

## Introduction

- 15.1 The village of Albourne is located to the west of Hurstpierpoint on the western side of the B2118 (former A23). It is set in the open countryside of the Low Weald just to the north of the Sussex Downs Area of Outstanding Natural Beauty (AONB).
- 15.2 Albourne is a small and relatively compact settlement. Running north-south through the village is the main thoroughfare known as The Street. The historic core of the village lies at the southern end of The Street, where many of the buildings are listed and date from the 17th century or earlier. In contrast the northern half of the village is more recent, largely consisting of post war development. It is a quiet and charming village which has benefited from traffic relief following the realignment of the A23 further to the east enabling the village to be completely by-passed. Facilities within the village include a recreation ground and equipped children's play area, a church, a village hall and a primary school.

## Policies and Proposals

### Built-up Area Boundary

- 15.3 A built-up area boundary is defined for Albourne in order to conserve the rural setting of the village and to protect the surrounding countryside from unnecessary development.
- 15.4 The boundary excludes some low density peripheral areas which are considered to have a rural character and, therefore, form part of the countryside. These include a largely loose knit area of ribbon development which extends southwards from the village along the eastern side of the B2118 to the Arden Grange commercial complex. The Local Planning Authority will resist any intensification or extension of existing uses in this area of countryside as it would result in a consolidation of development harmful to its character.

### Conservation Area

- 15.5 Part of the village of Albourne was designated as a Conservation Area in 1989.
- 15.6 Albourne village contains several buildings listed as being of special architectural or historic interest, either for their individual merit or in recognition of their contribution to the quality of the village scene. Most notable amongst these is 'Gallops', an L-shaped timber framed building dating from 1661 or earlier and which was carefully restored in the 1930s. Lying outside the village near Albourne Place are St Bartholomew's Church and the nearby Georgian Rectory, which is tile hung from top to bottom and a particularly interesting mid 17th Century brick house.
- 15.7 The majority of listed buildings, however, are concentrated around the southern end of The Street, within the designated Conservation Area. The following features, in particular, contribute to its character:
- 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 cottage style houses with small windows;

- ❑ 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 to the west and south.

**Local Gap**

- 15.8 The area between Albourne and Sayers Common, and Albourne and Hurstpierpoint, is defined as a Local Gap. The boundaries run along Henfield Road and London Road respectively.