

Our ref:HER-02517

Date: 11th September 2026

Cultural Heritage Addendum: Land west of Ravenscroft, Storrington, West Sussex RH20 4HE

Introduction

1. This Cultural Heritage Addendum has been prepared by Tetra Tech Consulting Limited on behalf of A2Dominion Developments in relation to Land west of Ravenscroft, Storrington, West Sussex RH20 4HE (henceforth, the 'Site'). This Cultural Heritage Addendum accompanies a Reserved Matters submission following the Allowing of Appeals ref. APP/Z3825/W/22/3308455 and ref. APP/Y9507/W/22/3308461 for a cross-boundary development proposal on a single site, located within the South Downs National Park (SDNP) and Horsham District, which was the subject of identical planning applications submitted to the respective local planning authorities (LPAs).

2. The proposed development submitted to Horsham District Council (ref. DC/21/2086) and South Downs National Park Authority (ref. SDNP/21/04702/OUT) and Allowed at Appeal comprises:

Full permission for the relocation and enhancement of the Ravenscroft Allotment site and outline planning permission for up to 78 homes with all matters reserved except access (excluding internal estates roads) from Ravenscroft, and new community parkland

3. The Reserved Matters proposed development comprises:

Reserved Matters Submission comprising: Layout; Landscaping; Scale; and, Appearance pursuant to Hybrid Consent (References: DC/21/2086 and SDNP/21/04702/OUT)

4. This Cultural Heritage Addendum sets out the Archaeological and Built Heritage assessment submitted as part of applications ref. DC/21/2086 and ref. SDNP/21/04702/OUT, updated to reflect the terminology of the August 2026 NPPF, and considers if the conclusions and recommendations of these assessments remain valid. This Cultural Heritage Addendum also reviews the Cultural Heritage matters relevant to the Allowing of Appeals ref. APP/Z3825/W/22/3308455 and ref. APP/Y9507/W/22/3308461.
5. The Reserved Matters proposed development is considered to have the same Cultural Heritage effects as the consented scheme. The Reserved Matter proposed development is considered to be proportionate and sensitive in responding to the Cultural Heritage constraints of the Site and minimises the potential impacts on nearby Built Heritage assets.
6. An archaeological evaluation comprising trial trenching and reporting will be required due to the archaeological potential of the Site. These pre-commencement works have already been secured by condition attached to the allowing of the relevant Appeals.

7. The Storrington Conservation Area, Grade II* Church of St Mary the Virgin and Grade II Abbey Convent have been identified as having the potential to be affected by the proposals in Built Heritage terms.
8. It is considered that the change in character of the Site arising from the Proposed Development would represent a low degree of harm to the significance of Abbey Convent.
9. The proposed development is considered to represent a very low level of harm, at the lowest end of the spectrum of harm to the conservation area, through the expansion of built form to the boundary of the Abbey Convent grounds. The potential degree of harm is not greater than very low as the proposed built area will not alter the way in which the conservation area's character is experienced within its boundaries or effect the individual architectural and historic interest of the numerous historic buildings within it. The identified very low level of harm arises only from the general built expansion of Storrington at its currently less intensely developed southern bounds.
10. In accordance with the NPPF, the potential impacts to the significance of the relevant designated built heritage assets should be weighed against the public benefits of the proposed development.

Previous Assessment

11. The submitted applications included an Archaeological Desk Based Assessment (RPS, October 2020, ref. JAC26437) that was completed in accordance with relevant legislation, national and local planning policy and guidance and the requirements of the Chartered Institute for Archaeology (CIfA).
12. This section summarises the findings of previous Cultural Heritage assessment, with minor updates to terminology to reflect the August 2026 NPPF.

