

HERITAGE STATEMENT OF COMMON GROUND

APP/D3830/W/23/3319542: Land to the south of Henfield Road, Albourne

Prepared by RPS for Croudace Homes Ltd and Mid Sussex District Council

1. This Heritage Supplementary Statement of Common Ground (HSoCG) has been agreed between RPS Heritage, acting on behalf of Croudace Homes Ltd (the appellant) and Mid Sussex District Council (the Council).
2. This Statement has been provided to set out all heritage matters of agreement and those matters of dispute between the Council and the Appellant in this Appeal. It is supplementary to the principal Statement of Common Ground agreed between the parties and does not repeat any items that have been agreed within the principal Statement of Common Ground.

Relevant Heritage Assets and Significance

Topic	Agreed Position
Heritage Assets	<p>The following assets are relevant to the Appeal and are shown on the Heritage Assets Plan which is appended to this Statement of Common Ground:</p> <ul style="list-style-type: none"> • Albourne Conservation Area (ACA) • Hunter's Cottage (located within the ACA) • Bounty Cottage (located within the ACA) • Finches (located within the ACA) • Souches (located within the ACA) • Spring Cottage (located within the ACA) • Inholmes Cottage
Policy	<p>Significance is defined in the NPPF as:</p> <ul style="list-style-type: none"> • The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Impacts	<ul style="list-style-type: none"> • Any impacts to the significance of the relevant heritage assets will arise as a result from change within their settings • Where harm is identified to the significance of a designated heritage asset, this will be "less than substantial"
Policy test	Paragraph 202 of the NPPF is relevant to this appeal
Significance of relevant heritage assets:	
Albourne Conservation Area (ACA)	<p>The high level analysis contained within the Council's unadopted <i>Conservation Areas in Mid Sussex</i> document states that the "following features, in particular, contribute to the character of the Conservation Area":</p> <ul style="list-style-type: none"> • the many trees and hedges which line The Street, particularly where it meets Church Lane

	<ul style="list-style-type: none"> 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 the attractive countryside views to the west and south <p>Historic interest</p> <ul style="list-style-type: none"> Origins as a likely planned settlement, with further alterations and development over the centuries, although the western boundary of the planned settlement remains clearly legible. Illustrates 17th century construction techniques and development Historic connection with the agricultural economy and with the surrounding landscape. <p>Architectural interest</p> <ul style="list-style-type: none"> Vernacular construction techniques and use of local materials drawn from the surrounding landscape.
Hunter's Cottage	<p>Historic interest</p> <ul style="list-style-type: none"> 17th century (or earlier) cottage which was significantly extended and altered in the 19th century A good example of a Sussex village building of this period Group value with other 17th century buildings along The Street which are possibly part of the same planned development <p>Architectural interest:</p> <ul style="list-style-type: none"> Simple vernacular construction of the original range, using materials drawn from the surrounding landscape.
Bounty Cottage	<p>Historic interest</p> <ul style="list-style-type: none"> 17th century timber-framed dwelling representing the historic development of the area A good example of a Sussex village building of this period Group value with other 17th century buildings along The Street which are possibly part of the same planned development <p>Architectural interest</p> <ul style="list-style-type: none"> Good example of local vernacular construction, using materials drawn from the surrounding landscape, although the building has seen significant alteration in the 21st century
Finches	<p>Historic interest</p> <ul style="list-style-type: none"> 17th century timber-framed former farmhouse representing the historic development of the area Group value with other 17th century buildings along The Street which are possibly part of the same planned development Historic agricultural use which demonstrates the local agricultural economy. The former farmstead is recorded in the West Sussex Historic Farmsteads and Landscape Character Assessment as a historic farmstead of the post medieval period. The former farmstead includes a small number of former agricultural buildings around a yard to the south of the house which would be regarded as curtilage listed.

