



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at 519396 111237 Church Farm Walk, Upper Beeding
DESCRIPTION:	
REFERENCE:	DC/25/2114
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed development will harm the setting of the listed buildings.	

MAIN COMMENTS:

Dear Dan,

The listed buildings adjacent to the proposed development site are currently experienced as separate from the suburban expansion of Upper Beeding. They are clearly experienced beyond the edge of the discernible settlement and remain within a predominantly rural setting. This is important in maintaining an understanding of the historic context of the site, firstly as a religious establishment and then subsequently as a small secular estate following the dissolution of the monasteries in the sixteenth century. The granting of land to the Benedictine order to establish Sele Priory included farm land and access to the river. The physical separation of the Priory from Steyning, Bramber and Upper Beeding was intentional. This experience has been diluted to some degree by the residential development of the demesne farm and the suburban expansion of the village which means it is even more important to preserve the remaining opportunities to experience the church and manor house as separate from the village.

The heritage statement includes a conclusion that the proposed development will have a neutral impact on the setting of the listed buildings but relies heavily on the visual impact. Noise, domestic lighting, vehicle movements and other perception of domestic related activity also have an impact within the setting of heritage assets. These are not considered in the heritage impact assessment. These non-visual impacts will have a clear residential and domestic character further diluting the experience of the church and manor house in a rural setting.

In terms of the visual impact, I am satisfied the proposed dwellings will be partially visible from the public footpaths to the north of the site. Photograph 4 and 11 and Panorama 5 in the LVIA are instructive in supporting this view. The church and manor house are currently seen without any other structure within the immediate vicinity. Panorama 5 shows the current view includes The South Downs as a backdrop. I am confident that, at the very least, some of the roofs of the proposed dwellings will be visible when viewed from these positions. In order to preserve the special interest of these listed buildings and their setting it is important to maintain an experience of separation to the suburban expansion of Upper Beeding. This will no longer be the case when the listed buildings are viewed from these important vantage points to the north. Photograph 6 in the LVIA reinforces the current experience of separation.

The proposed development will result in less than substantial harm at the low end of the scale but harmful nonetheless. Please be confident any public benefit arising from the scheme will outweigh this harm.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: If you are minded to permit please let me know and I can suggest conditions.

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	18.02.26