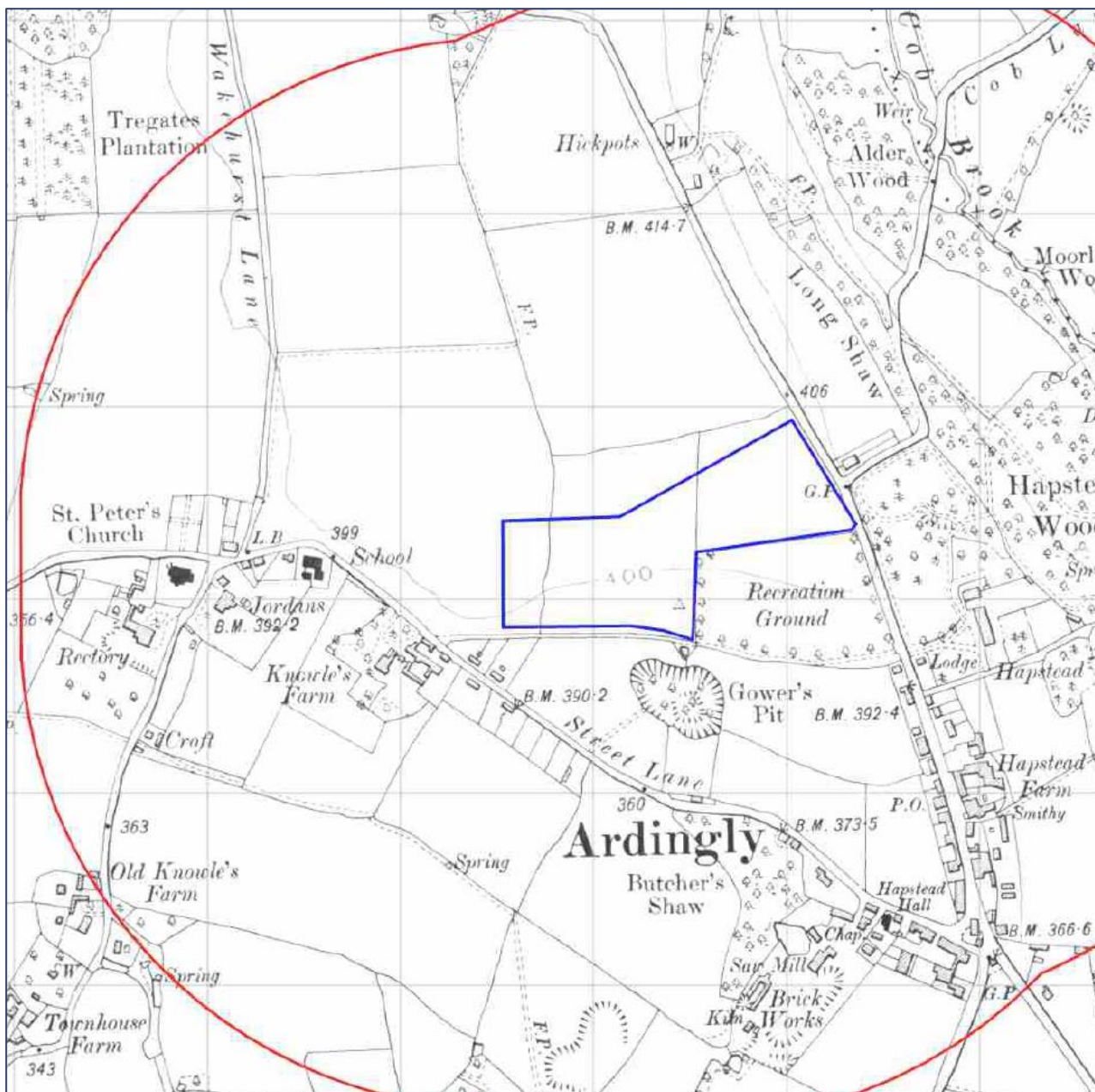


Figure 5: The 1909 OS Map of Ardingly. The Site outlined in blue.

