

LAND AT HENFIELD ROAD, ALBOURNE

Built Heritage Application Statement

JCH01308
Built Heritage Statement
Croudace Homes Ltd
July 2022

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Appendix A: References

1.0 INTRODUCTION

This Built Heritage Statement has been researched and prepared by RPS Heritage on behalf of Croudace Homes Ltd to support application proposals on land at Henfield Road, Albourne (Figure 1). Albourne lies approximately 4 miles to the east of Henfield and 9 miles to the north of Brighton.

The site comprises an irregularly shaped area of undeveloped land currently in agricultural use. Its southern boundary lies along Church Lane. The eastern boundary skirts the grounds of Albourne Church of England Primary School and, further to the south, runs alongside the rear gardens to properties to the west of The Street in Albourne. The western and northern boundaries of the Site are lined by existing field boundaries and a section of Henfield Road.

Proposals for the site comprise an outline application for development of up to 120 units, of which 30% are affordable, community facilities and public open space. The development would be located within the northern part of the site, to the north of the footpath that crosses the width of the site from east to west. The area to the south would remain open and not developed.

The site itself contains no heritage assets however Albourne Conservation Area shares a section of its western boundary with that of the site. Three listed buildings within the conservation area, along The Street, are located to the immediate east of the south east section of the site. Another building, Hunter's Cottage, is located along The Street, but does not share a boundary with the site. One further Grade II listed building is located to the south of the site on Church Lane.

The principal issues with regard to the built heritage are the likely impact of the development proposal on the setting to the conservation area and the listed buildings which are considered to include the site within their settings.

Paragraph 194 of the National Planning Policy Framework (NPPF), requires that the significance of any heritage assets affected is described, including any contribution made by their setting, as the basis from which to understand the potential impact of the proposals on their significance. This application statement includes a summary of the relevant legislative framework and planning policy at national and local levels, with special regard to policies and guidance relating to development within the setting of heritage assets. It provides an overview of the history of the site and assesses the significance of the identified heritage assets, including any contribution made by the site to that significance. It includes a description of the proposals and an assessment of any impacts to the significance of the identified heritage assets

This report satisfies the requirements of paragraph 194 of the NPPF and provides sufficient information to enable the local planning authority to reach a decision about the suitability of the proposals in relation to built heritage. It should be read in conjunction with submission drawings and other supporting documents which accompany the application, including the Design and Access Statement.

The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than three years from the date of this report. All maps, plans and photographs are for illustrative purposes only.



Figure 1: The site, known as Land at Henfield Road, Albourne (Croudace Homes Ltd)

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY & GUIDANCE

The statutory requirements and national and local policy provide a clear framework for the consideration of development proposal that affect the historic built environment. The Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA), provides the overarching statutory requirements in the determination and assessment of development proposals in the historic environment. The National Planning Policy Framework (NPPF) sets out the Government's policies and requirements at a national level and the Planning Practice Guidance reflects the Secretary of State's views on the way policy should be applied. It is acknowledged that matters of legal interpretation are determined in the Courts but the NPPF and the Practice Guidance set out clearly the Government's priorities and aspirations for planning nationally. The Historic England documents provide technical advice that is designed to explain and assist in the implementation of legislation and national policy. Therefore there is a clear hierarchy of statutory duty, policy and best practice and this has been used to inform the assessment of the application proposals that is included in this statement.

Legislation

The relevant legislation that relates to the setting of heritage assets is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) sets out the duty of the planning authority with regard to the determination of applications for development that may affect the setting of a listed building. It states that;

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This requirement means there is an implicit acknowledgement that although a development proposal may not affect the physical fabric of a listed building, it is possible to affect its character as a building of architectural or historic interest through development that may be located within its setting.

A similar duty to protect the character or appearance of conservation areas exists within the 1990 Act. The Civic Amenities Act of 1967 introduced conservation areas in the UK and the Planning (Listed Buildings and Conservation Areas) Act 1990 provides the framework for the designation and review of these areas. The 1990 Act places a duty on local planning authorities to determine areas suitable for designation and to keep the matter under review. Once designated, there is a requirement to protect the area from development that would adversely affect its character or appearance.

Conservation areas are defined as *areas of special architectural or historic interest the character of which it is desirable to preserve or enhance*

(Section 69 of the Act). Designation provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an area's special interest. Section 72 of the 1990 Act requires that when planning authorities determine applications for development within conservation area,

special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This provision means that proposals for development should at least leave the character or appearance of an area unharmed.

Whilst there is no statutory duty in primary legislation to have regard to the setting of conservation areas there is nevertheless a clear requirement under the NPPF to give great weight to the conservation of heritage assets and their settings (see below).

National Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It explains that the purpose of the planning system is support and deliver sustainable development. The Framework describes this as *meeting the needs of the present without compromising the ability of future generations to meet their own needs*. In order to achieve this, the planning system has three overarching objectives. These are an economic objective, to help build a strong and competitive economy, a social objective to support strong and healthy communities and an environmental objective which seeks to contribute to protecting and enhancing our natural, built and historic environment.

The NPPF states that these objectives are interdependent but should be pursued in mutually supportive ways and paragraph 9 explains that these *objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged*. Paragraph 11 emphasises that the Framework means that there is a presumption in favour of sustainable development.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises in paragraph 189 that heritage assets are *an irreplaceable resource, and should be conserved in a manner appropriate to their significance*.

In the case of proposals that may affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of those heritage assets, together with the contribution that may be made

by their setting to that significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires local planning authorities to take this assessment into account when considering applications.

Within the section titled *Considering potential impacts*, the NPPF emphasises that *great weight* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 201 states that where a development would result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of other criteria are met. Where less than substantial harm is identified, paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

National Guidance

The Government published the Practice Guidance to accompany the NPPF policies in November 2016. It has been updated to reflect changes to the NPPF since this date.

The guidance states that,

Any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as applying the relevant policies in the development plan and the National Planning Policy Framework. (paragraph 1)

The guidance states that the historic environment is an irreplaceable resource and that effective conservation of heritage assets will deliver wider social, cultural, economic and environmental benefits. Conservation is defined within the guidance as,

an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest. (paragraph 2). The guidance sets out to explain how proposals can avoid or minimise harm to the significance of a heritage asset or the wider historic environment. It states

2.1 LEGISLATION & NATIONAL PLANNING POLICY & GUIDANCE

that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, or specialist investigation can help to identify constraints and opportunities arising from the asset and such studies

can identify alternative development options, for example more sensitive designs or different orientations, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way. (paragraph 8)

It is crucial that the significance of a heritage asset is understood and consideration of this incorporated into decision making. Paragraph 7 of the guidance explains that heritage assets may be affected by,

direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

The guidance reiterates that the crucial issue in the assessment of proposals is whether development would cause substantial harm to the significance of the heritage asset (para 18) and explains that significance derives not only from a heritage asset's physical presence, but also from its setting. It states that,

In general terms, substantial harm is a high test, so it may not arise in many cases. (paragraph 18)

And further, that,

works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The guidance addresses the sometimes confusing policy in the NPPF that relates to substantial or less than substantial harm as set out in paragraph 201 of the Framework. Paragraph 201 notes that where development will lead to less than substantial harm... the public benefits should be weighed against the loss.

The guidance does seek to explain the concept of "public benefits" and what are the practical implications of this test. In paragraph 20 of the guidance and refers to paragraph 7 of the NPPF. It states that,

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework..... Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

The current proposal would have an impact on the setting of a number of

listed buildings and a conservation area and therefore the issue of the impact of the proposal on the setting of these heritage assets is an important part of the assessment of the development proposals.

The policy guidance states that as part of the assessment of the impact of a proposal,

applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance (paragraph 9).

