

Orion Heritage

Platf9rm, Floor 5 & 6 Tower Point, 44 North Road, Brighton BN1 1YR

+44 1273 573803

Barrington House, Heyes Lane, Alderley Edge SK9 7NT

+44 (0)7496 896901

www.orionheritage.co.uk



October 2026

Prepared by Robin Sheehan MSc & Antonina Vorobets BA

Sayers Common, Albourne, West Sussex Archaeology and Built Heritage Technical Note

1.0 Introduction

Aims and Scope

- 1.1 This heritage technical note has been prepared on behalf of Riverdale Developments Ltd and summarises the key archaeology and built heritage considerations in relation to Sayers Common, Albourne, West Sussex. The site (hereafter referred to as 'the Site') is centred at National Grid Reference TQ 25766 16966; the site is shown in Figure 1.
- 1.2 At the time of assessment, a Pre-Application Masterplan (August 2026) had been produced which consists of a mixed residential scheme, landscaping, access roads and publicly accessible open green space.
- 1.3 The technical note includes a review of built heritage assets and a summary of archaeological assets relevant to the Proposed Development of the Site. This technical note identifies archaeology and built heritage assets with the potential to be impacted by the Proposed Development.
- 1.4 A site visit was carried out on the 6th February 2024 and 20th February 2026 when the conditions were overcast and the visibility was clear.

Location and description

- 1.5 The Site is 23.767ha in size and located to the north-west of the village of Albourne. The Site comprises several hedge and tree lined field parcels that consist of pasture / grassland. The western boundary of the Site is formed by a single-track lane which runs south from Henfield Road. In turn, Henfield Road forms the north and eastern boundary of the Site. Located along the northern boundary of the Site, fronting Henfield Road, is



Orion Heritage Ltd. Registered No.9579723.
Registered address: The Old Casino, 28 Fourth Avenue
Hove, East Sussex, England, BN3 2PJ

'Gunners' (Orion 1), a non-designated built heritage asset. Several Public Rights of Way (PRoW) cross the northern part of the Site and run along its south-eastern boundary.

- 1.6 The nearest major watercourse is Cutlers Brook, a tributary of the River Adur, which flows westwards c. 225m south of the Site. A small watercourse runs south-east northwards through the Site.
- 1.7 The Site is located in an area of undulating fields, and slopes down towards the north-west. As a result, the height above Ordnance Datum (aOD) varies from c. 38m in the south-east part of the Site down to c. 19m in the north-west.

2.0 Archaeology Baseline

- 2.1 An Archaeological Desk-Based Assessment was prepared in April 2026 by Orion Heritage. In accordance with government policy (National Planning Policy Framework 2026), that assessment drew together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the Site. The executive summary is provided below:
- 2.2 There are no designated archaeological heritage assets on the Site, and none within the wider study area. As a result, the proposed development will have no impact upon the setting or significance of any designated archaeological heritage assets.
- 2.3 A review of the available evidence has confirmed that the Site has a low potential to contain archaeological finds and features dating from the prehistoric, Roman, Saxon and medieval periods, and a high potential for the post-medieval and modern period.
- 2.4 A geophysical survey of the Site was recently undertaken, and this revealed no anomalies of definite archaeological origin. It is possible that an archaeological evaluation will be required in respect of the proposed development in due course. This could be covered by an appropriately worded planning condition attached to any consent granted, although the exact scope and timing of any such work will need to be discussed between the applicant and the LPA's archaeological advisor.

3.0 Built Heritage Baseline

- 3.1 A detailed Heritage Statement assessing designated and non-designated built heritage within the vicinity of the Site will be provided separately. A summary of the built heritage baseline is provided below.

Designated Built Heritage Assets

- 3.2 Located within the immediate and wider vicinity of the Site are several designated heritage assets with the potential to be affected by the development of the Site. The

designated heritage assets most proximate to the Site, or those with historical associations with the Site, are identified below and shown on Figure 2.

- 3.3** Located to south of the northern section of the Site are the Grade II listed West House Farmhouse (NHLE 1025825) and 'Barn to the south-west of West House Farmhouse' (NHLE 1354799). The farmstead is also noted in the West Sussex Historic Environment Record as an historic farmstead dating from the 18th century (MWS13961). These buildings are principally accessed via a trackway from the east which leads from Henfield Road.

Grade II listed West House Farmhouse (NHLE 1025825)

- 3.4** The asset is located c. 30m to the south of the northern section of the Site. Its listing citation records the asset as follows:

ALBOURNE HENFIELD ROAD 1. 5405 Westhouse Farmhouse TQ 21 NE 19/136 II 2. Late c18 or early C19. Two storeys. Three windows. Red bricks Tiled roof. Glazing bars intact. Doorway with projecting cornice and panel over this and door of 6 fielded panels.

Grade II listed 'Barn to the south-west of West House Farmhouse' (NHLE 1354799)

- 3.5** The asset is located c. 45m to the south of the northern section of the Site. Its listing citation records the asset as follows:

ALBOURNE HENFIELD ROAD 1. 5405 Barn to the south west of Westhouse Farmhouse TQ 21 NE 19/136A II 2. C18. Faced with weather-boarding. Hipped tiled roof.

- 3.6** West Sussex Historic Environment Record records the assets as *Westhouse Farm Historic Farmstead, Albourne* (MWS13961). The farmstead is identified as an 18th century loose courtyard farmstead arranged on three sides, with additional detached agricultural buildings and a farmhouse set apart from the main yard. The farmstead occupies an isolated rural location and has experienced some loss of its historic fabric (less than 50%).
- 3.7** The significance of these assets principally derives from their date of construction and the intactness of their built fabric which generates their special historic and architectural interest. Their planform and use of local materials are key in terms of understanding their vernacular character and historic usage patterns. A level of group value is also generated by their historic ancillary and functional relationship and are still legible as an historic farmstead.
- 3.8** The immediate setting of West House Farmhouse and Barn comprises a well-defined garden plot that is well screened due to the existing vegetation along its boundaries. This limits views out to the wider landscape as it does with some views towards the assets (Plates 1-4). However, the site has numerous PRoW crossing it, several of which converge close to the assets. Both assets are most visible from the PROWs which run towards them from the north and along the northern boundary of this garden plot, which is less densely vegetated. There is also a PRoW running towards the assets from the east, which allows

views towards the farmhouse, though these are largely filtered due to the existing vegetation and the location of the assets in a dip within the landscape.

- 3.9** The wider setting of the assets comprises the field parcels contained within the Site. A review of the historic mapping, including the 1839 Albourne Parish Tithe map (Figure 6) indicate that the fields and the assets were in the same ownership at that time and are considered to contribute to the significance of the assets through the provision of a wider historic rural context.



Plate 1 Winter view west along the access track which leads to the Grade II listed West House Farmhouse and 'Barn to the south-west of West House Farmhouse' illustrating the lack of visual connection with the assets from this location. Note this image is taken from Henfield Road and the trackway is a PROW. The assets are located on lower ground beyond the tree line (arrowed).



Plate 2 Winter view north from the southern boundary of the site illustrating long ranging filtered views of the ridge line and chimney stack of the Grade II listed West House Farmhouse (right arrow) and 'Barn to the south-west of West House Farmhouse' (left arrow). Note that this field parcel is to be retained as public open space, pastoral character as part of the Pre-Application Masterplan.



Plate 3 Winter view west of the principal east elevation of the Grade II listed West House Farmhouse illustrating the enclosed nature of its garden plot. The 'Barn to the south-west of West House Farmhouse' can be glimpsed through the vegetation to the left of the farmhouse (arrowed).



Plate 4 Winter view south from the PROW to the north of the Grade II listed West House Farmhouse (left arrow) and 'Barn to the south-west of West House Farmhouse' (right arrow). Note the field beyond the field gate is to be kept as public open space, pastoral character as part of the Pre-Application Masterplan.

The Grade II listed Wellington Cottage (NHLE 1354780)

- 3.10** The asset is located c. 30m north-west of the Site. Its listing citation records the asset as follows:

C18. Two storeys. Four windows. Red brick and grey headers. Hipped tiled roof. Mostly rush windows with glazing bars but some casements. Doorway at north end of the front, probably moved, with pilasters, pediment and door of 6 moulded panels.

- 3.11** The significance of Wellington Cottage derives principally from its age and the relative intactness of its historic core. Subsequent extensions have diminished the legibility of its original planform and historic patterns of use. Nevertheless, the retention of its English bond red and vitrified brickwork and clay tile roof covering contributes positively to its architectural and historic interest and remains important in understanding its traditional vernacular character.
- 3.12** Wellington Cottage is located within its own well defined garden plot which forms its immediate setting. Due to the dense vegetation and mature trees along its boundaries, it shares limited intervisibility with the Site. In its present state the Site and asset share limited to no co-visibility when traveling along Henfield Road from the east or west or along the lane to the west of the asset.

Conservation Areas

- 3.13** Albourne Conservation Area is located c. 370m to the south-east of the Site. Owing to this separation, local topography and intervening vegetation, there is limited, if any, intervisibility between the conservation area and the Site. The Pre-Application Masterplan incorporates a substantial green buffer comprising open land within the southern part of the Site, with built development concentrated in the northern half. Consequently, the Proposed Development is unlikely to be appreciable in views from the conservation area. Whilst the Site forms part of the wider rural context of Albourne, it makes no meaningful contribution to the significance of the conservation area through its setting. The Proposed Development is unlikely to affect its special architectural or historic interest, character or appearance.