	<p>Architectural interest</p> <ul style="list-style-type: none"> • Good example of local vernacular construction, using materials drawn from the surrounding landscape.
Souches	<p>Historic interest</p> <ul style="list-style-type: none"> • 17th century timber-framed dwelling representing the historic development of the area • A good example of a Sussex village building of this period • Group value with other 17th century buildings along The Street which are possibly part of the same planned development <p>Architectural interest</p> <ul style="list-style-type: none"> • Good example of local vernacular construction, using materials drawn from the surrounding landscape.
Spring Cottage	<p>Historic interest</p> <ul style="list-style-type: none"> • 17th century timber-framed dwelling representing the historic development of the area • A good example of a rural Sussex building of this period • Location close to the natural spring is also of interest <p>Architectural interest</p> <ul style="list-style-type: none"> • Good example of local vernacular construction, using materials drawn from the surrounding landscape
Inholmes Cottage	<p>Historic interest</p> <ul style="list-style-type: none"> • 17th century timber-framed dwelling representing the historic development of the area • Building also illustrates development of Albourne Green as a separate settlement • A good example of a Sussex village building of this period <p>Architectural interest</p> <ul style="list-style-type: none"> • Good example of local vernacular construction, using materials drawn from the surrounding landscape.

Contribution of setting to significance

Topic	The LPA's position	The Appellant's position	Matters of Agreement
Albourne Conservation Area (ACA)	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> • The surviving rural setting to the north west, west and south of the Conservation Area makes a strong positive contribution to its significance <p>Contribution of Site:</p> <ul style="list-style-type: none"> • There are open views towards the western edge of the Conservation Area from the fields to the north west and west (the site), including from the footpath which crosses these fields. In these views, which are seasonally variable, some of the buildings to 	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> • Setting now makes a mixed contribution, with modern development to the north and east • The surviving agricultural land to the south and west contributes to historic interest <p>Contribution of Site:</p> <ul style="list-style-type: none"> • Views into the conservation area are limited 	<p>Contribution of Site:</p> <ul style="list-style-type: none"> • The Site forms part of the rural surroundings and contributes to historic interest • The footpath and rural approach from the west reflect this rural setting

	the western side of The Street can be seen, and the clearly defined boundary between the 17th century planned settlement and the surrounding rural landscape is evident.		
Hunter's Cottage	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> The wider rural setting of the building to the west and north west makes a strong positive contribution to the manner in which its special interest as a rural Sussex village building is appreciated, including the character of the approach to it along the adjacent footpath. <p>Contribution of Site:</p> <ul style="list-style-type: none"> The site constitutes the most prominent part of the wider western and north western rural setting of the building, in particular affecting the character of the approach to it along the adjacent footpath, and as above makes a positive contribution to its special interest. 	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> Wider rural setting makes a limited contribution <p>Contribution of Site:</p> <ul style="list-style-type: none"> The Site makes a limited contribution to significance 	<p>Contribution of setting:</p> <ul style="list-style-type: none"> Relationship with the surrounding buildings on The Street (notably Bounty Cottage) makes a strong contribution to significance
Bounty Cottage	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> The rural setting of the building to the west and north west makes a strong positive contribution to the manner in which its special interest as a rural Sussex village building is appreciated, including the character of the approaches to it along the adjacent footpaths. <p>Contribution of Site:</p> <ul style="list-style-type: none"> The site constitutes the most prominent part of the wider western and north western rural setting of the building, and as above makes a 	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> Wider rural setting makes a limited contribution <p>Contribution of Site:</p> <ul style="list-style-type: none"> No contribution due to extensive changes to the building and setting 	<p>Contribution of setting:</p> <ul style="list-style-type: none"> Group value and important relationship with neighbouring buildings on The Street makes strong contribution