The guidance helpfully describes the meaning of setting in paragraph 13,

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The guidance cautions that consideration of the setting must not be limited to a matter of views to or from the asset. It advises in paragraph 13 that,

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

A further important consideration in the matter of determining the extent of a setting or the impact of a proposal on that setting is that public access to or within the setting is not necessary in order for this to be considered part of its significance,

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

Historic Environment Good Practice Advice in Planning

Historic England has published three Good Practice Advice in Planning Notes (GPAs), *GPA1: Local Plan Making* (March 2015), *GPA2: Managing significance in Decision-Taking in the historic Environment* (March 2015) and *GPA3: The Setting of Heritage Assets* (December 2017). A further document entitled *GPA4: Enabling Development* was adopted in June 2020.

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can

be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information.

GPA3: The Setting of Heritage Assets (Second Edition December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces *GPA3: The Setting of Heritage Assets* (July 2015) and 'Seeing History in the View' (English Heritage, 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as *the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset. While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes which relate to the asset's surroundings.

2.1 LEGISLATION & NATIONAL PLANNING POLICY & GUIDANCE

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis.

Historic England Advice Notes in Planning

In addition to the above documentation, Historic England has published a number of core Historic England Advice Notes (HEANs) that provide detailed and practical advice on how national policy and guidance is implemented. The following documents have relevance to this Site and the proposed development:

HEAN1: Conservation Area Appraisal Designation and Management (February 2019)

This document provides guidance with regard to conservation area appraisal, designation and management. The Advice Note provides information that relates to conservation area designation, appraisal and management. It reiterates that the evidence required to inform decision making should be proportionate to the importance of the asset under consideration. The document also seeks to identify opportunities *where conservation can help to deliver wider social, cultural, economic and environmental benefits and where there may be opportunities to draw on the contribution made by the historic environment to the character of a place*. The guidance confirms that the approach set out in the HEAN document meets the statutory requirement to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

The document describes measures that can help manage change in a way that will conserve and enhance the character and appearance of conservation areas and contribute to sustainable development as outlined

in the NPFF. Conservation Area Management is described as a staged approach following the sequence of 'Appraisal', 'Designation', 'Management' and 'Review'. The identification of an area's significance is seen as a precursor to the appraisal process and the guidance outlines the key elements that may contribute to the special interest of a conservation area. The document sets out the different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations and undesignated heritage (which may be identified as part of the appraisal)
- Those linked to a particular industry or individual with a particular local interest
- Where an earlier, historically significant, layout is visible in the modern street pattern
- Where a particular style of architecture or traditional building materials predominate
- The setting to the conservation area (the guidance includes a reference to GPA3 *The Setting of Heritage Assets*)
- The quality of the public realm or a spatial element, such as a design form or settlement pattern, green or open spaces which are an essential component of a wider historic area.

The advice note further stresses the importance of the contribution of twentieth century buildings and argues that the twentieth century is often the most undervalued and vulnerable period of building and landscaping.

Section 71 of the Planning (Listed Buildings and Conservations Area) Act 1990 places on LPAs the duty to produce proposals for the preservation and enhancement of conservation areas. This document provides guidance for the production of management plans, which provide a positive strategy for conservation areas.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which the assessment of significance precedes the design of the proposals.

The document illustrates that the first stage in the process to identify the significance of a heritage asset is to understand its form and history. This includes the historical development of a building or site, an analysis of

surviving fabric or features and an analysis of the setting, including the contribution that the setting makes to significance.

Historic England describes heritage interest within the same context as set out in the NPPF and PPG. These are archaeological interest, architectural interest, artistic interest and historic interest. The guidance advises that assessments should describe the likely impact of development proposals and the way in which they may affect significance. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

2.2 LOCAL PLANNING POLICY & GUIDANCE

Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local planning policy in relation to the Site is set by Mid Sussex District Council

Mid Sussex District Plan 2014-2031

Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 as a Development Plan Document at its meeting on 28th March 2018. The following policies have relevance to the Site and heritage assets (policies are not quoted in their entirety):

DP34: Listed Buildings and Other Heritage Assets

Listed Buildings Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that: (*inter alia*)

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Special regard is given to protecting the setting of a listed building;

DP35: Conservation Areas

Development will also protect the setting of the conservation area and in particular views into and out of the area.

Albourne Parish Council Neighbourhood Plan 2014–2031

The Albourne Neighbourhood Plan has been formally ‘made’ as of 22 September 2016. Albourne Parish Council’s Neighbourhood Plan covers the whole Parish area for the period up to 2031. It sets out the development principles for the plan area.

The policy relating to conservation areas is set out in **POLICY ALC4** which states that,

Development will be supported where it enhances and does not detract from the Conservation Area, and respects and is sympathetic to the character and setting of this area.

Local Planning Guidance

Conservation Areas in Mid Sussex (August 2018)

This guidance document provides a description and boundary map for the Albourne Conservation Area, including a short overview of the key aspects which define its character and appearance. The text is drawn from the now superseded Mid Sussex Local Plan 2004. There is no detailed conservation area appraisal for this conservation area.

3.0 SITE ASSESSMENT AND ASSESSMENT OF SIGNIFICANCE

3.1 HISTORICAL DEVELOPMENT: ALBOURNE

Albourne was formerly known as Albourne Street. The name of Albourne was instead applied historically to a separate hamlet to the west, centred around the Church of St Bartholomew at the end of Church Lane. The oldest parts of the church date from the 12th century, although the building is today experienced as a much restored building with most of the restoration work undertaken in 1859 by George Gilbert Scott. Historic maps and documents indicate there was historically a small cluster of buildings around the church, but it did not develop into an established nucleated settlement and today only the rectory and one other property (Glebe House) remain extant near the church.

The name of Albourne Street is recorded in 1594, and this refers to the separate hamlet further to the east from the church. The regular layout and plots of properties on the main street of the village, along with its proximity to the historic main road to the east, suggest the possibility that Albourne Street was originally a planned settlement laid out by the lord of Bishopshurst. Historic records would appear to support such a theory. In 1681 all of the thirteen properties existing at this date belonged to tenants of Bishopshurst Manor. Many of these properties survive to the present day, including Gallops (Figure 4), a timber-framed hall house with a south cross wing dating from the 17th century.

Approximately 300 yards to the north of Albourne Street was another hamlet, known historically as Albourne Green (Figure 3). Three or four houses were recorded in this location in 1681, increasing to six or seven in the mid 19th century. The earliest property in Albourne Green is Goldsmiths on Henfield Road, to the north east of the site, which dates from the 15th century. Development to the south of Albourne Green during the late 19th and 20th centuries led to the amalgamation of Albourne Street and Albourne Green into a single settlement, with estates of privately owned and council houses infilling the former gap between them.

Throughout the history of Albourne, the primary industry has been agriculture, with both arable and pasture land. By 1944 market gardening was the largest employer in the parish after agriculture, though farming continues to dominate the local economy and landscape to this day.

The application site is shown on the 1838 tithe map at Figure 6. The 1838 tithe apportionments record that much of the site was owned at this time by William Borrer. This family name appears frequently in the history of Albourne and the surrounding parishes.

The manor of Albourne, within the western half of the modern village, was held as part of the Wiston Estate, approximately 15 kilometres to the west, from the mid 1500s to the 1950s. The manor of Bishopshurst was located in the eastern half, roughly where the present village centre along The Street and the London Road, is located.

In 1797, the lease to the manorial lands was sold to William Borrer. The manor house was on the site of the later 17th century house known today



Figure 2: Richard Budgen's map of 1724 showing Albourne



Figure 4: Gallops, c.1945. Source: Historic England



Figure 3: The 1798 OSD Map. Albourne is shown on this map as the cluster of buildings around the church, to the west of the present day village. Albourne Green to the north east is shown on this map, but the modern Albourne village is indicated only by the group of buildings around the junction of The Street and Church



Figure 5: Albourne Place, c.1952, one of the two chief manor houses of the parish (shown near the Church of St Bartholomew in Figure 3). Source: Country Life

as Palace Farm, to the south of the application site.