Other buildings

- 3.14** Several buildings of historic character are located within or in the vicinity of the Site, the footprints of which are depicted on the 1839 Albourne Parish Tithe Map (Figure 6). These comprise Gunners (Orion 1), situated within the north-eastern part of the Site; Westhouse Cottage (Orion 2), located to the north of the Site on the northern side of Henfield Road; and Priestfield Farm (Orion 3), situated to the west of the Site boundary. None of these buildings are statutorily or locally listed. Their location in relation to the Site is shown in Figure 2.

Gunners (Orion 1)

- 3.15** Gunners (Plate 5) is considered to meet the threshold for recognition as a non-designated heritage asset when assessed against the criteria set out in Historic England's HEAN 7 (2026). The building is depicted on the 1839 Albourne Parish Tithe Map (Figure 6) and earlier historic mapping (Figures 4–5), demonstrating its historic origins and long-established presence within the local landscape. An internal inspection identified the survival of substantial historic fabric, including exposed timber framing, beams and posts, chimney stacks, a large inglenook fireplace, and panelled and plank timber doors with historic iron fixtures and fittings (Plates 6–7). These features contribute to its architectural, historic and evidential interest, illustrating its traditional construction methods, historic planform and development as a rural dwelling. Although the building has undergone later alterations, the survival of these features provides sufficient historic and architectural interest to warrant its recognition as a non-designated heritage asset of local significance. Its immediate setting comprises its historic plot and mature boundary vegetation fronting Henfield Road, which provides a degree of enclosure. The surrounding agricultural landscape, including the Site, forms part of its wider rural setting and contributes positively to an understanding of its historic character and origins.



Plate 5 Winter view north-east from within the Site illustrating the southern elevation of Gunners (Orion 1).



Plate 6 Inglenook fireplace located in the historic core of Gunners (Orion 1).



Plate 7 Example of some of the exposed historic timber-framing at first floor level within Gunners (Orion 1).

Westhouse Cottage (Orion 2)

- 3.16** Westhouse Cottage (Orion 2) is an unlisted building located to the north of the Site, on the northern side of Henfield Road (Plate 8). A building is first depicted in this location on the 1839 Albourne Parish Tithe Map (Figure 6), suggesting that the cottage may have early 19th century or earlier origins. Its age and historic association with the rural development of Albourne indicate a degree of local historic interest. However, in the absence of a detailed internal assessment of its surviving historic fabric, architectural character and degree of alteration, there is insufficient evidence to establish whether it meets the threshold for recognition as a non-designated heritage asset under Historic England's HEAN 7 (2026). The cottage is largely enclosed by mature vegetation and, owing to its orientation, shares limited intervisibility with the Site. The Pre-Application Masterplan incorporates an area of open green space and substantial landscape planting within the Site immediately to the south of the building, retaining a degree of separation from the proposed built development. Consequently, the Proposed Development is unlikely to be readily appreciable in views from the cottage or along Henfield Road on approaches from the east and west. As such, any change to its wider rural setting is unlikely to materially affect its potential heritage significance.



Plate 8 Winter view of the south-east elevation of Westhouse Cottage (Orion 2) from Henfield Road (arrowed).

Priestfield Farm (Orion 3)

- 3.17** Priestfield Farm (Orion 3) is located immediately to the west of the Site and is neither statutorily nor locally listed, although it is recorded in the West Sussex Historic Environment Record (WSHER) as Garden Lands, Albourne, Historic Farmstead (MWS10734). The farmstead is identified as a 19th century regular courtyard farmstead of L-shaped plan, with additional detached agricultural buildings and a farmhouse situated separately from the principal farmyard. Historically occupying an isolated rural location, the farmstead has undergone substantial alteration, with the loss of its former agricultural buildings and associated courtyard arrangement. Only the farmhouse survives, diminishing the legibility of the original farmstead layout and its historic agricultural function.
- 3.18** When assessed against the criteria set out in Historic England's HEAN 7 (2026), the surviving farmhouse is considered to possess some local historic interest through its association with the former agricultural holding. However, the substantial loss of the associated farmstead buildings has diminished its historic group value and the legibility of the original farmstead arrangement. In the absence of evidence of particular architectural distinction or substantial surviving historic fabric, there is currently insufficient evidence to identify the farmhouse as a non-designated built heritage asset.
- 3.19** The setting of Priestfield Farm comprises its immediate domestic curtilage and the surrounding agricultural landscape, including the western part of the Site, with which it

shares direct views. Historically, the farmstead shared an ownership and functional relationship with part of the land within the Site, although this association is severed, diminishing its contribution to an understanding of the farmstead's historic agricultural function. There is also a degree of intervisibility with the Grade II listed West House Farmhouse and Barn. The Pre-Application Masterplan identifies an area of proposed development immediately to the east of Priestfield Farm, which has the potential to interrupt these existing visual relationships and alter its wider rural setting. However, given the loss of the historic farmstead arrangement and the severance of its former functional relationship with the Site, the land is considered to make only a limited contribution to the historic interest of the surviving farmhouse. Consequently, the proposed development is unlikely to materially affect its potential heritage significance.



Plate 9 Winter view of the principal (east) elevation of Priestfield Farmhouse.

4.0 Potential Impacts of the Proposed Development

Built Heritage

- 4.1** As outlined in section 2.0 there are several designated built heritage assets in the immediate and wider vicinity of the site (Figure 2). However, due to the local topography, intervening built form and existing natural screening the majority of these share no visual connection with the Site and are unlikely to have their setting or significance impacted by future development within the Site. This also applies to potential impacts on the special character and appearance Albourne Conservation Area as a whole.

Grade II listed West House Farmhouse (NHLE 1025825) & 'Barn to the south-west of West House Farmhouse' (NHLE 1354799)

- 4.2** The Grade II listed West House Farmhouse and Barn are located to the south of the northern part of the Site, which forms part of their wider rural and agricultural setting. Their immediate setting comprises the historic garden plot and associated grounds, which are relatively enclosed by mature vegetation, limiting intervisibility with the Site to the east, south and west. Historic mapping, including the 1839 Tithe Map, indicates that the assets shared an historic ownership and functional relationship with much of the land within the Site, an association which is further reflected in their continued common ownership. It The Site is considered to contributes positively to their historic interest by providing part of the agricultural landscape within which their historic function and development can be understood.
- 4.3** The Proposed Development would introduce built form into the wider setting of the Grade II listed West House Farmhouse and Barn, principally to the north and west of the assets. This would result in a degree of visual and physical change to the surrounding rural landscape, including views experienced along the PRowS crossing the northern part of the Site and converging to the west of the assets. However, the Pre-Application Masterplan incorporates areas of open green space and landscape planting to the east, north and west of the assets, providing a degree of separation from the proposed built development and helping to minimise its visual influence. A proposed tree-lined avenue along the PRow to the east would help retain views towards the assets on approaches from this direction, while the retention of the large field parcel to the south-east would preserve an important element of their wider agricultural setting. Existing and proposed planting around the historic garden plot would further filter views towards the development, while the retention of historic hedgerow boundaries would help maintain the established landscape character.
- 4.4** Whilst the Site contributes positively to the significance of the listed buildings through its historic ownership and functional associations and its contribution to their wider rural setting, the principal elements of their architectural, historic and evidential interest would remain intact and readily appreciable. These include their surviving historic fabric, their historic functional and spatial relationship, and the established character of their immediate surroundings. The Proposed Development would result in some erosion of the wider agricultural setting, particularly to the north and west, reducing the extent to which the buildings can be experienced within their historic rural context. However, the retention of the immediate garden plot, substantial areas of open land, historic field boundaries and proposed landscape mitigation would preserve important aspects of their setting and allow their historic agricultural origins and relationship to remain legible.
- 4.5** For the above reasons, it is considered that the Proposed Development would result in a degree of harm to the significance of the Grade II listed West House Farmhouse and Barn through the partial erosion of their wider historic agricultural setting. However, taking account of the proposed landscape mitigation and the retention of the principal elements that contribute to their significance, the level of harm is considered to fall within the

medium to low level of harm (not substantial). This harm would need to be weighed against the public benefits of the Proposed Development in accordance with the relevant provisions of the NPPF.