	<p>strong positive contribution to its special interest.</p> <ul style="list-style-type: none"> The site constitutes the foreground of views towards the rear of the building from the land to the west, including from the footpath which crosses the site. 		
Finches	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> The rural setting of the building to the west and north west makes a strong positive contribution to the manner in which its special interest as a former farmhouse with associated historic farmstead is appreciated, including the character of the approaches to it along the adjacent footpaths. <p>Contribution of Site:</p> <ul style="list-style-type: none"> The site constitutes the most prominent part of the wider western and north western rural setting of the building, and as above makes a strong positive contribution to its special interest. The site will be prominent in views from the upper storeys of the building looking towards the rear, and in views from its immediate setting The site constitutes the foreground of views towards the rear of the building from the land to the west, including from the footpath which crosses the site. 	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> Surrounding agricultural land makes limited contribution <p>Contribution of Site:</p> <ul style="list-style-type: none"> The Site makes a limited contribution to significance 	<p>Contribution of setting:</p> <ul style="list-style-type: none"> Neighbouring outbuildings and surrounding listed buildings on The Street all make an important contribution
Souches	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> The rural setting of the building to the west and north west makes a strong positive contribution to the manner in which its special interest as a 	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> Wider rural setting makes a limited contribution <p>Contribution of Site:</p>	<p>Contribution of setting:</p> <ul style="list-style-type: none"> Relationship with the surrounding buildings on The Street (notably Bounty Cottage) makes a strong

	<p>rural Sussex village building is appreciated, including the character of the approaches to it along the adjacent footpaths.</p> <p>Contribution of Site:</p> <ul style="list-style-type: none"> The site constitutes the most prominent part of the wider western and north western rural setting of the building, and as above makes a strong positive contribution to its special interest. 	<ul style="list-style-type: none"> The Site makes a limited contribution to significance 	contribution to significance
Spring Cottage	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> The rural setting of the building to the north, west and south makes a strong positive contribution to the manner in which its special interest as a rural Sussex building is appreciated, including the character of the approaches to it along the footpath from the north which meets Church Lane opposite the Cottage, and views towards the building from the footpath crossing the fields to the south. <p>Contribution of Site:</p> <ul style="list-style-type: none"> The site constitutes the most prominent part of the wider setting to the north of the building, and will be relatively prominent in views looking northwards from the building and its immediate setting, especially in winter. The site is key to the character of the approach to the Cottage along the path from the north which meets Church Lane opposite the listed building. 	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> Rural setting and slight separation from Albourne Street contribute to its significance <p>Contribution of Site:</p> <ul style="list-style-type: none"> The Site makes a limited contribution to significance 	

	<ul style="list-style-type: none"> It also forms a significant part of the context within which the building is seen and appreciated in views from the footpath crossing fields to the south, again especially in winter. 		
Inholmes Cottage	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> The setting of the Cottage has been imposed upon by modern development to the west and north, however the setting to the west and south west remains more open and rural in character, reflecting the original position of the building at the edge of a small rural settlement. This makes a strong positive contribution to its special interest <p>Contribution of Site:</p> <ul style="list-style-type: none"> The appeal site is a significant and relatively visually prominent part of the surviving rural setting, and is visible from the building and its immediate setting, and prominent in terms of the character of the approach to Inholmes Cottage from the west along Henfield Road. This makes a strong positive contribution to the special interest of the listed building. 	<p>Contribution of Setting:</p> <ul style="list-style-type: none"> Setting now makes a limited contribution and has seen extensive change <p>Contribution of Site:</p> <ul style="list-style-type: none"> The Site makes a limited contribution to significance 	<p>Contribution of setting:</p> <ul style="list-style-type: none"> Surviving rural elements contribute to historic interest

Impact of Development

Topic	The LPA's position	The Appellant's position
Albourne Conservation Area (ACA)	Moderate-high level of less than substantial harm. Permanent.	Low level of less than substantial harm
Hunter's Cottage	Moderate level of less than substantial harm. Permanent.	No impact to significance
Bounty Cottage	Moderate level of less than substantial harm. Permanent.	No impact to significance

Finches	Moderate-high level of less than substantial harm. Permanent.	Low level of less than substantial harm
Souches	Moderate level of less than substantial harm. Permanent.	No impact to significance
Spring Cottage	Moderate level of less than substantial harm. Permanent.	No impact to significance
Inholmes Cottage	Moderate level of less than substantial harm. Permanent.	No impact to significance

Signed on behalf of Mid Sussex District Council:

Emily Wade

..... Dated: 14th July 2023.....

Signed on behalf of Croudace Homes Ltd



..... Dated:13 July 2023..