The last of the Borrer family sold the land to Rev Goring, and the ownership of the former Bishopshurst manor became part of the Wiston Estate. Under the ownership of the Borrer family, the land holdings increased as they bought other farms and land. The family also owned Pakyns in Hurstpierpoint. One notable member of the Borrer family was William Borrer the noted nineteenth century botanist who was born at Pakyns.

The various fields that comprise most of the application site, were in 1838, owned and occupied by Joseph Stapley and members of the Borrer family.

The two southernmost fields, that are located alongside the southern boundary of the site (parcels 214 and 215a), and the field (parcel 215) to the west of present day school, shown on the tithe map at Figure 6, were, at the time of the survey in 1838, owned and occupied by Joseph Stapley. He lived at what is today, Yew Tree Farmhouse, on the corner of The Street, to the south of Church Lane.

The remaining fields were owned by the Borrer family and tenanted to three separate individuals. Of the three listed buildings to the immediate east of the site; Hunters Cottage, Finches and Souches two were part of the Borrer family land holdings and Finches was in separate ownership. Inhomes Farm, to the north formed part of the Borrer family land ownership, and the land was sold to a tenant farmer Sidney Hole in the early 20th century who developed a substantial dairy and beef herd.

The record of land ownership, occupation and cultivation set out in the tithe map and the apportionment schedule shows that although the site formed part of a wider land holding, which historically had a connection to the manor of Bishopshurst in Albourne, there is no clear historic or associative connection between the site and the listed buildings to the east. There is an historic connection between the site and Yew Tree Farmhouse to the south east, but it is concluded that the application site does not form part of the setting to this listed building, as experienced on site today.

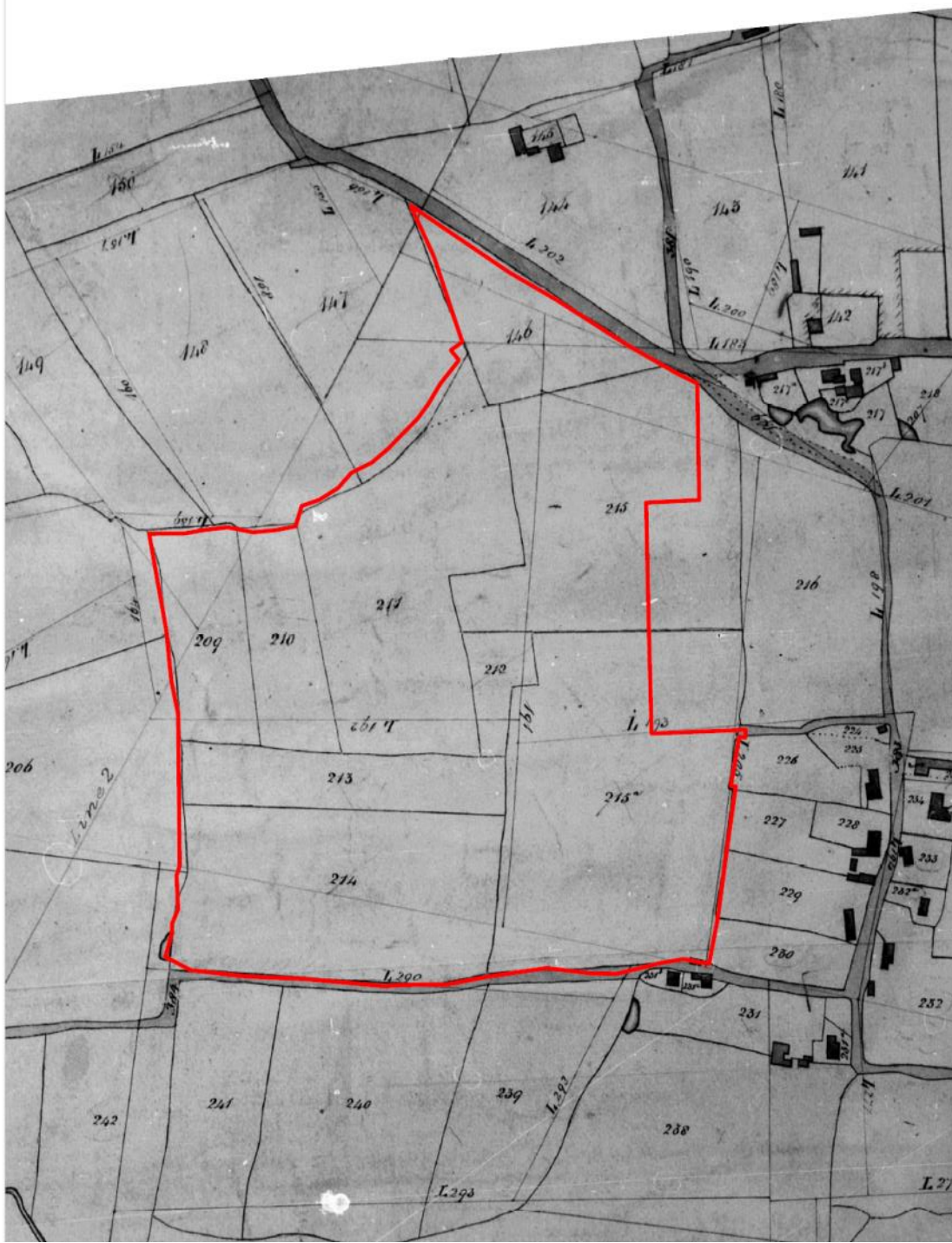


Figure 6: Extract from the 1838 tithe map for Albourne, with the application site edged in red

3.2 HISTORIC MAP PROGRESSION



Figure 7: The 1798 OD drawings shows the development of the present day village around Albourne Green and the hamlet of Albourne to the south west of the site, edged in red

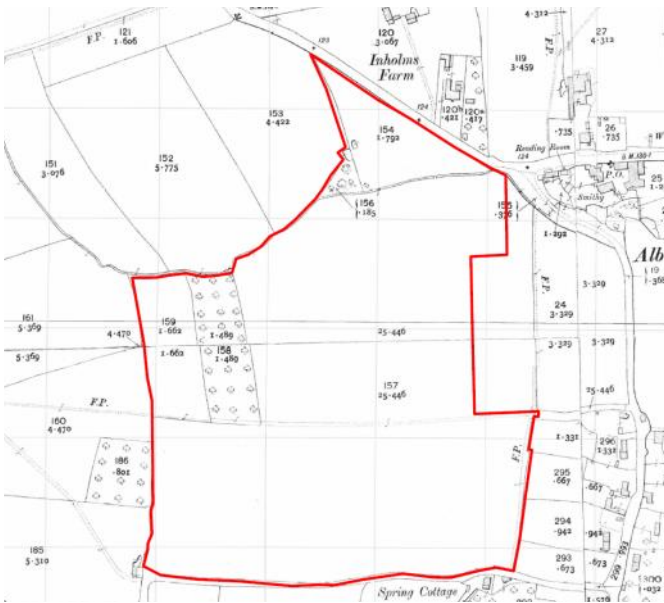


Figure 9: OS map 1910. The map shows that the pattern of development within the centre of the village remained largely unchanged since the 1838 tithe map



Figure 11: OS map 1992

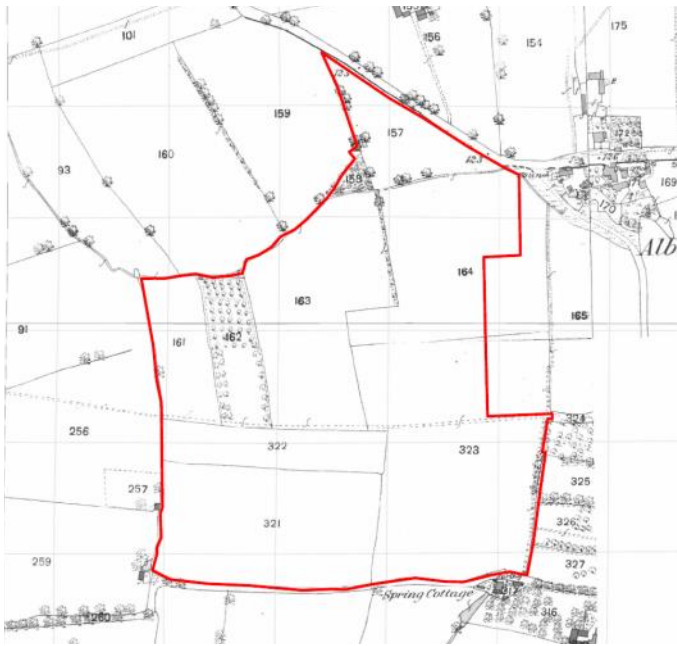


Figure 8: 1873 OS map The site comprises a number of small fields. The footpath that exists on site today is shown across the width of the site