Grade II listed Wellington Cottage (NHLE 1354780)

- 4.6** The asset is located c. 30m north-west of the site boundary and is located within its own well defined garden plot which forms its immediate setting. Due to the dense vegetation and mature trees along its boundaries, it shares limited intervisibility with the Site. In its present state the Site and asset share limited to no co-visibility when traveling along Henfield Road from the east or west or along the lane to the west of the asset.
- 4.7** The proposed development would introduce new built form to the immediate east and south of the asset. Whilst the development may increase the likelihood that the asset will be seen in context with new development, the Pre-Application Masterplan provides tree planting that will limit this visibility. The new built form in this location will alter the existing rural character of its surroundings in views of the asset from Henfield Road or the lane to its west.
- 4.8** Whilst the Site contributes positively to the significance of the asset through the provision of its wider historic rural context, the principal elements that contribute to its significance would remain intact, legible and readily appreciable. These include the historic fabric of the cottage and the mature landscaping within the historic garden plot, and the enclosed character of their immediate setting. The contribution of setting to significance is experienced primarily within these immediate surroundings, where the architectural, historic and evidential values of the assets can be most clearly understood and appreciated. Although the proposed development would likely erode part of the wider rural setting to the east and south, the aspects of setting that contribute most positively to significance would be retained.
- 4.9** The proposed development will have the effect of urbanising parts of the landscape that contribute to the wider setting of Wellington Cottage, resulting in the erosion of the rural context in which the asset has historically been experienced. However, the principal contributors to the asset's significance, including its historic fabric and immediate setting, would remain preserved and readily appreciable.
- 4.10** For these reasons, the Proposed Development has the potential to result in a low degree of harm to the significance of Wellington Cottage through changes to its wider setting. Whilst the development would introduce an adverse change to its wider rural context, the principal elements that contribute positively to the asset's significance would remain intact and readily appreciable. It is considered that the resulting harm would fall towards the lower end of the spectrum of harm (not substantial).

Other buildings

- 4.11** There are several other buildings in the vicinity of the Site of some historic character. These include Gunners (Orion1), located in the north-east part of the site itself, 'Westhouse Cottage' (Orion 2), located north of the site boundary on the northern flank of Henfield Road and Priestfield Farm (Orion 3), located to the west of the site boundary. The footprints of these buildings are most legible on the 1839 Albourn Parish Tithe map, the apportionments of which indicate that they all shared an historic link to part of the land contained within the Site at that time. It should be noted that none of these buildings are listed or locally listed.

Gunners (Orion 1)

- 4.12** Gunners is considered to meet the threshold for recognition as non-designated built heritage asset when assessed against the criteria set out in Historic England's HEAN 7 (2026). The asset lies within the north-east part of the Site. Due to the presence of mature boundary vegetation, views of the asset when travelling along Henfield Road are partially screened.
- 4.13** The Proposed Development would introduce new built form to the immediate south and south-east of the asset. Whilst the development may increase the likelihood that the asset will be seen in context with new development, the Pre-Application Masterplan retains a landscape buffer immediately to the south and west of the asset, preserves the surrounding hedgerow and provides additional tree planting to the south-east to limit this visibility. The new built form in this location will alter the existing rural character of its surroundings in view from Henfield Road.
- 4.14** Whilst the Site contributes positively to the significance of the asset through the provision of its wider historic rural context, the principal elements that contribute to its significance would remain intact, legible and readily appreciable. These include the historic fabric of the building and the mature landscaping within the historic garden plot that partially enclose their immediate setting. The contribution of setting to significance is experienced primarily within these immediate surroundings, where the architectural, historic and evidential values of the assets can be most clearly understood and appreciated. Although the Proposed Development would likely erode part of the wider rural setting to the south and south-east, the aspects of setting that contribute most positively to significance would be retained.
- 4.15** The Proposed Development will have the effect of urbanising parts of the landscape that contribute to the wider setting of Gunners, resulting in the erosion of the rural context in which the asset has historically been experienced. However, the principal contributors to the asset's significance, including its historic fabric and immediate setting, would remain preserved and readily appreciable.
- 4.16** For these reasons, the Proposed Development has the potential to result in a low degree of harm to the significance of Gunners through changes to its wider setting. Whilst the development would introduce an adverse change to its wider rural context, the principal elements that contribute positively to the asset's significance would remain intact and

readily appreciable. It is considered that the resulting harm would fall towards the lower end of the spectrum of harm and would not be substantial in nature.

Westhouse Cottage (Orion 2)

- 4.17** The cottage is located north of the site boundary on the northern flank of Henfield Road. Due to the existing dense vegetation surrounding the cottage and the orientation of the building, it does not have views directly over the Site. In the absence of a detailed internal assessment of its surviving historic fabric, architectural character and degree of alteration, there is insufficient evidence to establish whether it meets the threshold for recognition as a non-designated heritage asset under Historic England's HEAN 7 (2026).
- 4.18** The Proposed Development would introduce new built form to the south-west of the cottage. Whilst the development may increase the likelihood that the asset will be seen in context with new development, the Pre-Application Masterplan retains a landscape buffer immediately to the south and south-east. As such, it is unlikely that new development will be apparent in views from the cottage or in views east and west along Henfield Road when approaching the building and any change to its wider rural setting is unlikely to materially affect its potential heritage significance.
- 4.19** The Proposed Development will have the effect of urbanising parts of the wider rural setting in which the asset has historically been experienced. However, the principal contributors to the cottage's potential heritage significance, including its surviving historic fabric, its immediate setting and part of its wider setting, would remain preserved and readily appreciable. Even if the survival of historically significant internal fabric, fixtures and fittings were sufficient to identify the building as a non-designated heritage asset, the Proposed Development would have no adverse effect to the potential heritage significance of Westhouse Cottage through changes to part of its wider setting. Whilst the development would introduce an adverse change to its wider rural context, the principal elements that contribute positively to the cottage's potential heritage significance would remain intact and readily appreciable.

Priestfield Farm (Orion 3)

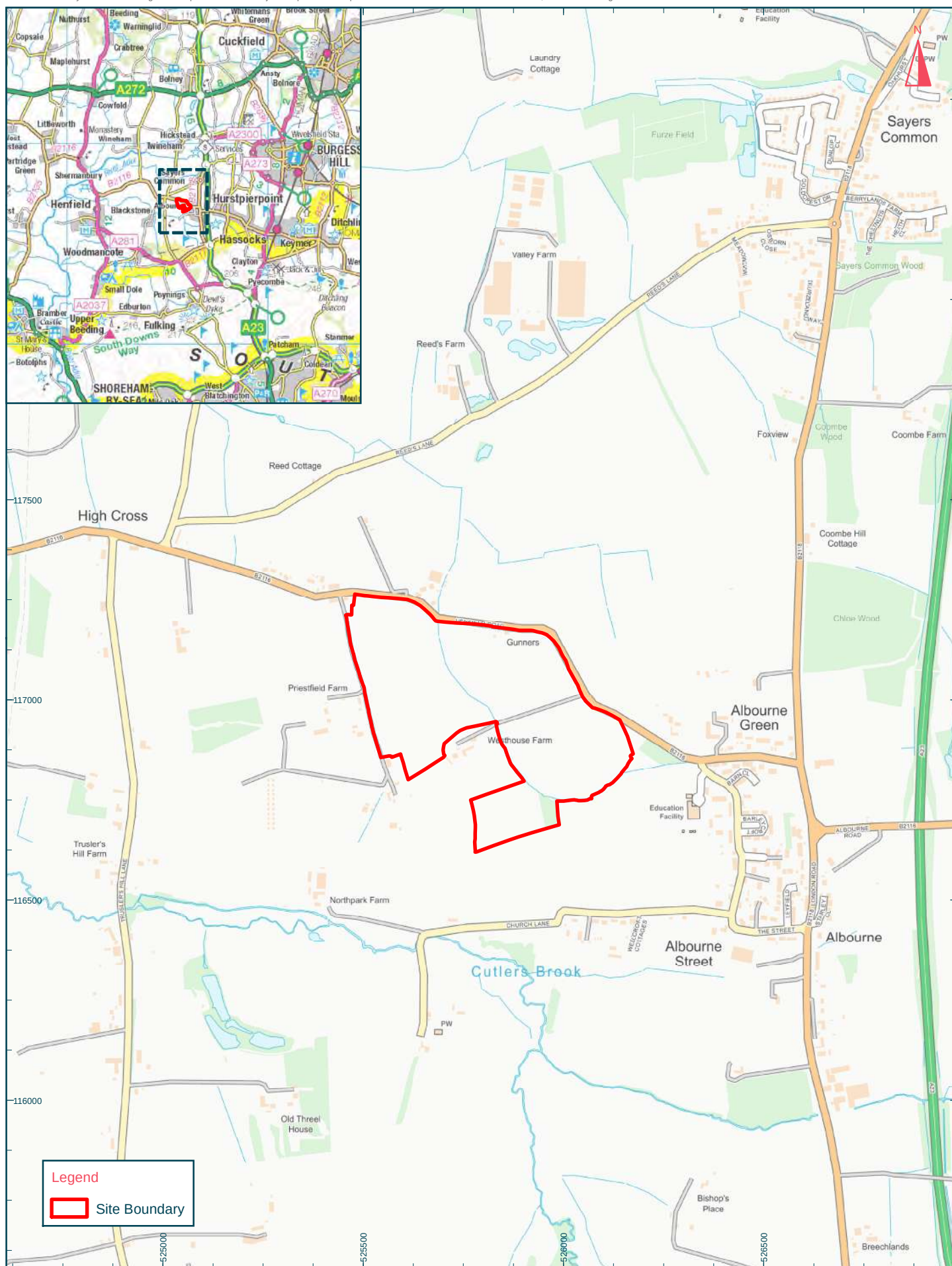
- 4.20** When assessed against the criteria set out in Historic England's HEAN 7 (2026), the surviving farmhouse is considered to possess some local historic interest through its association with the former agricultural holding. However, the substantial loss of the associated farmstead buildings has diminished its historic group value and the legibility of the original farmstead arrangement. In the absence of evidence of particular architectural distinction or substantial surviving historic fabric, there is currently insufficient evidence to identify the farmhouse as a non-designated built heritage asset.
- 4.21** Priestfield Farm is located to the west of the Site boundary and is recorded in the West Sussex Historic Environment Record as forming part of the Garden Lands, Albourne Historic Farmstead (MWS10734). Priestfield Farm has direct views across the western part of the Site and shares a degree of intervisibility with the Grade II listed West House Farmhouse and Barn.