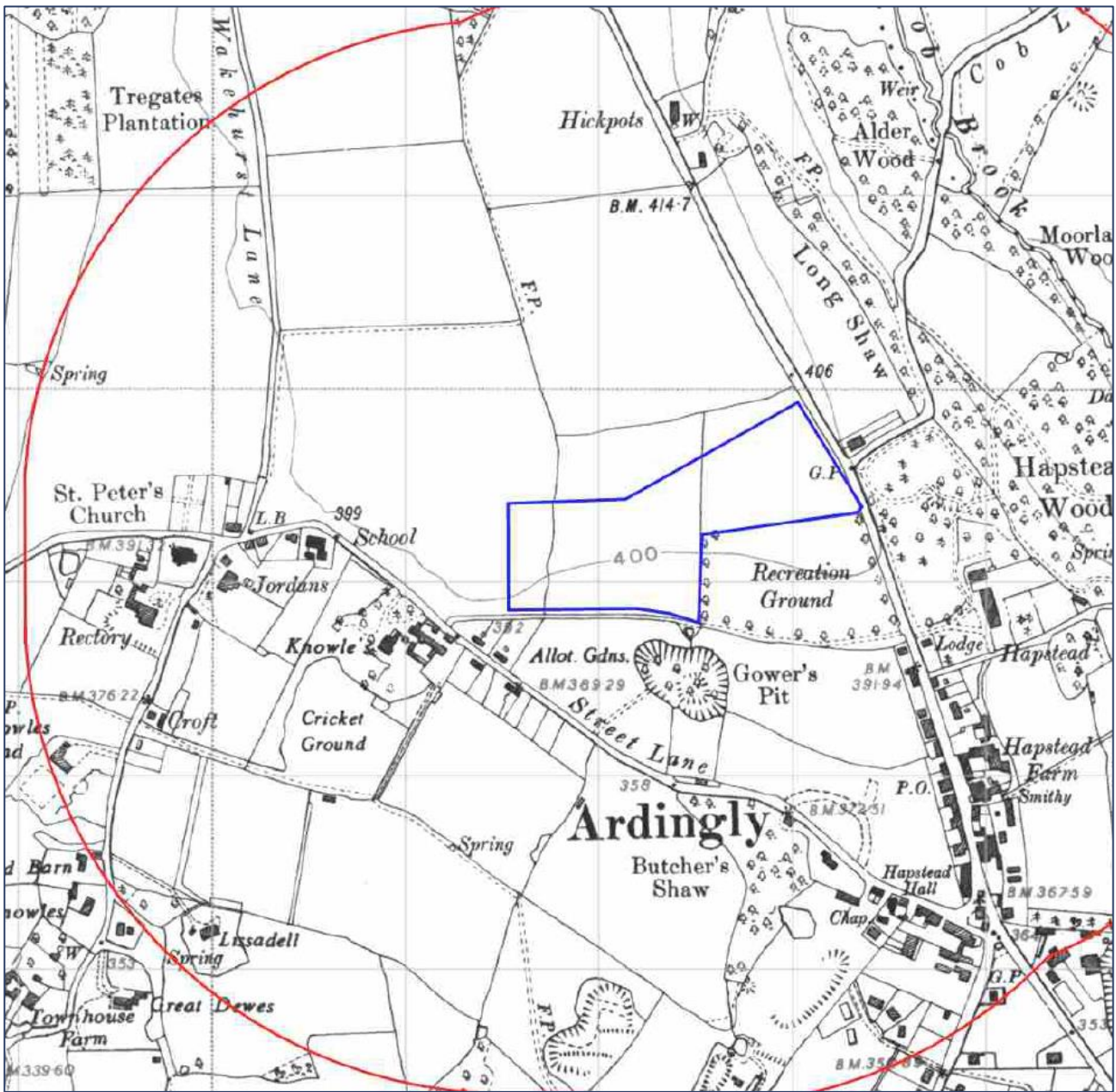


Figure 6: The 1947 OS Map of Ardingly. The Site outlined in blue.