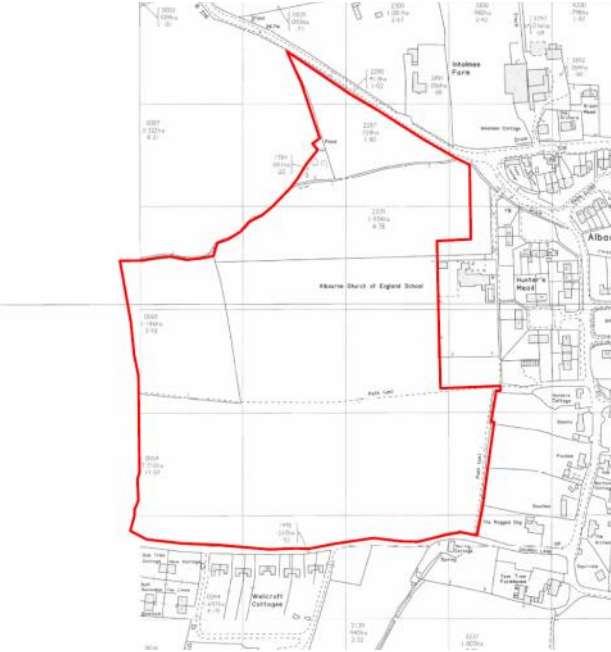


Figure 10: OS map 1975. This map illustrates the degree of change that had taken place in the village by 1975. Infill development has taken place to the north and new development can be seen along Church Lane at Wellcroft Cottages.



Figure 12: Aerial Photograph 2020, showing the site as it exists today

3.3 SITE ASSESSMENT

The site lies to the south of Henfield Lane and a short section of the boundary runs along the southern side of the road. There are two existing field entrances from Henfield Road into the site, along the northern boundary of the site. The entrance in the north east corner of the site is shown at Figure 13. From this point, there is a view across the site, looking south. Further to the west along Henfield Road is another entrance (Figure 14) which provides access into a small area of orchard that is located within the north west corner of the site.

The eastern boundary to the site runs along the western boundary of the Albourne Church of England Primary School, with houses along the northern half of The Street located between the road and the school. To the south of the school grounds is a public footpath that crosses the site, from east to west. To the south of this footpath, the eastern boundary runs alongside the rear boundaries of the houses on the west side of The Street. The garden boundaries to these houses include a raised bank, which creates a defined edge to the field boundary along the eastern side of the site. A further footpath runs along this eastern boundary to the field, alongside the rear of the houses to join Church Lane in the extreme south east corner of the site.

The southern boundary to the site lies alongside Church Lane. The lane lies below the height of the land to the north that comprises the site and views of the site are intermittent and oblique when within the lane.

The western boundary is comparatively more irregular, and follows the line of existing field boundaries.

The site comprises two large fields in agricultural use. Historically it was subdivided into smaller fields, as seen on the historic OS maps, which have since become amalgamated to form the present field boundaries. Across the site there is an undulating topography, which rises towards the western boundary and peaks at a mid point along that edge (Figure 17).

There are open views across the site in all directions. These are varied in the extent of the site seen from various points because of the topography of the area. From the eastern boundary, on the footpath, the southern boundary of the site, along Church Lane is visible. To the north, the slope of the land, flattening slightly in the northernmost third of the site means that the entire extent of the site is not visible. From the footpath, the upper section of Inholmes Farm can be seen in the distance but not the lower part of the front elevation.

From outside the site, the views of the area are limited to those from gaps in the hedges along the Henfield Road, looking south and from a small public garden area adjacent to the school which allows views across the northern section of the site south westwards. Public views are limited from the east because of the intervening development along the west side of The Street. Whilst the primary school and private dwellings would be able to see the site from rear windows or gardens, there are no public views that



Figure 13: View of the Site from the entrance from Henfield Road, in the north east corner of the site, looking south. The land rises gently towards the middle of the site in the mid-distance.



Figure 15: View looking south along the eastern boundary of the Site, which abuts the gardens of properties to the west of The Street.



Figure 14: View the field entrance in the north west corner of the site into the orchard



Figure 16: View of the Site from the public footpath along the eastern boundary of the site, looking westwards towards the western site boundary on the horizon.



Figure 17: View westwards along the public footpath that crosses the centre of the site



Figure 19: View towards the north west corner of the site from the western end of the public footpath. Inholms Farm is seen to the north in the distance and the school buildings in the distance



Figure 21: The eastern boundary of the site. The listed buildings along The Street are largely concealed from view because of the dense landscaping around the garden boundaries to the houses



Figure 18: View northwards towards Inholms Farm to the north of the site, along Henfield Road. The primary school is seen to the right of the photograph



Figure 20: View eastwards from the public footpath through the centre of the site



Figure 22: View southwards from the public footpath within the centre of the site

3.3 SITE ASSESSMENT

allow a sense of the openness of the site from within The Street itself.

Along Church Lane, there are limited views from within the sunken lane. In the south east corner of the site the footpath access from Church Lane to the footpath along the eastern boundary of the site is located within a gap in the hedges and allows a sense of the open fields beyond (Figure 23). Diagonally opposite this footpath access into the site, Spring Cottage, another listed building, is located on the south side of the lane. This cottage is set down from the site, the level of the field to the north side of the lane is higher than the land to the south, and the site cannot be readily seen from this part of the lane because of the high bank to the north side.

Further along the lane, towards the west, the height of the bank is less, but the sense of the site at a higher level prevails and the views limited to gaps within the vegetation along the lane. Towards the south west corner of the site, from Church Lane, the height of the bank means that there are no views of the site from within the lane (Figure 24) and very little perception of the site itself from this location apart from a sense of the openness of the site. As one travels east, towards the end of the lane and the junction with The Street, the height of the bank decreases (Figure 25) and a view of the eastern boundary to the site and the rear gardens of the houses along The Street are visible.

Figure 26 shows the extent of the views possible of the eastern boundary to the site. Four listed buildings; Hunter's Cottage, Bounty Cottage, Finches and Souches all have rear gardens that extend to the eastern boundary of the site, to the south of the public footpath that crosses the centre of site from east to west. This image shows that the houses and cottages along this side of The Street have extensive planting along the rear boundaries of the houses. Only Finches has maintained an open boundary to the field and there are clear views to the rear of the house when standing within the site, close to the boundary of the rear garden. The other three listed buildings have created a dense line of planting along their western boundary to the site, presumably to maintain privacy.

In summary, the site comprises two open fields, bisected by a footpath that crosses the site in an east west direction. There is a small area of orchard planting in the north west corner. On the west side, it abuts further open fields and on the east, it forms the edge of the village of Albourne. The village primary school shares its western boundary with the site within the northern edge of the site and village houses are located between The Street and the school, rather than directly along the site boundary. The southern half of the eastern site boundary runs along the rear boundaries of houses along the west side of The Street. These are largely screened from view from within and across the site with the exception of Finches, on The Street. The southern boundary of the site runs along the northern edge of Church Lane, a sunken lane with intermittent views northwards across the site.



