

Heritage Statement – Land at The Granary, Honeybourne Farm

The Application Site

The application site is located on land to the east of The Granary which currently comprises an open field with a flat ground level.

Relevant History

There is no planning history that is relevant to this piece of land.

A planning application was approved in 2022 for works to 'The Stables' (Planning Permission Reference DM/22/0345), consisting of a single storey extension.

The Proposal

Planning permission is sought for *'the proposed siting of a Shepherds Hut for use as tourist accommodation'* ('the proposed development').

The proposed Shepherds Hut is 6 metres in length and 3 metres in width. It has a curved galvanised roof and corrugated cladding. It will be supplied by Holmes Hill Shepherds Huts.

Grade II Listed Building

There is one Grade II Listed Building that is located to the west of the application site:

Wick Farmhouse

Early C19. Two storeys. Six windows. Red brick. Overhanging eaves. Hipped slate roof. Casement windows. Good doorway with fluted pilasters, curved pediment and door of six fielded panels. This House is partly in the former Cuckfield Rural District, Albourne Parish.

Non-Designated Heritage Assets

Based on the Council's previous planning assessment, The Stables and The Granary are considered to be Non-Designated Heritage Assets.

Heritage Significance

Wick Farm House is a Grade II Listed building retaining elements dating back to the 16th century. While by no means unusual, as the Listing reflects, its external appearance presents a good example of a late 18th century large farmhouse.

The Stables and The Granary once formed part of Wick Farm before their conversion and separation from the farmhouse. Historical map regression suggests that The Stables is the sole remainder of the buildings which previously formed a farm courtyard to the south of the farmhouse dating from the mid-late 19th century or earlier.

During the planning assessment for DM/22/0345 for a single storey extension to The Stables, the Council considered that the rural setting makes a positive contribution to the special interest of the Listed Building. It was also considered that The Stables and The Granary have group value with the farmhouse and contribute to the setting.

The proposed Shepherds Hut will not be visible from Wick Farmhouse and will be screened from views by The Granary and a mature hedge. It will not be visible within the setting of the Granary due to the mature hedge and the siting has been specifically selected by the applicant to ensure that this is the case.

There may be some limited visibility from the private access track which runs to the north, however this would be minimal. The proposal is small in scale and is temporary in nature, being only sited on the land. The proposed materials consisting of corrugated cladding are simple and rural and will blend in with the rural setting.

Farm settings evolve over time and the proposed Shepherds Hut is a simple and modern example of the diversification of a farmstead. Allowing visitors to stay in the Shepherds Hut also invites guests to experience the rural setting and to understand the history of the environment. There would be no domestic paraphernalia associated with the Shepherds Hut, a car parking space is available at The Stables and drainage for the Shepherds Hut will be connected to the existing Klargesters.

As such, there would not be an adverse impact on the setting or significance of the Grade II Listed Building or the Non-Designated Heritage Assets.