- 4.22** The Proposed Development introduces new built form to the east of the farm. Whilst the development may increase the likelihood that the asset will be seen in context with new development, the Pre-Application Masterplan provides tree planting immediately east of the farm to limit this visibility. The new built form in this location will alter the existing rural character of its surroundings in views of the farm along the lane off Henfield Road.
- 4.23** The Proposed Development will have the effect of urbanising parts the wider rural setting in which the asset has historically been experienced. However, the principal contributors to the asset's potential heritage significance, including its historic fabric and immediate setting including the agricultural landscape to the south-west, would remain preserved and readily appreciable. Should the survival of historically significant internal fabric, fixtures and fitting be sufficient to identify the building as a non-designated heritage asset, the Proposed Development has the potential to result in low degree of harm to the potential heritage significance of the Priestfield Farm through changes to its wider setting. Whilst the development would introduce an adverse change to its wider rural context, the principal elements that contribute positively to the asset's potential heritage significance would remain intact and readily appreciable. It is considered that the resulting harm would fall in the lowest end of the spectrum and would not be substantial in nature.

Conclusion

- 4.24** The assessment has identified that the Proposed Development has the potential to result in harm to the significance of the Grade II listed West House Farmhouse and associated Barn, at a medium to low level (not substantial), and a low level of harm (not substantial) to the Grade II listed Wellington Cottage. A low degree of harm is also anticipated to Gunners (Orion 1), identified as a non-designated built heritage asset, through changes to its wider rural setting. Should Priestfield Farm (Orion 3) be confirmed as a non-designated built heritage asset, a low degree of harm at the lowest end of the spectrum may also arise. However, these conclusions are based on an initial pre-application masterplan, and there remains scope to further reduce the identified harm through the provision of open space in accordance with Criterion 5 and the refinement of the detailed design and landscaping proposals. The retention of areas of open green space, historic field boundaries and proposed landscape planting would help mitigate these impacts, ensuring that the principal elements contributing to the significance of these assets remain intact and readily appreciable. No adverse effects are anticipated on the significance of Westhouse Cottage (Orion 2), Albourne Conservation Area or other designated built heritage assets within the wider vicinity.
- 4.25** In archaeological terms, the Site has low potential for remains dating from the prehistoric to medieval periods and high potential for post-medieval and modern remains. The geophysical survey identified no anomalies of definite archaeological origin, although further archaeological evaluation may be required, potentially secured through an appropriately worded planning condition. No designated archaeological heritage assets would be affected.

4.26 In summary, whilst the Proposed Development has the potential to result in some harm to the significance of identified built heritage assets through changes to their wider settings, the assessment demonstrates that such harm would be in the medium to low spectrum of harm (note substantial) and could be further minimised through the detailed design process and appropriate landscape mitigation. No overriding archaeological constraints have been identified, and there are no heritage reasons why the Site should not be allocated for development. Any residual harm to the significance of designated heritage assets would need to be weighed against the public benefits of the Proposed Development in accordance with the relevant provisions of the NPPF at the planning application stage.

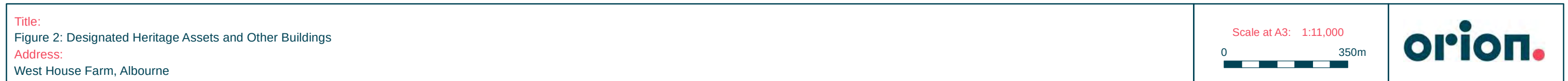


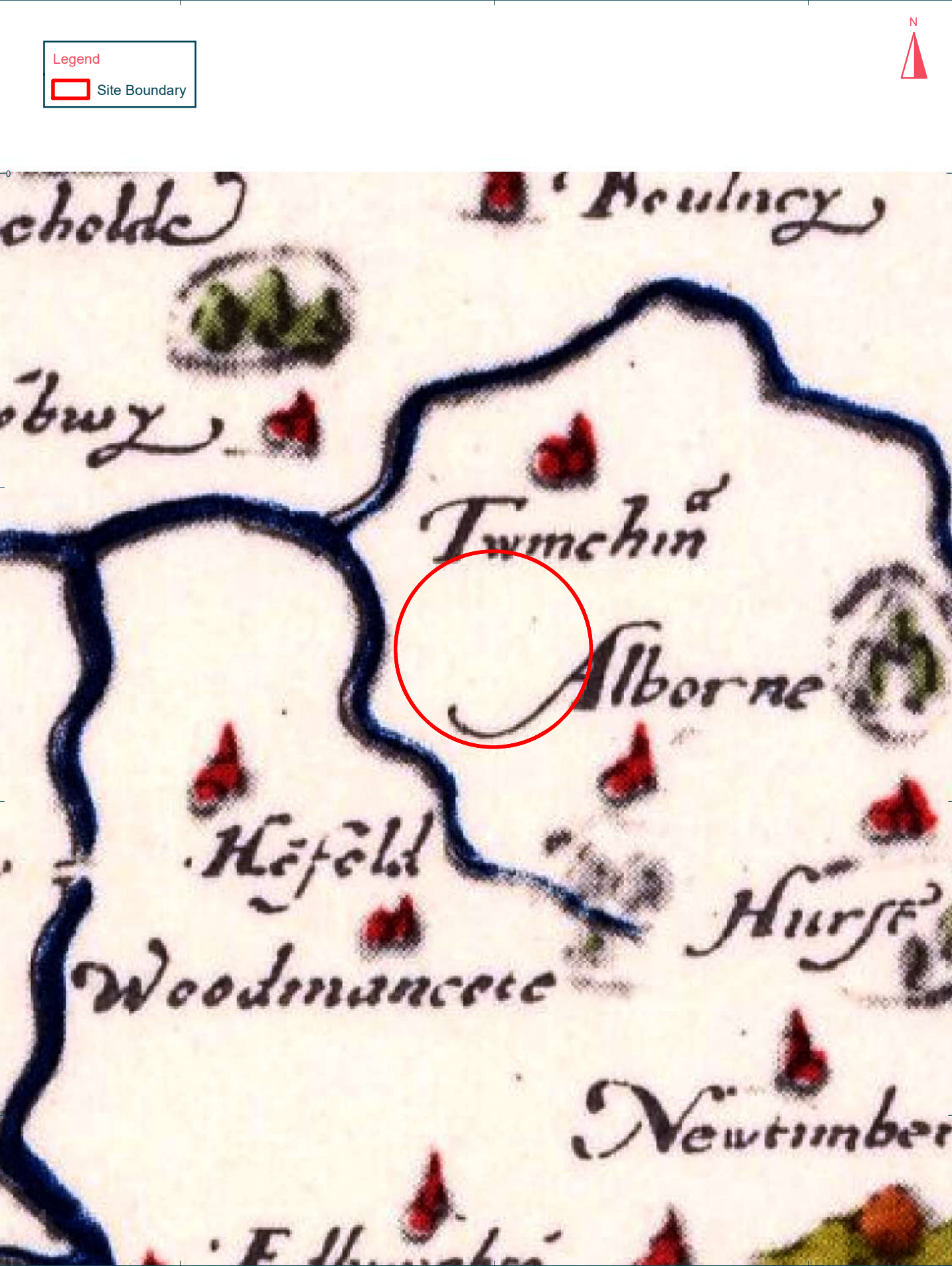
Title:
Figure 1: Site Location
Address:
Westhouse Farm, Albourne

Scale at A4: 1:12,500



orion.