Figure 23: At the south east corner of the site, there is a footpath into the site, from Church Lane



Figure 24: From the south west corner of the site, from within Church Lane, the site is not visible because of the height of the bank to the north side of the lane



Figure 25: The view east from Church Lane towards the edge of the village. There are intermittent views of the edge of the village



Figure 26: The view east from southern boundary to the site, towards the edge of the village

3.4 ASSESSMENT OF SIGNIFICANCE - LISTED BUILDINGS AND THEIR SETTINGS

Figure 27 shows the relationship of the site (the two large fields edged in red) with five listed buildings adjacent to the site. Four of these buildings front onto The Street to the east and one is located to the south on Church Lane. These listed buildings have been scoped in for detailed assessment as part of this Built Heritage Statement:

- Hunter's Cottage, Grade II
- Bounty Cottage, Grade II
- Finches, Grade II
- Souches, Grade II
- Spring Cottage, Grade II

It is concluded that the other listed buildings in Albourne do not include the site within their settings. This is based on a site assessment which considered their significance, the distance they are located from the site, the topography and the nature of intervening landscaping and buildings which prevents inter-visibility with the proposed development. The tithe map and apportionment schedule shows there is some historic association between the site and the dwellings on the west side of the Street. The Borrer family owned the land that comprises the site at the time of the tithe survey for the parish in 1845, apart from one small narrow field within the eastern half of the present site. Either John Hamlyn Borrer or William Borrer owned the fields that make up the site today apart from a small section in a separate ownership and the same two men also owned the houses along the west side of The Street with the exception of Finches, which was owned and occupied by Mary Burt. However, this historic connection between the site and the listed buildings is not experienced on site today and is only understood and appreciated through reference to documentary sources.

The National Heritage List Entry list descriptions for the listed buildings that include the site within their settings are set out below. These official descriptions are used for identification of the asset only, and do not ascribe significance. If the interior of the building is not mentioned, or other features not included in the official list entry, this does not indicate that these are not important or without significance.

Each listed building is assessed briefly against the national published Principles of Selection for Listed Buildings and their settings described. The contribution the site makes to each listed building is also considered.



Figure 27: Map showing identified listed buildings to the east of the Site (Historic England). The red line indicates the location of the site

3.4 ASSESSMENT OF SIGNIFICANCE - LISTED BUILDINGS AND THEIR SETTINGS

Hunter's Cottage

Grade: II

List Entry Number: 1354800

Date first listed: 11-May-1983

Statutory Address: HUNTER'S COTTAGE, THE STREET

ALBOURNE THE STREET (West Side) 1. 5405 Hunter's Cottage TQ 2616 29/139 II GV

2. The original portion is a C17 or earlier cottage, refaced with red brick on ground floor and weather-boarding above. Slate roof. Large brick chimney breast on east wall, Two storeys, One window, C19 red brick L-wing added to south west. Grade II for group value.

Listing NGR: TQ2642816618

The list description is brief and does not ascribe significance or special interest. It states the building is included on the statutory list for its group value, rather than as an historic building in its own right. However, Hunter's Cottage meets the published selection criteria for inclusion on the statutory list because of its age and rarity; almost all buildings constructed between 1700 and 1840 are listed. It is a good example of the local vernacular style and together with the nearby historic properties along The Street contributes to the townscape in this part of the village.

Bounty Cottage

Grade: II

List Entry Number: 1025784

Date first listed: 11-May-1983

Statutory Address: BOUNTY COTTAGE, THE STREET

ALBOURNE THE STREET (West Side) 1. 5405 Bounty Cottage TQ 2616 29/140 II GV 2.

C17 or earlier timber-framed building with red brick infilling, ground floor wholly rebuilt in brick. Tiled roof. Casement windows. Two storeys. Three windows.

Listing NGR: TQ2642916591

Bounty Cottage dates broadly from the 17th century, although contains earlier fabric. The Victoria County History entry for Albourne states that it was originally a four-bayed house whose two central bays, one long and one short, were for a hall and smoke bay. It records that a plain crown post roof survives over all but the north end. A chimney was inserted into the



Figure 28: Hunter's Cottage



Figure 29: Bounty Cottage

smoke bay perhaps in 1713 (according to an inscription above the fireplace). The timber frame of the property is expressed externally, with brick infill panels and tile hanging to the side elevation. The house has been extended from its original form at both ends and to the back.

The brevity of the statutory list description notwithstanding, it is evident that the building has been listed as a result of its age and rarity. Whilst there have been later alterations the original fabric remains discernible and the building's architectural interest may still be appreciated. The house has historic interest as an example of the local vernacular, experienced as part of a group of buildings which contribute to an understanding of the historic development of the village.

Finches

Grade: II

List Entry Number: 1354801

Date first listed: 11-May-1983

Statutory Address: FINCHES, THE STREET

ALBOURNE THE STREET (West Side) 1. 5405 Finches TQ 2616 29/141 II GV 2

Early C17 timber-framed farmhouse, altered in the C18. Two storeys and attic. Three windows. Two dormers. Now faced with plaster. Tiled roof. Pentice addition at south end of east front. Sash windows with glazing bars intact. Doorway with door of 6 fielded panels.

Listing NGR: TQ2643116552

Finches is a 17th century farmhouse, with later 18th century alterations. The statutory list description is brief and does not assess the building's significance. It is nevertheless possible to identify the reasons for the building's designation with reference to the Principles of Selection. Key factors are its age and rarity as part of its architectural interest. Historic interest is derived from the building's historic use as a farmhouse, still surrounded by a number of surviving outbuildings. Although no longer in agricultural use, the vernacular character of the farmhouse and its outbuildings has been retained. A key part of Finches' significance lies in the degree of historic fabric in situ, its aesthetic value, and the way in which it illustrates the development of the traditional farmstead.

3.4 ASSESSMENT OF SIGNIFICANCE - LISTED BUILDINGS AND THEIR SETTINGS

Souches

Grade: II

List Entry Number: 1025785

Date first listed: 28-Oct-1957

Statutory Address: SOUCHES, THE STREET

ALBOURNE THE STREET (West Side) 1. 5405 Souches TQ 2616 29/142 28.10.57 II GV

2. C17 or earlier timber-framed building with plaster infilling and curved braces, ground floor rebuilt in red brick and grey healers. Hipped tiled roof. Casement windows. Two storeys. Five windows.

Listing NGR: TQ2641416508

The list description states that Souches is at least 17th century in date, although possibly with some earlier fabric. The Victoria County History entry for Albourne records that the building has five bays and that there is a central hall of one and a half bays and smoke stack. It further states that a brick chimneystack was built in the smoke bay during the late 16th or early 17th century and that a further bay was added to the north.

Souches has a comparatively early list entry, dating from when the house was added to the list in 1957. Like many early list entries the text is brief and comprises a description for identification purposes only. It does not provide any assessment of its significance.

Souches meets the published selection criteria for inclusion on the statutory list because of its age and rarity; almost all buildings constructed between 1700 and 1840 are listed. It is a good example of the local vernacular style and retains a high amount of historic fabric *in situ*. In particular, its timber frame contains information about the building's construction and evolution over the course of centuries. The significance of Souches lies in the architectural interest of its fabric and construction, its relationship to the adjacent historic properties along The Street and the way in which they collectively illustrate the development of the historic settlement.



Figure 30: Finches



Figure 31: Souches

Spring Cottage

Grade: II

List Entry Number: 1025824

Date first listed: 11-May-1983

Statutory Address: SPRING COTTAGE, CHURCH LANE

ALBOURNE CHURCH LANE 1. 5405 Spring Cottage qq 2616 29/134 II

2. C17 or earlier timber-framed building with red brick infilling. Tiled roof. Casement windows. One storey and attic. Two windows. Two gabled dormers. On the north wall is a red brick chimney breast with offsets, inset in which is a stone inscribed: "The tenants of this manor has 'sic' the right to fetch water at this spring MDCCCIIICII".