Archaeology

13. The Site is assessed as likely to have been in agricultural use from Anglo-Saxon period onwards. Evidence of historic cultivation in the form of plough soils or evidence of land division is anticipated to be present, though a low potential is identified for evidence of Medieval settlement features. The Site's archaeological potential for Medieval settlement evidence is concentrated within the area presently in use as allotments. A low to moderate potential is identified for the presence of archaeological evidence of late Prehistoric date and a low archaeological potential is identified for evidence relating to all other past periods of human activity.
14. An archaeological evaluation comprising trial trenching and reporting will be required due to the archaeological potential of the Site. These pre-commencement works have already been secured by condition attached to the allowing of the relevant Appeals.
15. The Allowing of Appeals ref. APP/Z3825/W/22/3308455 and ref. APP/Y9507/W/22/3308461 included the securing of further archaeological work by condition. There is no reason for additional archaeological works to be secured by further conditions attached to any Reserved Matters application decision.

Built Heritage

16. The submitted applications included a comprehensive Built Heritage Statement (RPS, October 2020, ref. JAC26437). The Built Heritage Statement was completed in accordance with relevant legislation, national and local planning policy and guidance, including Historic England's guidance *GPA3: The Setting of Heritage Assets* (2nd Edition, Dec. 2017).

17. The submitted Built Heritage Statement identifies the now consented proposed development as causing harm to the significance of two designated heritage assets:
- The Storrington Conservation Area, located immediately north and west of the Site; and
 - Abbey Convent, Grade II (NHLE ref.1380132), located immediately west of the Site.
18. Since the submission of the Built Heritage Statement there has been no change in the built heritage baseline of the Site or its surrounds. No additional designated or non-designated built heritage assets have been identified as being relevant to the Reserved Matters proposed development.

Storrington Conservation Area

19. The area within the Site proposed for built development has not been identified as contributing to the character or appearance of the Storrington Conservation Area. The area currently in use as allotments is experienced as lying within a modern residential area and lacks any appreciable visual relationship with the conservation area. The proposed built development within the Site, if equivalent to locally established levels of scale and massing, is considered to represent a very low level of harm, at the lowest end of the spectrum of harm to the conservation area, through the expansion of built form to the boundary of the Abbey Convent grounds. The potential harm is not greater than very low as the proposed built area will not alter the way in which the conservation area's character is experienced within its boundaries or effect the individual architectural and historic interest of the numerous historic buildings within it. The identified very low level of harm arises only from the general built expansion of Storrington at its currently less intensely developed southern bounds.
20. With reference to the historic character interest of settlement agricultural bounds and the foot slope areas of the South Downs, as recognised in the South Downs Integrated Landscape Character Assessment (2011), the proposed allotments and landscaped public space have the potential to change the character of the Site's southern and central areas. The pasture fields of the Site have been identified as making a moderate contribution to the appreciation of the Storrington Conservation Area's character, in that they are representative of the historic agricultural bounds of the village's historic core. Such rural-agricultural setting elements now survive only to the south of the conservation area. It is considered that the erosion of this agricultural character space could represent a low-moderate degree of harm, particularly if the partially surviving field boundaries shown on the 1841 Tithe map were lost. This potential harm could be mitigated to become a very low degree of harm or a neutral impact through design measures, including retention of existing field boundaries and managed pasture use south and east of the proposed allotments.

Abbey Convent

21. The Abbey Convent is bound in the north by modern residential development and only the pasture fields of the Site are considered to contribute positively to the appreciation of this building's significance, as part of its historic edge of rural settlement setting.
22. The proposed built development east of the grounds of the Abbey Convent is not considered to alter the way in which the architectural and historic interest of the building is appreciated in views on Church Street, School Lane and Greyfriars Lane. The proposed residential development of the allotments within the Site represents a neutral alteration of the building's immediate setting with no specific impacts on its significance or the appreciation of that significance.

23. The proposed landscaped public space and allotments within the central and southern areas of the Site have the potential to erode the agricultural character of the edge of settlement setting of Abbey Convent. It is considered that the change in character from rural-agricultural settlement bounds to managed public space could represent a low degree of harm to the appreciation of the significance of Abbey Convent.