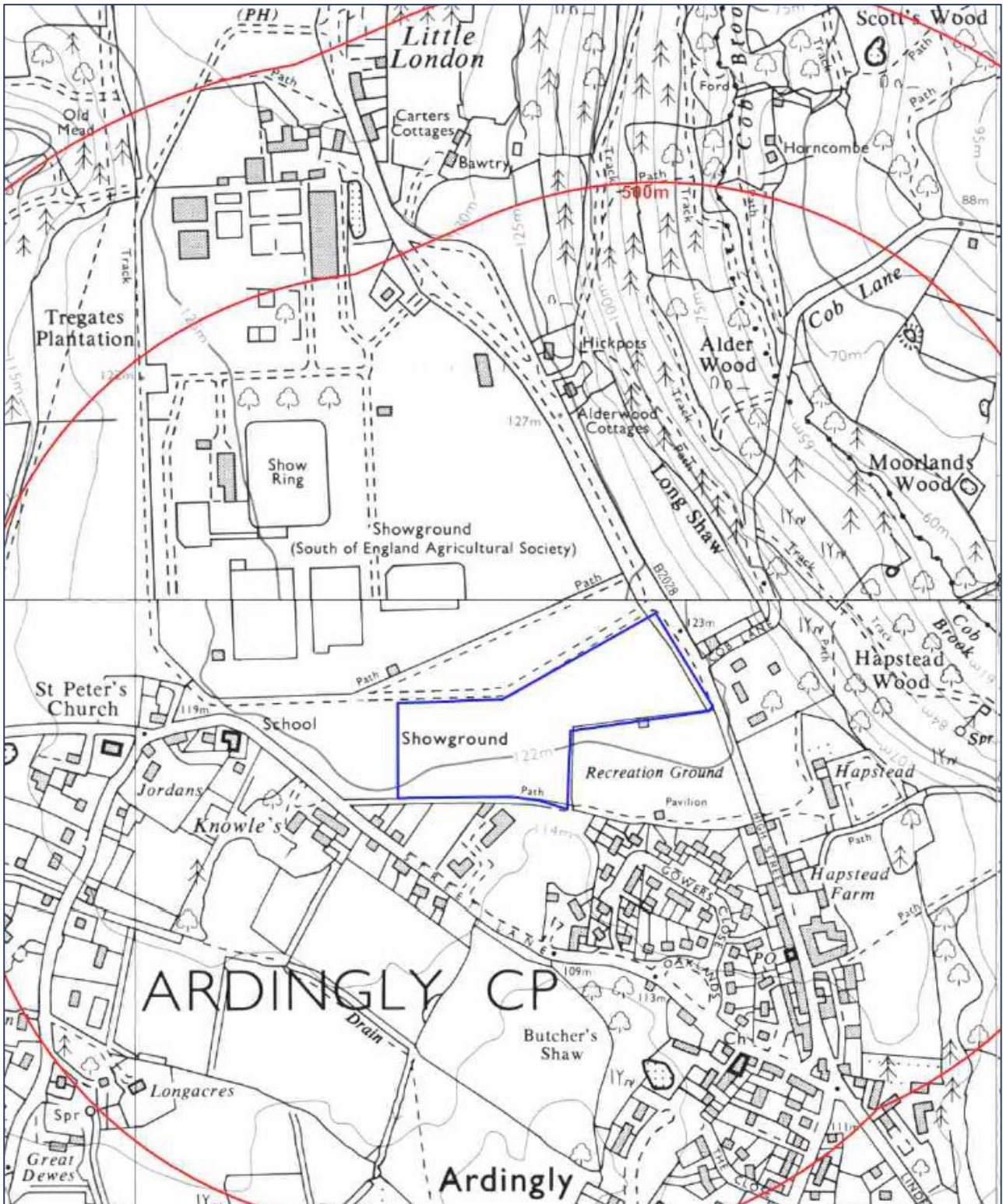


Figure 7: The 1973-78 OS Map. The Site outlined in blue.