Listing NGR: TQ2630316470

This listed building comprises a timber framed house, located to the south of Church Lane. The house broadly dates from the 17th century, but may contain sections of earlier fabric. The brief statutory description is sufficient for the purposes of identifying the building, but does not assess its significance.

Spring Cottage is a building of some considerable age and relative rarity in a national context. It derives architectural interest from its timber frame and the evidential value contained within its fabric, which reveals information about the building's construction and subsequent alterations. The building has historic interest as an example of the local vernacular, illustrating local building materials and techniques whilst providing insight into the pattern of historic settlement around Albourne.

3.4 ASSESSMENT OF SIGNIFICANCE - LISTED BUILDINGS AND THEIR SETTINGS

Settings to the Listed Buildings

The listed buildings along The Street are traditional village buildings that form part of a dense and finely grained street scene. Their character is that of village buildings, within an established street scene, rather than buildings connected to the countryside or other rural activity. Their significance lies in their intrinsic historic character and architectural interest but also in the contribution they make to the wider townscape and character of the village. The settings to the listed buildings within The Street are similar to each other and so may be described and assessed as a group in addition to their individual descriptions.

Each listed building along The Street has a character that relates to its village location along a tightly developed street. Within The Street the listed buildings that would include the application site within their individual settings are not rural buildings in the sense that they have a wide or rural setting. They are experienced within The Street as traditional village buildings. To the rear of the buildings along The Street, their settings vary in character and extent. Finches is the only listed building within The Street that has an open aspect to the site. Its rear garden boundary is not enclosed by trees and hedges as are the others along the eastern boundary to the site. The other listed buildings along the west side of The Street have an enclosed setting to the rear, because of the trees and vegetation that lie between their gardens and the site.

The application site lies to the west of the dwellings which are located on the west side of The Street and is not easily seen or experienced within the section of The Street. There are glimpses of gardens to the rear of the houses but along the west side of the road these glimpses are contained by the trees and hedges within the gardens.

Within the streetscape in the southern section of The Street, where the listed buildings are located, these are not buildings with an obvious or clear connection to any rural context. Historically, they may have had a functional connection to the wider rural setting of the village but this connection is now severed and would be apparent only through documentary research, if such evidence existed. Any connection these buildings may have had to an agricultural hinterland as experienced within their surroundings is now diminished.

The site is divided into two sections by the footpath that crosses in an east-west direction. The character of the contribution to significance made by the site and the degree to which it contributes to significance is not consistent across the whole site. Within much of the northern section of the site the listed buildings along The Street are not visible because the school site projects westwards into the site and intervenes in views to and from the north east corner of the site. Within the north west quadrant of the site there are longer views of the south eastern boundary of the site but the distance between this part of the site and the rear gardens to the listed



Figure 32: Spring Cottage



Figure 33: The rear elevation of Finches, seen from the footpath along the eastern edge of the site

buildings is considerable and no real sense of the historic or architectural character of those buildings is perceptible.

Within the southern half of the site, to the south of the footpath there is a more clear relationship between the listed buildings and the application site and it is this section of the site that contributes to the settings, and therefore significance of the listed buildings. The nature and degree of that contribution is considered below.

Hunter's Cottage, Bounty Cottage, Finches and Souches

These listed buildings are assessed as a group, given that they all broadly share the same spatial relationship with the site, which lies to the west of their rear garden boundaries. Hunter's Cottage does not have a direct relationship to the site in the same way in that its garden boundary does not abut that of the site. There is a visual connection between this cottage and the site however and so it is concluded that the site forms part of its setting. The garden to Hunter's Cottage is enclosed and like the other listed buildings, this private domestic setting contributes substantially to significance where the building may be seen and appreciated. From within the site however, the upper parts of the roof to the listed cottage are visible during winter months and the public footpath from The Street across the site provides a direct connection into the site from the rear garden. It is considered that the open and rural character of the site does contribute to a moderate degree to the significance of the listed building to reinforce its character as a listed building.

Hunter's Cottage, Bounty Cottage, Finches and Souches front onto The Street, from where their principal elevations may be appreciated most clearly and their architectural interest best understood. This public part of their settings within The Street contribute substantially to their significance and special interest. The rising topography from The Street to the west is such that there are no direct views available through the building plots into the site. From within The Street, the site makes a very limited contribution to the setting and significance of the listed buildings which is only a general sense of the openness of the area to the west.

Each listed building has an enclosed, domestic setting from which the buildings can be seen and appreciated. These private garden settings contribute substantially to the significance of the listed buildings. The combined garden settings also contribute to significance as the buildings are seen and appreciated as a group of traditional vernacular village buildings that form the historic core of this part of the village.

The northern section of The Street, lined with later houses and buildings does not contribute to the setting or significance of the listed buildings.

The rear gardens to Bounty Cottage and Souches are enclosed by trees and vegetation and there are limited views into the gardens from the site. Only Finches has a rear garden that is open to the site along its western

3.4 ASSESSMENT OF SIGNIFICANCE - LISTED BUILDINGS AND THEIR SETTINGS

boundary. This means the house is visible from the site and there would be open views of the site from within the garden to the listed building (Figure 33). The views to and from the site contribute to the significance of Finches in that they reinforce the character of the building as a traditional rural dwelling with a close connection to its landscape setting. The view of the house from the site allows an appreciation of the domestic garden and lawns of the listed building which provides an attractive context in which to see the historic building and its form and detailing. This house was not listed as a farmhouse in the tithe apportionment schedule but as a house and garden with no associations through use or ownership with the fields to the west that form the site.

Longer distance views are available from Church Lane, across the Site, towards the rear boundaries of the listed buildings. These views are restricted along the eastern end of the southern boundary by hedgerow planting. Glimpsed views of the rooftops, particularly of Bounty Cottage may be seen above and between the treetops, but no degree of special interest is appreciable from these restricted and long distance views and so they contribute to the significance of the listed buildings to a limited degree.

The site does however make a positive contribution to the settings of the listed buildings in that it provides a rural context to the west side of the village. This experience, that of the sense of transition, from the countryside to the historic core of the village has been lost within the northern half of the village because of the intrusion of 20th century development within the village.

Whilst the historic field boundaries within the site have been lost, the site does provide an historic rural context to this part of the village and that contributes to the way in which the listed buildings are experienced as traditional vernacular buildings within an historic rural settlement. The level of this contribution to significance is considered to be of a low level. The buildings derive significance primarily as historic buildings with a large degree of historic fabric in situ and of the experience of the listed buildings as a traditional village group with The Street.

Spring Cottage

Spring Cottage is located a short distance to the west from the historic settlement of Albourne, on Church Lane. From within the narrow lane Spring Cottage is experienced as an attractive historic property within its own domestic curtilage, enclosed by hedging and timber panel fencing along the roadside. The immediate setting of the house comprises well kept lawns, along with domestic items such as play equipment and garden furniture.

Beyond the private grounds of Spring Cottage, the sunken nature of Church Lane and adjacent hedgerows give the immediate surroundings a very enclosed character, although there are glimpsed views through the hedgerows during the winter months which reveal the wider countryside

context, particularly to the south. The open views to the south reinforce the significance of Spring Cottage as a historic property within rural surroundings. In this way the setting of the listed building contributes positively to the significance of Spring Cottage.

The site lies to the immediate north of Spring Cottage and the house is visible from the southern edges of the site, looking through the boundary hedgerows down into the sunken lane during the winter months. During the summer months these views would be screened. From the house itself, views into the site are limited because of the rising topography to the boundary edge. In its current, undeveloped state, the site is experienced as part of the wider rural surroundings of Spring Cottage, although this relates principally to the southern field of the Site. In this way the site makes a positive contribution to the setting and significance of the listed building. The low level of inter-visibility, however, is such that this contribution is comparatively limited and derives largely from a sense of openness and rural character than direct views to and from the site itself.

3.5 ASSESSMENT OF SIGNIFICANCE - ALBOURNE CONSERVATION AREA

Description

The Albourne Conservation Area was designated in 1989. It is a small area, with the conservation area boundary drawn tightly around the cluster of listed buildings located along The Street and Church Lane, including their private gardens.