Title:

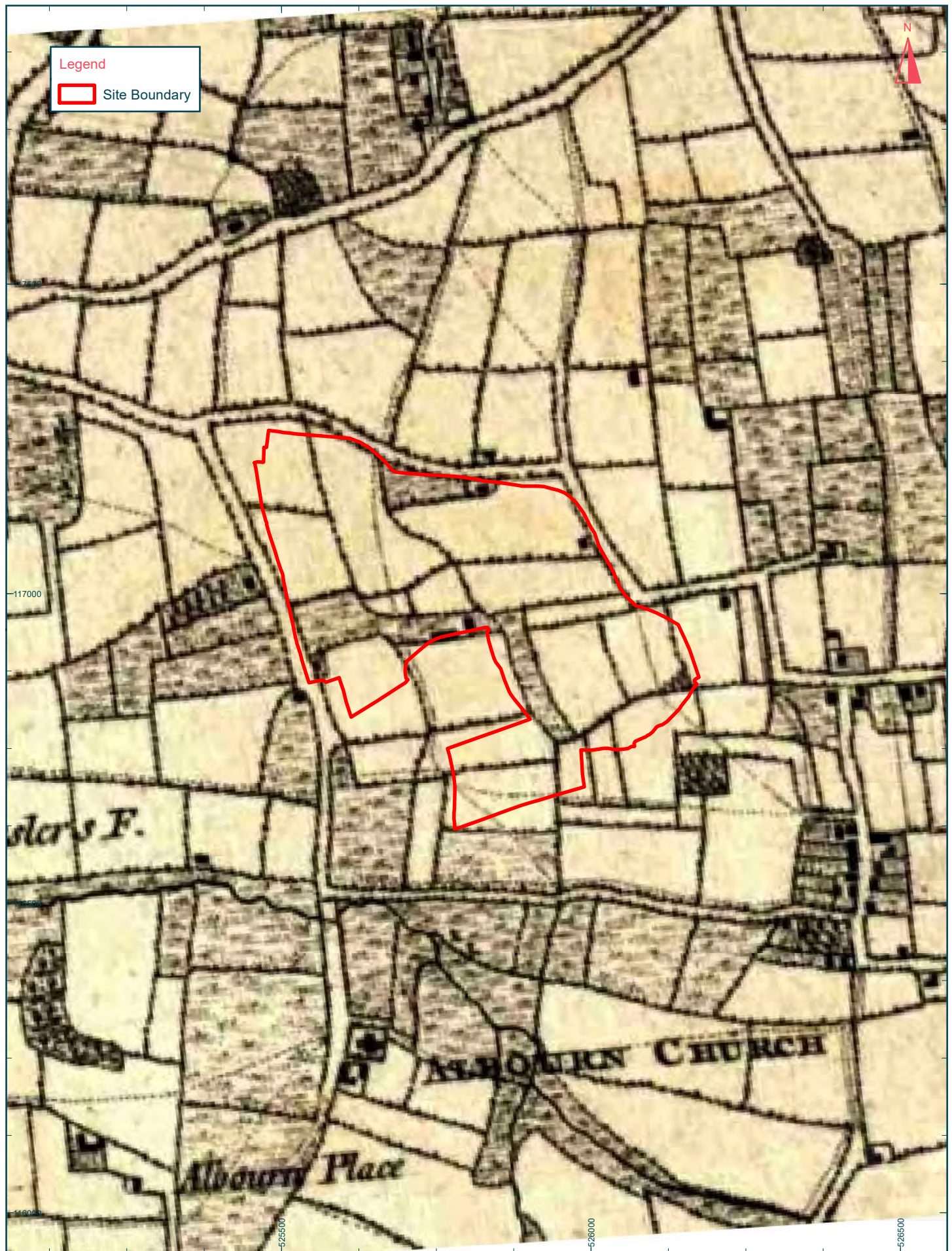
Figure 3: 1575 Saxton's Map of Sussex

Address:

Westhouse Farm, Albourne

Not to scale.

orion.



Title:
Figure 4: 1778-83 Yeakell & Gardner's Map of Sussex
Address:
Westhouse Farm, Albourne

Scale at A4: 1:8,000

0 250m

orion.

**Title:**

Figure 5: 1789 Drawing for the Ordnance Survey

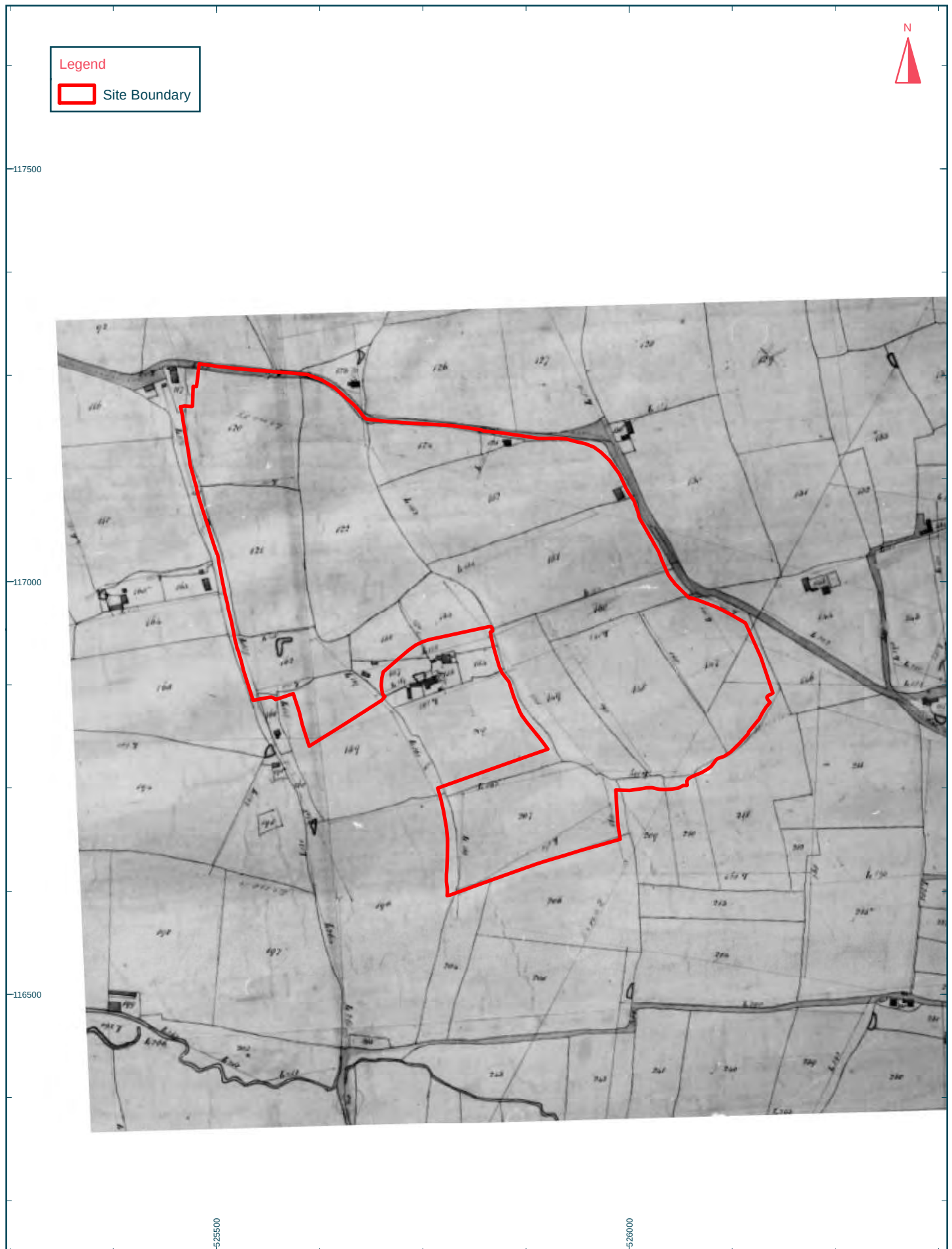
Address:

Westhouse Farm, Albourne

Scale at A4: 1:8,000

0 250m

orion.