Review of Appeal Cultural Heritage Matters

24. The proposed development submitted to Horsham District Council (ref. DC/21/2086) and South Downs National Park Authority (ref. SDNP/21/04702/OUT) was refused planning permission in April 2022 with reason 2 for refusal on both decision notices relating to Built Heritage matters. Built Heritage matters were therefore relevant to the Appeal submitted to the Planning Inspectorate by the Applicant.
25. Archaeological matters were not a reason for refusal and were subsequently not relevant to Appeal proceedings.
26. In Allowing the Appeal against the decisions of the South Down National Park Authority and Horsham District Council (ref. APP/Z3825/W/22/3308455 and ref. APP/Y9507/W/22/3308461), the Inspector made a number of points relevant to this Addendum Statement. These are:

- That the principle of residential development over the middle and northern areas of the Site is established. While this will result in housing being set closer to the Storrington Conservation Area, there is sufficient flexibility to ensure sensitive design through conditions.

The principle of housing within the middle and northern fields of the appeal site has already been established through the SSWNP allocation. The proposed development would result in housing being closer to the boundary of the Conservation Area at this point. However, with sensitive design and landscaping to this boundary, which the illustrative masterplan shows the potential for and which can be controlled by condition...

- That harm arising from the future development will be limited in nature, and as set out in the submitted Built Heritage Statement, only Abbey Convent (St Joseph's Abbey) and the Storrington Conservation Area will be affected by the development of the Site.

The harm to the settings and significance of St Joseph's Abbey and the Storrington Conservation Area would be less than substantial.

- That while *great weight* is placed on the preservation of the settings and significance of designated built heritage assets, the public benefits of the development of the Site would outweigh the limited degree of harm incurred to the Storrington Conservation Area and Abbey Convent.

Overall, I consider that the combination of the public benefits that the appeal proposals would bring are sufficient to outweigh the less than substantial harm to the designated heritage assets in this case.

27. It is considered that the findings of the Planning Inspectorate closely reflect the assessment and conclusions of the submitted Built Heritage Statement; and that the potential limited heritage impacts of the delivery of a residential scheme on the Site are readily outweighed by the public benefits generated.

Proposed Development

28. The proposed development submitted to Horsham District Council (ref. DC/21/2086) and South Downs National Park Authority (ref. SDNP/21/04702/OUT) and Allowed at Appeal comprises:

Full permission for the relocation and enhancement of the Ravenscroft Allotment site and outline planning permission for up to 78 homes with all matters reserved except access (excluding internal estates roads) from Ravenscroft, and new community parkland

29. The Reserved Matters proposed development comprises:

Reserved Matters Submission comprising: Layout; Landscaping; Scale; and, Appearance pursuant to Hybrid Consent (References: DC/21/2086 and SDNP/21/04702/OUT)'

30. The Reserved Matters proposals are considered to be proportionate and sensitive to the Cultural Heritage constraints of the Site.



Plate 1: Reserved Matters Submission Layout Plan.

Conclusions

31. A review of the Reserved Matters proposed development, the Site and its Cultural Heritage context has not revealed any change to the baseline situation since the submission of an Archaeological Desk Based Assessment and Built Heritage Statement (RPS, October 2020, ref. JAC26437).
32. The Site retains its archaeological potential and is likely to contain archaeological evidence. Archaeological matters were not a reason for refusal given by Horsham District Council (ref. DC/21/2086) or South Downs National Park Authority (ref. SDNP/21/04702/OUT). A standard archaeological condition was issued with the Allowing of Appeals ref. APP/Z3825/W/22/3308455 and ref. APP/Y9507/W/22/3308461 and this is sufficient to address the archaeological interest of the Site.
33. The potential built heritage impacts of the consented development are a limited degree of harm to the significance of the Storrington Conservation Area and the Abbey Convent. These effects are considered to be low-moderate and low on the spectrum of harm respectively. It has been established through the Planning Inspectorate Appeals process that these potential impacts are outweighed by the public benefits of the delivery of the Site for residential, allotment and landscaped public space uses.
34. The effects of the Reserved Matters proposed development on the Historic Environment are considered to fall within those effects identified by the submitted Built Heritage Statement and Archaeological Desk Based Assessment; and by the Planning Inspectorate in considering the proposed development now consented under Appeals ref. APP/Z3825/W/22/3308455 and ref. APP/Y9507/W/22/3308461 and Horsham District Council (ref. DC/21/2086) and South Downs National Park Authority (ref. SDNP/21/04702/OUT).