Albourne is a small and relatively compact settlement. Running north-south through the village is The Street, the main historic thoroughfare. The original core of the village lies at the southern end of The Street, where many of the properties are listed in their own right and date from the 17th century or earlier. Moving further to the north outside of the conservation area the built environment directly transitions to post-war development, with the busy London Road further to the east. The heavily verdant and enclosed nature of Street is such, however, that from within the conservation area there is a preserved sense of a historic rural village, even though outwards views are heavily restricted.

The following features, in particular, contribute to the character of the conservation area, as stated within the council's Conservation Areas of Mid Sussex guidance document:

- the post-medieval to 18th century, cottage-style houses within the conservation area, mostly timber-framed with some plaster panels, brick nogging and tile hanging;
- the many trees and hedges which line The Street, particularly where it meets Church Lane;
- the sunken road in relation to many of the properties, which creates a sense of enclosure due to banks and attractive retaining walls;
- the lack of any set building line and pavement, together with varying road widths, which helps to create a rural meandering character; and
- the attractive countryside views glimpsed to the west and south.

Assessment of Significance

The appraisal document published by the district council describes the inward-looking, enclosed character of the historic village centre. It identifies this as one of the principal characteristics that contribute to character and appearance and justifies the designation of the historic core of the village as a conservation area. The appraisal document describes the way in which this special character of the conservation area derives from the sunken roads and mature trees which restrict views out of the village centre to the landscape beyond. This character is in contrast to many rural settlements where a visual connection to the landscape setting to a village is usually an important part of the character of a place. Albourne Conservation Area is unusual in this respect, in that its significance, that is, the reason for its designation does not include a visual connection to its



Figure 34: Map of Albourne Conservation Area. The Site lies to the immediate west of the western boundary, to the north of Church Lane.

3.5 ASSESSMENT OF SIGNIFICANCE - ALBOURNE CONSERVATION AREA

landscape setting and in contrast, in Albourne there are limited views to the countryside beyond the village edge.

The layout of the conservation area, which retains original plot sizes and the position of the mostly post-medieval houses within, is also an important contributor to the significance of this heritage asset. The houses within the conservation area retain a considerable amount of historic fabric. Their appearance is a key contributor to the significance of the conservation area, providing a historic village atmosphere, with houses set behind raised banks and mature trees.

The setting to the conservation area

The setting of the Albourne Conservation Area is considered to comprise the agricultural land to the south and west; twentieth-century residential development in the village of Albourne (outside of the conservation area) to the north, east and south; and the London Road running north to south at the east.

The contribution the setting makes to the significance of the conservation area

The setting of the Albourne Conservation Area is considered to make a minor contribution to its significance, relating principally to the area of open undeveloped land to the west. Areas to the north, east and south east comprise modern development which do not contribute to the experience or understanding of the significance or special interest of the conservation area.

The contribution the site makes to the significance of the conservation area

The site lies to the immediate west of the conservation area. The character of the sunken lanes of The Street and Church Lane, and the extensive vegetation in rear gardens to the houses along the west side of The Street mean that there is a limited perception of the open landscape to the west, outside the conservation area. It is possible to conclude therefore that the site makes a limited contribution to the conservation area if within The Street.

From the west, from outside the conservation area, the historic core of the village that comprises the extent of the conservation area, is seen and experienced within the same context as the village centre when approaching the village along Church Lane. Here the open landscape of the southern section of the site contributes to significance in that it provides a rural landscape setting to the conservation area and reinforces its character as an historic rural settlement.



Figure 35: Finches, showing a former farmhouse surrounded by historic outbuildings and bounded by a flint and brick wall. The range of building materials contribute positively to the character and appearance of the conservation area.



Figure 36: The Arches, Grade II. Located on the east side of The Street



Figure 37: View looking northwards along The Street. The enclosed character of the road is apparent in this view



Figure 38: View along Church Lane from the junction with The Street. There are no views westwards to the open countryside. The enclosed character of the conservation area is the dominant feature of the area

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 PROPOSALS

Proposals for the site comprise an outline application for development of up to 120 units, of which 30% are affordable, community facilities and public open space. The development would be located within the northern part of the site, to the north of the footpath that crosses the width of the site from east to west. The area to the south would remain open and not developed.

The existing orchard to the north part of the site would be retained and the southern section of the site would be retained as open landscape, with meadow and indigenous tree and shrub planting.



Figure 39: Proposals, including the landscape scheme to the southern half of the site

4.2 ASSESSMENT OF IMPACT

The application proposals comprise the development of up to 120 dwellings, as shown on the layout plan at Figure 39 above. The proposed layout shows the arrangement of development on the site. The principal issues with regard to the likely impact of the application scheme on the built heritage is the impact on the Albourne Conservation Area and the settings to the four listed buildings on the west side of The Street, the gardens of which abut the site along its eastern boundary and the listed building to the south of the site, on Church Lane.

Within the southern half of the site, to the south of the footpath, there is a more clear relationship between the listed buildings and the conservation area and the application site, and it is this section of the site that contributes to the settings, and therefore significance of the listed buildings and the Albourne Conservation Area. The degree to which the site contributes to the setting and significance is not consistent across the whole site it is principally the southern half of the application site that contributes to the significance of the listed buildings and the conservation area. The design and layout of the application proposals would therefore retain the southern section of the site as open land.

The impact of the proposals on the settings to the listed buildings

The significance of the listed buildings that may be affected by the proposals are described above in Section 3.4. This section describes the special interest and significance of each listed building, their settings and the extent to which the site forms part of that setting. The contribution the settings make to the significance of the listed buildings is described and evaluated.

It is concluded that the listed buildings along The Street are traditional village buildings that form part of a dense and finely grained street scene. Their character is that of village buildings, within an established street scene, not buildings connected to the countryside or other rural activity. Their significance lies in their intrinsic historic character and architectural interest but also in the contribution they make as a group, to the wider townscape and character of the village.

Historically, they may have had a functional connection to the wider rural setting of the village but this connection is now severed and would be apparent only through documentary research, if such evidence existed. Any connection these buildings may have had to an agricultural hinterland as experienced within their surroundings is now diminished.

The listed buildings are seen and appreciated as a group of traditional vernacular village buildings that form the historic core of this part of the village and sit within enclosed domestic settings that have been severed from the wider landscape setting that they may have once enjoyed.

The site does however contribute positively to the settings of the listed

buildings in that it provides a rural context to the west site of the village. It is concluded above that the level of this contribution is low and that these buildings derive their significance primarily from the degree of historic fabric retained in situ and the way in which they form an historic and architecturally significant group within the streetscene. Whilst the historic field boundaries within the site have been lost, the site provides an historic rural context to this part of the village and that contributes to the way in which the listed buildings are experienced as traditional vernacular buildings within an historic rural settlement.

The proposed layout of the development of this site would limit the built form to the northern half of the site rather than within the southern section of the site that forms part of the landscape setting to the listed buildings. It is concluded, as part of this assessment, that the contribution the site makes to the significance of the listed buildings is limited to a sense of openness and rural context which reinforces the understanding and experience of the buildings as historic village houses. This is an indirect contribution in contrast to the way in which the landscape might contribute to the significance of an historic farmhouse for example, which would rely on an obvious connection to its agricultural holdings to reinforce the character of the building with functional links to the landscape.

The location of the proposed development within the northern half of the site means that the level of contribution made by the site to the significance of the listed buildings would remain largely unaltered. A low level of change would result from the development of the site as proposed, because the new development would be seen at a distance from within the gardens, if the trees and hedges were removed and would be visible in oblique views from the upper floors of the houses along the eastern side of the site. However the level of change would be low and the level of harm would be correspondingly low.