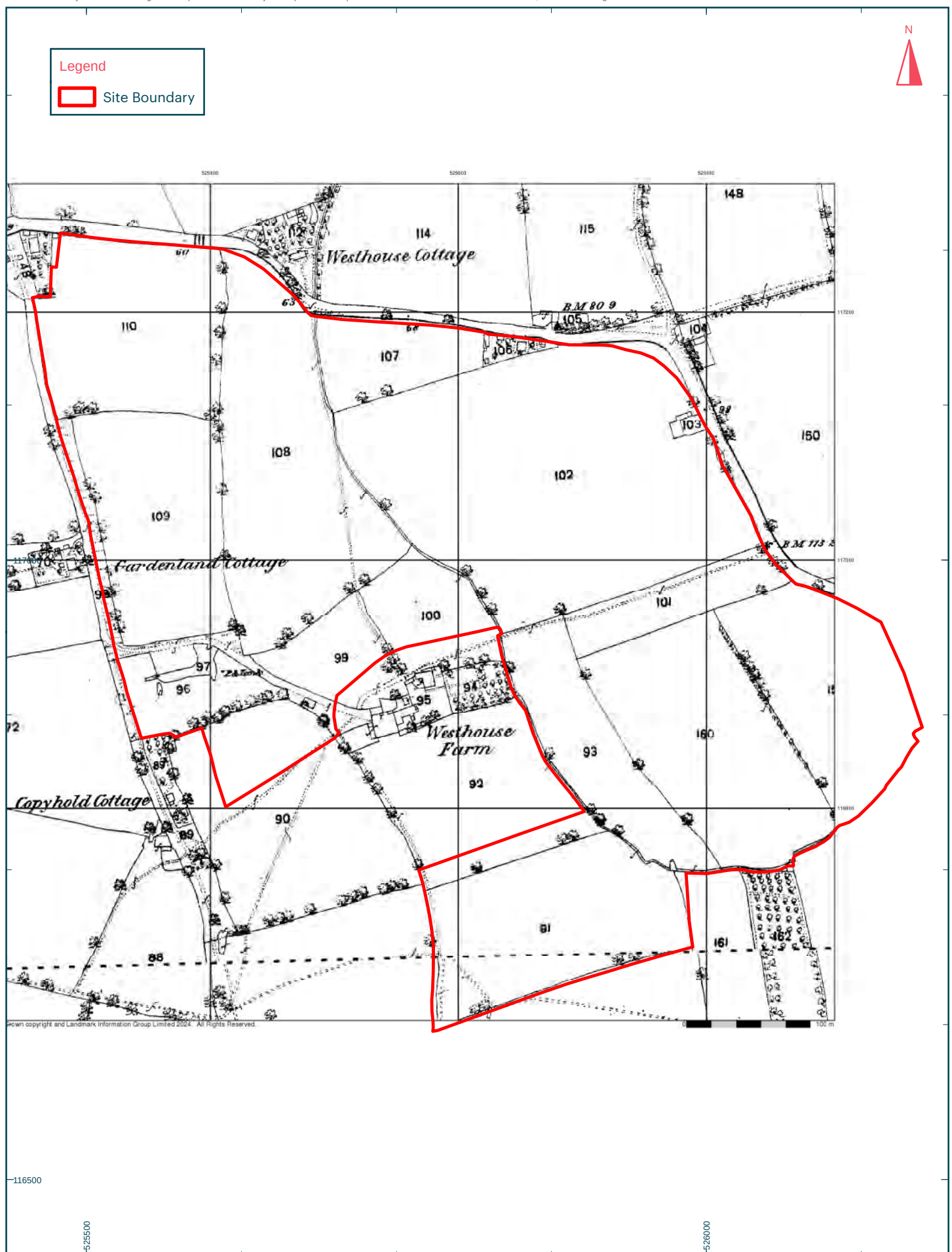


Title:
Figure 6: 1839 Albourne Parish Tithe Map
Address:
Westhouse Farm, Albourne

Scale at A4: 1:6,000

0 200m

orion.

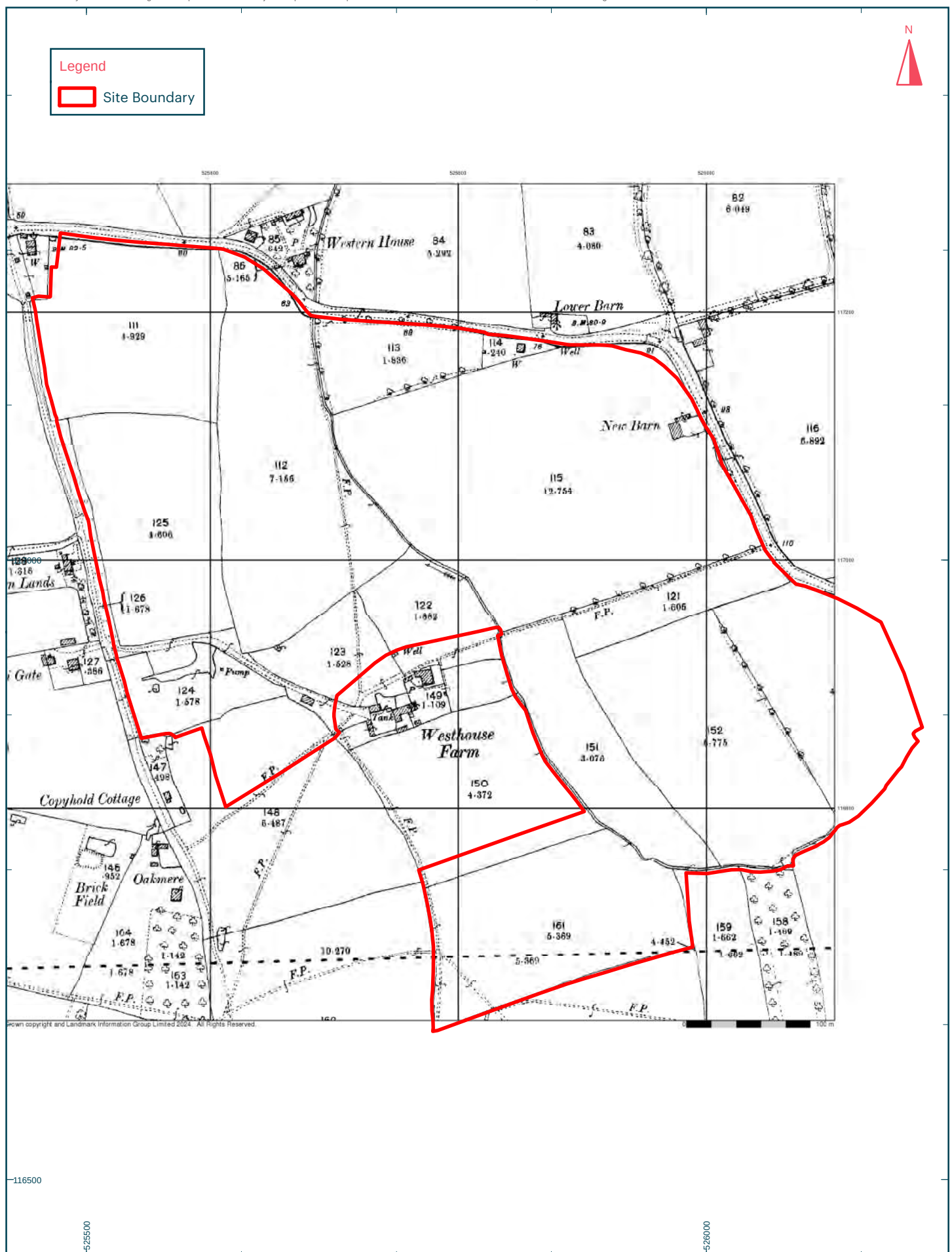


Title:
Figure 7: 1874 Ordnance Survey 1:2,500 Map
Address:
Westhouse Farm, Albourne

Scale at A4: 1:4,000

0 125m

orion.

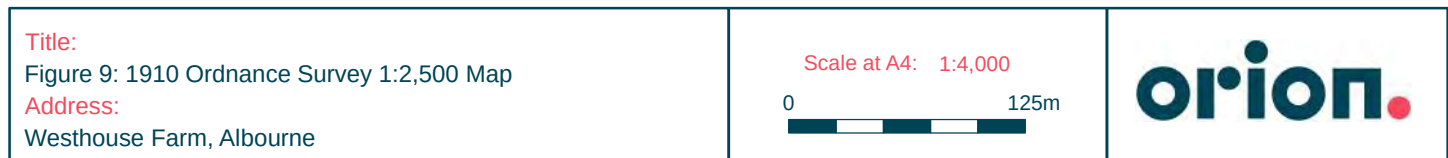


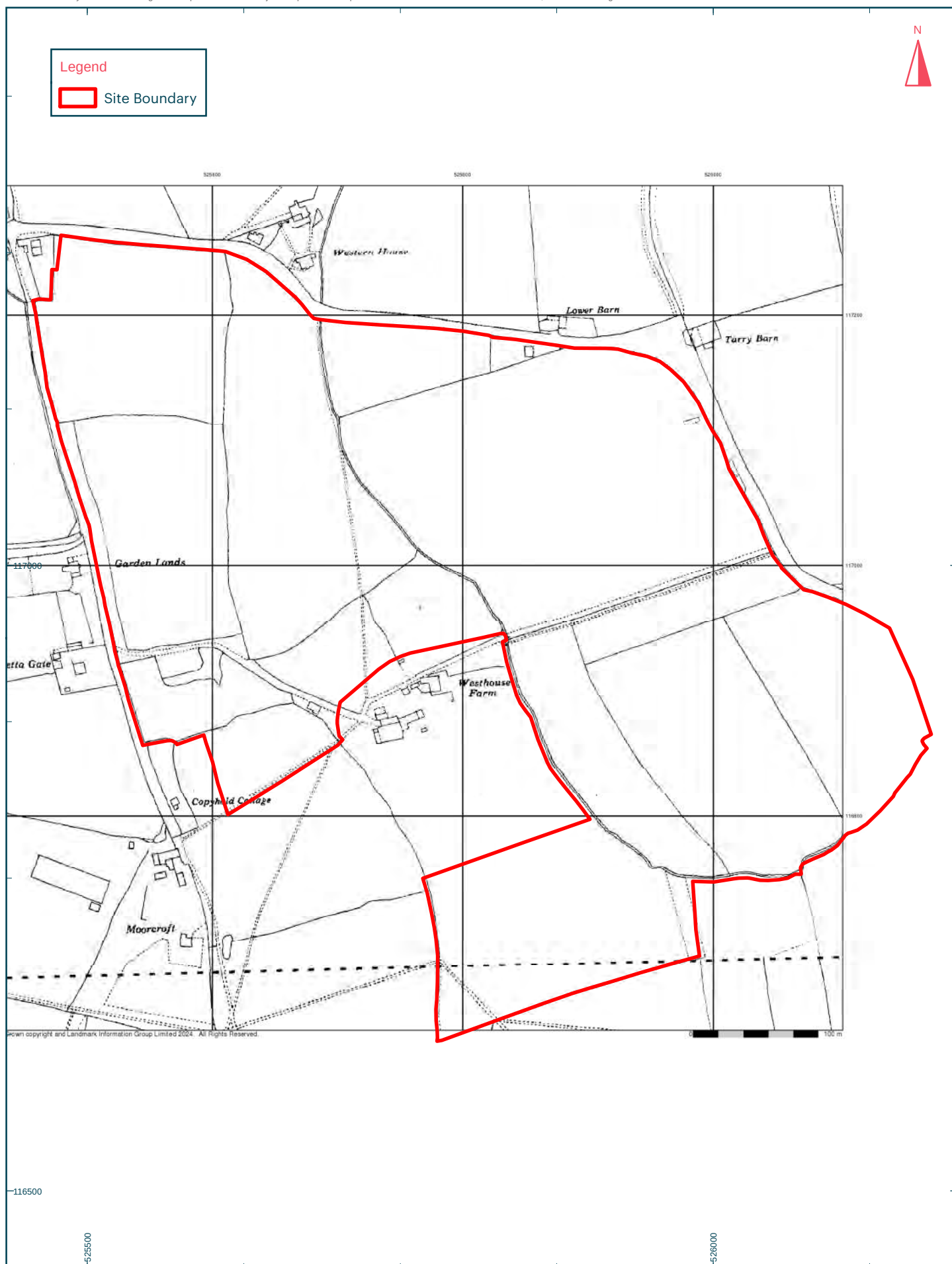
Title:
Figure 8: 1897 Ordnance Survey 1:2,500 Map
Address:
Westhouse Farm, Albourne

Scale at A4: 1:4,000

0 125m

orion.