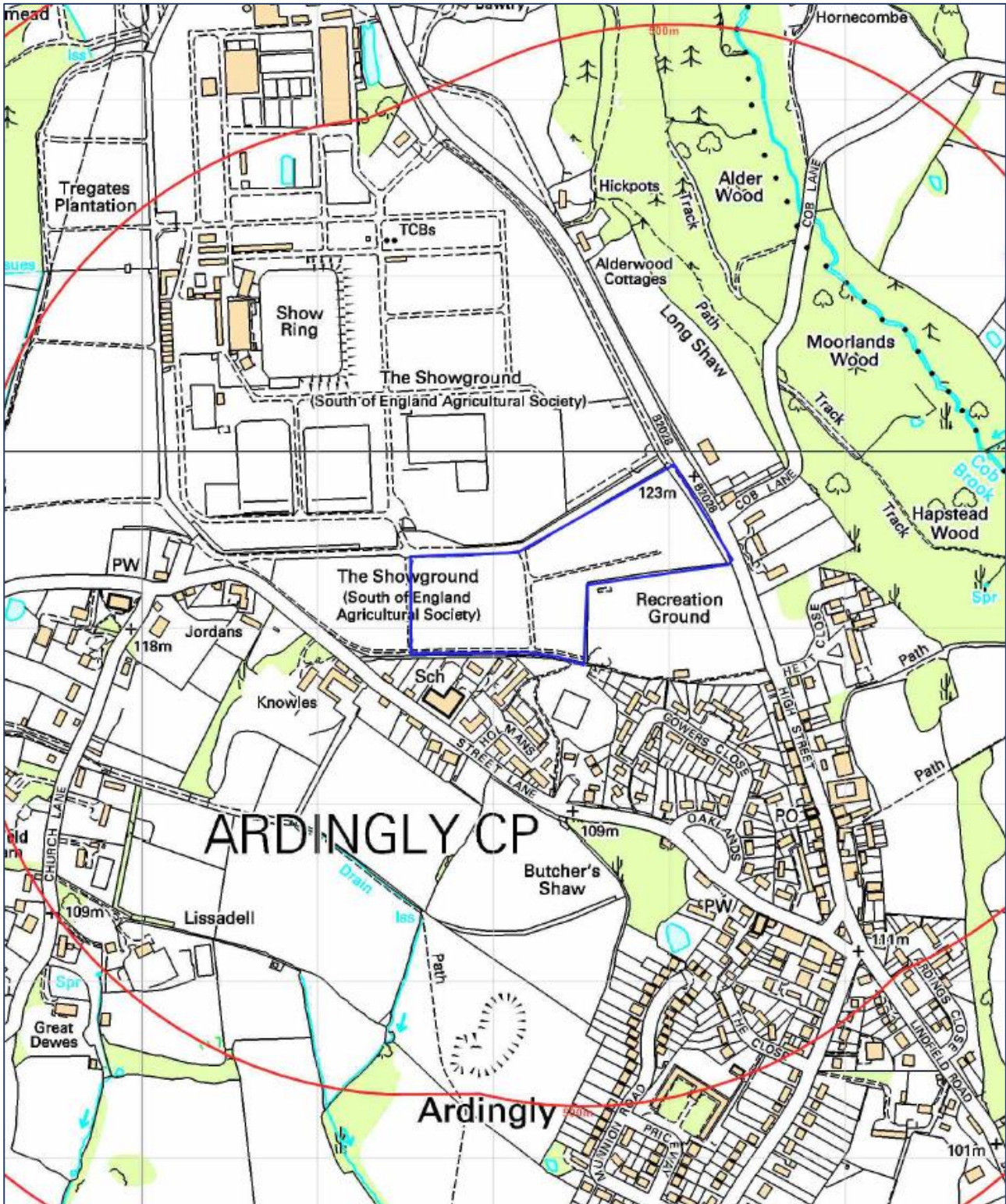


Figure 8: The 2002 OS Map. The Site outlined in blue.



Plate 1: The 14th century church of St Peter in the western section of the Conservation Area.



Plate 2: Ardingly Church of England School, now operational as the Church Centre.



Plate 3: Knowle Cottages on the south side of Street Lane.



Plate 4: Knowles Farmhouse on the south side of Street Lane.



Plate 5: View towards the Site from the Parish Church of St Peter. No inter-visibility.



Plate 6: View from the Site looking west towards the Church. The tower is barely visible.



Plate 7: View looking eastwards from Ardingly Church of England School towards the site. Distant inter-visibility.



Plate 8: View looking westwards from the Site towards Ardingly Church of England School. Side elevation of school partly visible.



Plate 9: View directly opposite Knowles Farmhouse which forms part of the assets wider setting. The Site not visible.



Plate 10: View of school directly opposite Knowle Cottages forms part of assets wider setting. The Site not visible.



Plate 11: View looking east towards the Site from Street Lane within the western section of the Conservation Area.



Plate 12: View from Cobb Lane looking south down the High Street within the Conservation Area.



Plate 13: View from the two-way High Street looking towards the Site. Visibility very restricted.



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