The alteration in the views possible from within the western portion of gardens as a result of the proposed development would be limited because the field to the west would remain open. This would be the case even with regard to a building such as Finches with an open view to the site. The impact of the proposals would be limited. To the north west, the existing view of the northern half of the site would change because parts of the proposed development would be visible from western sections of the garden.

Hunters Cottage and Souches are enclosed by dense landscaping around their gardens which precludes views into and out of their gardens and from within the listed buildings. When seen from a variety of aspects from within the site, these buildings remain obscured by their garden planting and boundary trees and hedges. Therefore the impact on views from these houses and their gardens of the proposed development would be very limited because there would be no alteration in the visual connection to the site.

The rear elevation of Bounty Cottage is visible from a number of vantage

points from within the site and in oblique views from Church Lane. The modern range built as an extension to the rear of the historic core of the listed building is visible and the large windows with their white painted joinery can be seen in longer views. The nature of the landscaping within the garden means there are no open views of the rear of this listed building but the size and height of the modern dormers means they are visible in some views from within the site. However, the southern section of the site is proposed to remain open and undeveloped and so the experience of the site from within the garden to Bounty Cottage and from the upper floors would remain largely unaltered. A small section of the north west corner of the site would be visible and therefore a section of the proposed development would alter that small part of the view from the upper floor of the house. The level of this change is considered very small however and the prevailing character of the contribution made by the site to the setting of the listed building would remain unaltered.

The proposed development would alter the way in which the site contributes to the setting of Hunters Cottage to a very minor degree. This change relates to an alteration in the perception of openness that may be experienced from within the garden setting to the cottage. Whilst the section of the site to the south of the public footpath would remain open, that to the north would be altered through the development of this part of the site. However the degree of change would be very small and would result in a change in the level of the perception of the openness that is provided by the site at present. Whilst the site to the south of the footpath would remain open, to the north it would be developed. However the level of change that would be experienced would be minimal and it may be concluded that the change in the degree to which the site contributes to the setting of the listed building would not affect the significance of the listed building.

The contribution made by the site to the significance of Spring Cottage and Souches would remain unchanged. It is described in Section 3.4 above, that the site does contribute positively to the settings of these listed buildings in that it provides a rural context to the west site of the village and that it contributes to the way in which the listed buildings are experienced as traditional vernacular buildings within an historic rural settlement. This experience would not be altered by the application proposals and so it is concluded that the proposed development would not harm the significance of these listed buildings.

The significance of the listed buildings identified and assessed as part of this statement does not rely on a close and open relationship with the site, but it does contribute to a degree because it provides a rural setting to the gardens of the listed buildings. The retention of the southern half of the site as an open field would therefore protect, to a considerable degree, the way in which the site contributes to the significance of the listed buildings at present.

It is possible to conclude that with regard to Hunters Cottage, Bounty

4.2 ASSESSMENT OF IMPACT

Cottage and Finches, the proposals would result in a level of harm that could be described as less than substantial, as set out in paragraph 202 of the NPPF and could be described as within the lower end of that wide spectrum of harm. This could be described as a low level of harm.

With regard to the impact of the application proposals on Spring Cottage and Souches, it is possible to conclude no harm to the significance of these listed building.

The impact of the proposal on the Albourne Conservation Area and its setting

The special interest and significance of the conservation area is described above in Section 3.5 together with its principal characteristics and reasons for designation. Albourne Conservation Area is comparatively small and located within the historic core of the village. It is concluded that one of the main characteristics of the area, and which is described in the council's own appraisal document is the inward looking character of the area. The sunken lane along The Street, flanked by listed and unlisted houses, together with trees, hedges and varying boundaries along the lane creates an enclosed, intimate character that focusses into the area not outwards. There are very few views out of the conservation area to the landscape beyond, to the west.

When within The Street, there is a limited sense of the landscape to the west. There is only a perception of the open countryside beyond the village but no open views or clear experience of the landscape to the rear of the buildings on the west side of The Street. It may therefore be concluded that the significance of the conservation area within this part of the area does not rely on open views to a landscape beyond the village.

From the west, along Church Lane, the site and the conservation area is experienced within the same context. Section 3.5 above explains the way in which this experience contributes to the significance of the conservation area in that the approach into Albourne along Church Lane from the west allows the western edge of the historic core of the village to be seen and experienced within a wider landscape setting.

The application proposals would limit the development of the site to the northern half of the site. This means that the proposed development would be located within the section that is less sensitive and the area that abuts the conservation area would remain open.

The proposed development would be seen and experienced along the Henfield Road and from the upper sections of The Street, near the primary school, but those parts of the village that are within the conservation area are not readily perceived from these vantage points and so the development, from the north would not harm the conservation area.

From the south, when viewed from within the open parts of the site, the proposed development would be seen to the north and the boundary to the conservation area would be seen to the east. However, the way in which the conservation area is experienced at present would not change dramatically.

The view to the north would be altered, but the views eastwards, from the southernmost parts of the site and from Church Lane towards the conservation area boundary and the area beyond would not alter to the extent that significant harm to the special interest of the conservation would result. Within the southern part of the site, the way in which the site contributes to the setting of the conservation area would remain almost unaltered. The proposals would result in a change within the area to the west of the village, within part of the site, but this would be limited to a change in the character and appearance of the view. At present the view is open and undeveloped and the application proposals would change a part of this view, to include the proposed development. In contrast, the view eastwards to the conservation area would remain almost unchanged. There would be some perception of the proposed new development because of its proximity, within the northern half of the site but this degree of change would result in a level of harm that could be described as less than substantial, as set out in paragraph 202 of the NPPF and could be described as within the lower end of that wide spectrum of harm. This could be described as a low level of harm.

Summary and Conclusions

The principal issue with regard to the historic built environment is the likely impact of the proposals on the significance and special interest of the nearby listed buildings and the Albourne Conservation Area.

It is concluded in Section 3.4 above that the application site makes a limited contribution to the settings and therefore significance of the listed buildings to the west of the site. The proposals would not result in any substantial change to the settings of these buildings. Therefore it is possible to conclude that they would result in a low level of harm to the settings and therefore significance of the listed buildings, Bounty Cottage, Finches and Souches. This harm could be described as within the lowest level of that wide spectrum of harm as set out in paragraph 202 of the NPPF. It is concluded that the proposals would result in no harm to Hunter's Cottage or Spring Cottage.

The likely impact of the proposed development on the character and appearance and significance of the conservation area would be less than substantial harm. This harm would be at the low end of that wide spectrum of harm as set out in paragraph 202 of the NPPF and could be described as a low level of harm.

Paragraph 202 of the NPPF states that,

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraphs 201 and 202 of the NPPF address the balancing of harm

against public benefits. If a balancing exercise is necessary, it is acknowledged that considerable weight and importance should be applied to the statutory duty. In this instance, the statutory duty is to preserve the setting of the listed buildings (S66 of the P(LB&CA) Act 1990). Proposals that would result in less than substantial harm should be weighed against the public benefits of a proposal, including its retention in its optimum viable use.

The Planning Practice Guidance sets out to explain how proposals can avoid or minimise harm to the significance of a heritage asset or the wider historic environment. It is crucial that the significance of a heritage asset is understood and consideration of this incorporated into decision making. This heritage assessment and the accompanying documents set out the way in which the significance has been assessed and understood and how this has shaped the development of the proposals.

The Planning Practice Guidance reiterates that the crucial issue in the assessment of proposals is whether development would cause substantial harm to the significance of the heritage asset (para 18 of the PPG). It states that,

In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

The guidance addresses the sometimes confusing policy in the NPPF that relates to substantial or less than substantial harm as set out in paragraph 202 of the Framework. Paragraph 202 notes that where development *will lead to less than substantial harm... this harm should be weighed against the public benefits of the proposal....*

The guidance does seek to explain the concept of "public benefits" and what are the practical implications of this test. In paragraph 20 of the guidance it refers to paragraph 8 of the NPPF. It states that,

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

The wider planning benefits are set out in the accompanying planning documents.

APPENDICES

APPENDIX A: REFERENCES

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