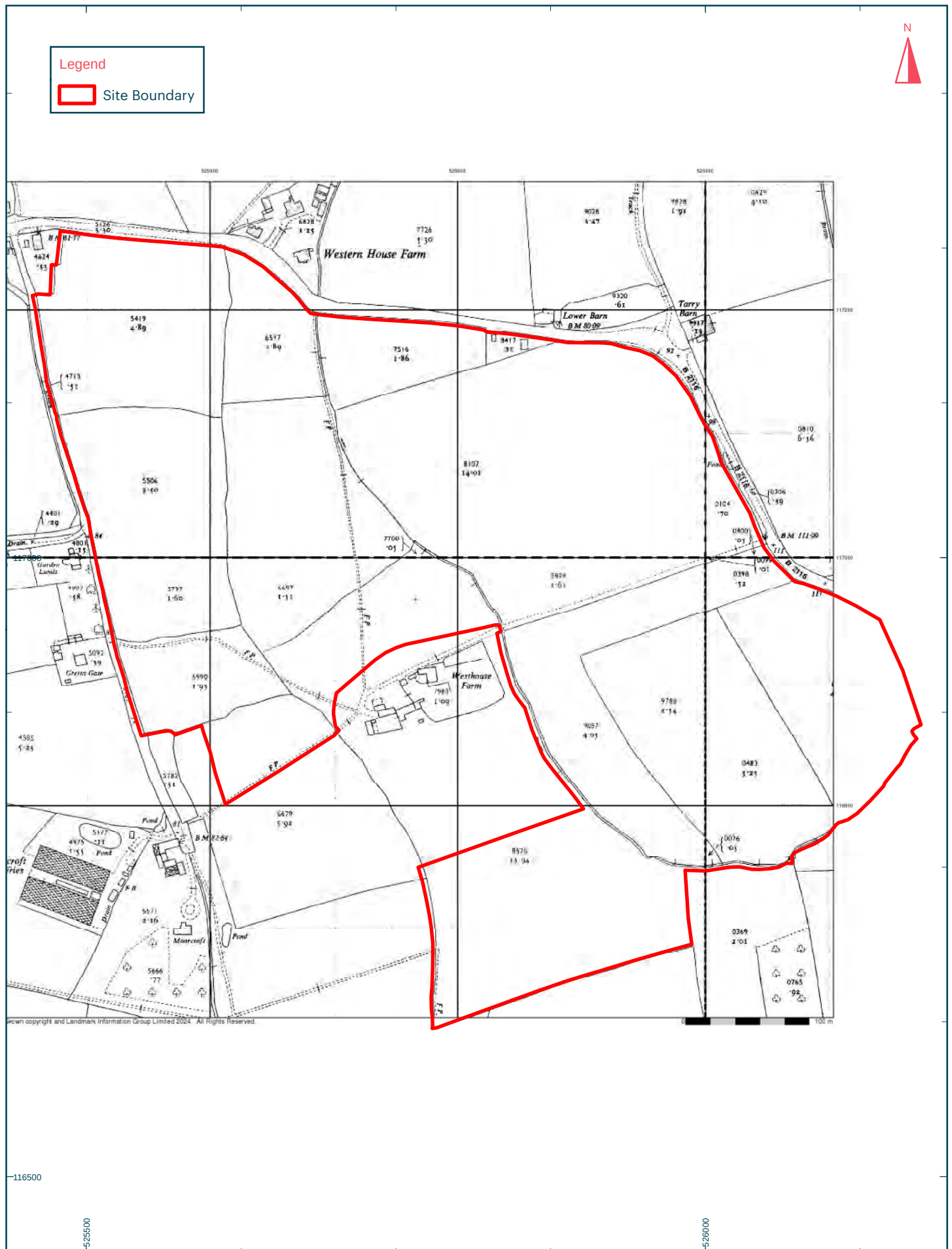
Title:
Figure 10: 1938 Ordnance Survey 1:2,500 Map
Address:
Westhouse Farm, Albourne

Scale at A4: 1:4,000
0 125m

orion.



Title: Figure 11: 1947 Aerial Photograph Address: Westhouse Farm, Albourne	Scale at A4: 1:8,000 0 250m	orion.
--	---	-------------------

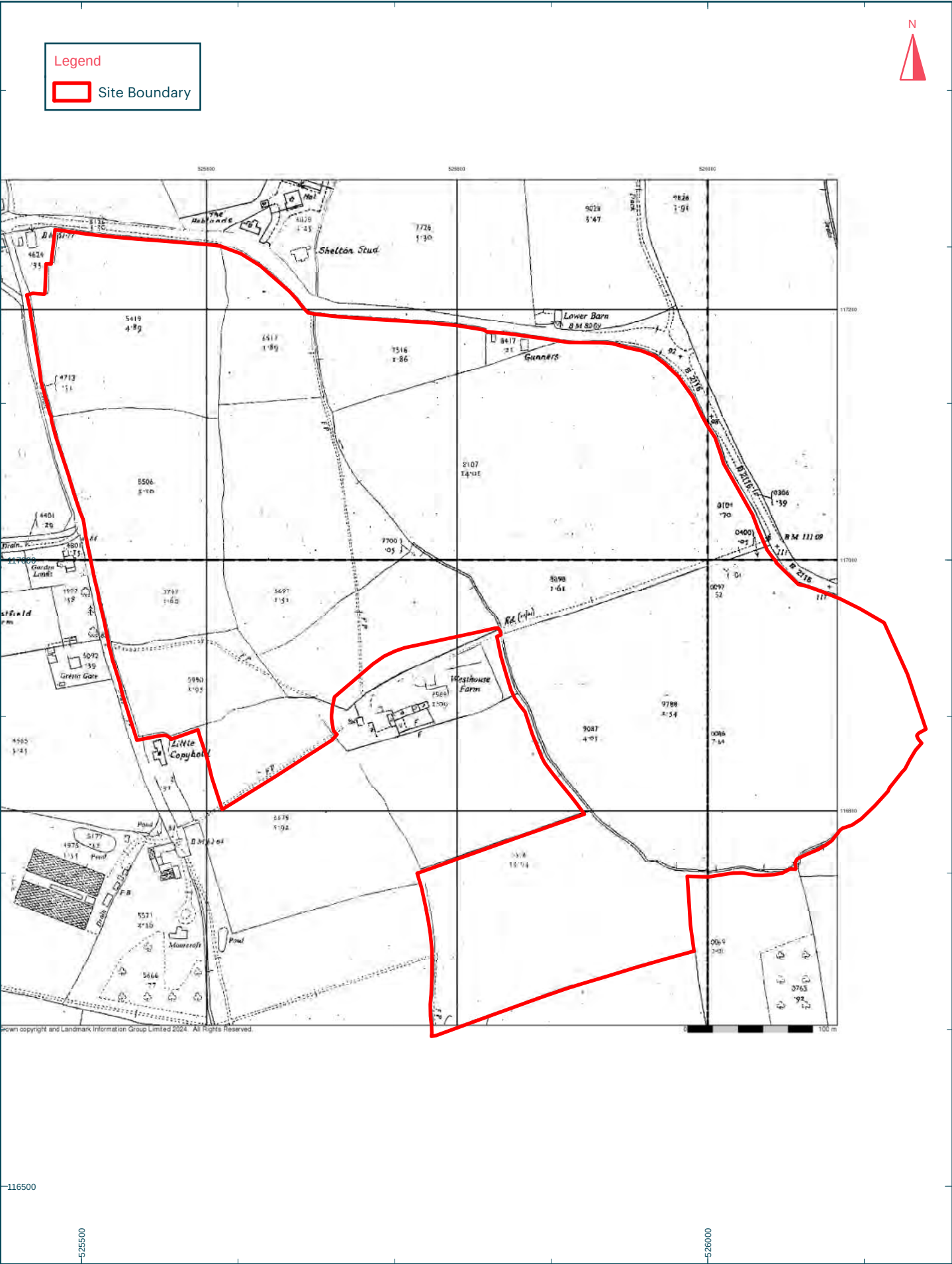


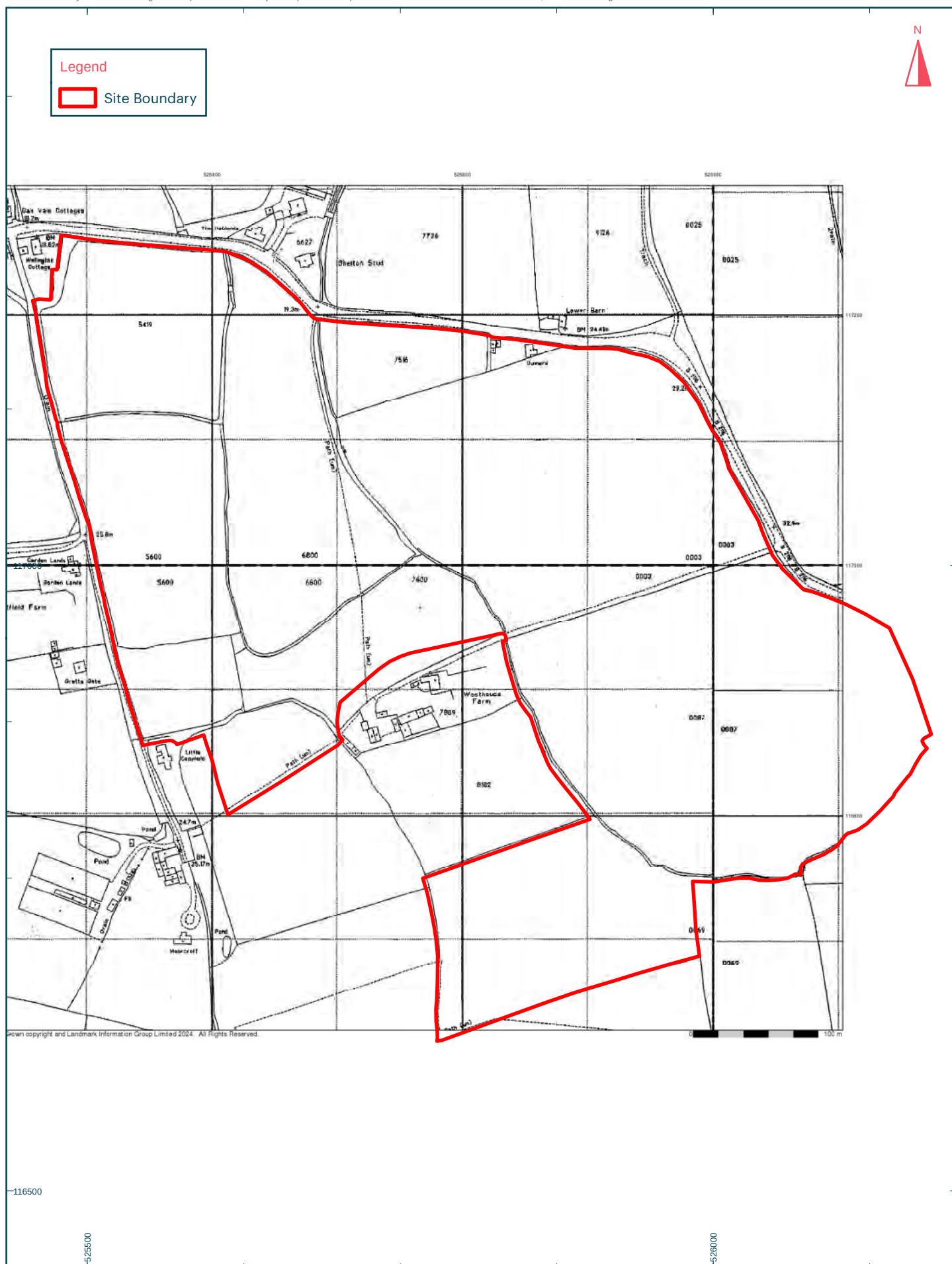
Title:
Figure 12: 1956 Ordnance Survey 1:2,500 Map
Address:
Westhouse Farm, Albourne

Scale at A4: 1:4,000

0 125m

orion.



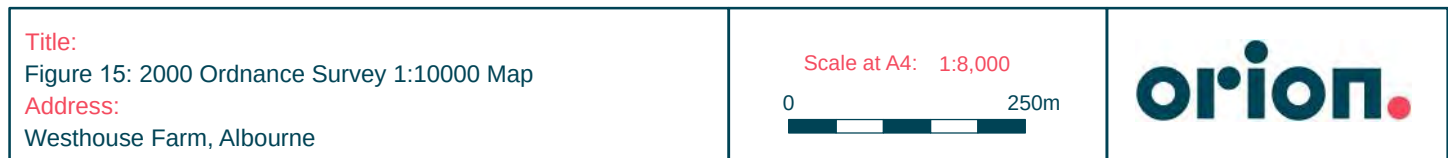


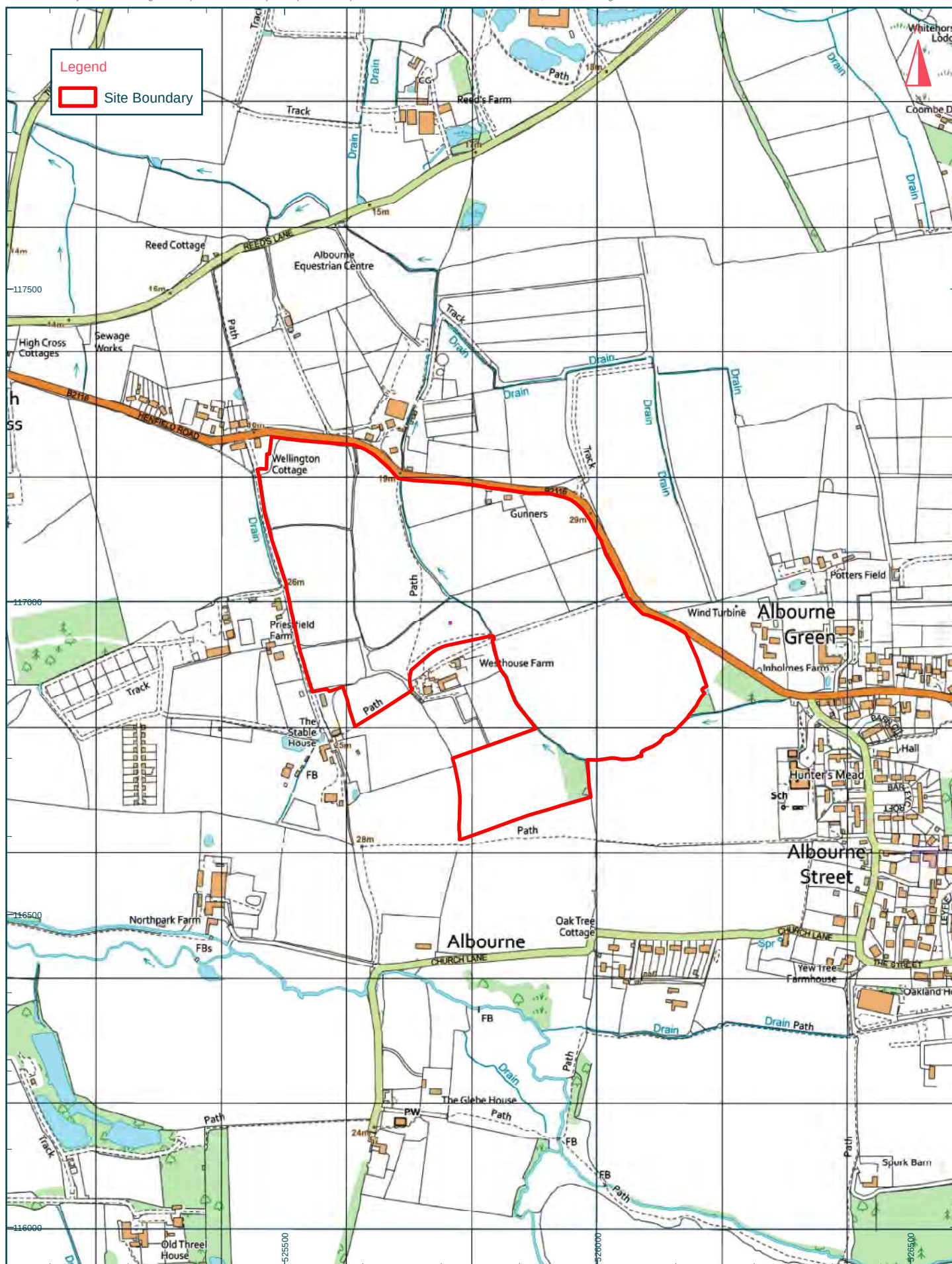
Title:
Figure 14: 1994 Ordnance Survey 1:2,500 Map
Address:
Westhouse Farm, Albourne

Scale at A4: 1:4,000

0 125m

orion.





Title:
Figure 16: 2023 Ordnance Survey 1:10000 Map
Address:
Westhouse Farm, Albourne

Scale at A4: 1:8,000

0 250m

orion.