

BUXTED

PARISH COUNCIL

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14th June 2022

MINUTES OF THE PLANNING COMMITTEE JUNE 2022

Minutes of the Buxted Parish Council Planning Committee meeting, which took place at 7.30p.m. on Tuesday 14th June 2022 in St Marys Hall, Buxted

Present: Cllr Blandford, Cllr Rose, Cllr Roberts, Cllr Coxon, Cllr McQuarrie (Chair), Cllr Humphrey Cllr Marshall & Cllr Wilson. Also, Clerks Claudine Feltham and Beccy Macklen
There were three members of the public present for the planning committee.

One member of public spoke in connection with application for 60 houses at 'Land at Mockbeggars Farm', agenda item 4.1 – and with the strong objections and supporting reasons. *(The Clerk took notes on the comments made but these are not included within the minutes document).*

1. Apologies for absence.
None
2. Declaration of Members personal and prejudicial Interests in respect of items on this agenda.
Cllr Humphrey declared an interest in respect of agenda item 5.2 as a neighbour to the property (he did not take part in this agenda item)
Cllr Coxon declared an interest in agenda item 4.5 as he knows the neighbours.
3. The minutes of the Planning Committee held on 10th May 2022 be approved and signed as a correct record by the Chair.
Resolved: the minutes of 10th May 2022 were approved as a true record were and signed by the Chair.
4. **Planning Applications**
 - 4.1 Application: [WD/2022/0648/MAO](#)
Expiry date for comments: 27 May 2022 (have emailed WDC to request an extension)
Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Description: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 60 NO. DWELLINGS, ACCESS AND INTERNAL ROADS, PARKING, ANCILLARY STRUCTURES, LANDSCAPING AND OPEN SPACE, DRAINAGE AND OTHER ASSOCIATED WORKS. ALL MATTERS RESERVED APART FROM ACCESS.
Buxted Parish Council response to WDC: The parish council OBJECT to this application.
Additional Historic Landscape Assessment not covered in the submitted application.
Impact on Historic Landscape north-east of Uckfield

Early references

This small enclosed and somewhat hidden landscape was once part of a wider landscape, some of

which still exists to the east of the A22, now called Budletts Common, of which this was once part. The first found reference to Budletts Common was in 1585¹ and there is some historical reference to the common previously being called St Bartholomew's Common which would mean it was connected to St Bartholomew's Church in Maresfield and now is but a small extant part of a much wider landscape. There is reference to a lease dated to 1670 which refers to a tenement called Mockbeggars with outhouses, gardens and lands which is the earliest reference found to a property on this land².

Map Evidence

On the 1778 Yeakell and Gardner map, the notable triangular shape of the land is depicted clearly with Malling Budletts Common land extending eastwards to the Ringles Cross Road and beyond, fronting the northern and north-eastern aspects of Views Wood (Ancient Woodland). A road dissects the lower part of the triangle, southwards to Ringles Cross and northwards, across the common and continuing through Five Ash Down. This road formed the old Uckfield/Buxted Parish boundary.

On an 1812 Figg Map, drawn up for the owner of Buxted Park Estate, part of this land is noted as Malling Budletts. ³This map shows a small rectangular, occupied building, on the opposite side of the road to the present farmhouse. This is likely to be the building which was standing in the mid C17 but was built over mid C20 by pigsties and likely to have been superseded by the early C19 farmhouse.

C19-C21 Development

Mockbeggars Farm was once of the Buxted Park estate and some of the buildings date from the early C19 at a time of expansion of that estate. Development only came after 1922 when a sale catalogue for Buxted Park shows Mockbeggars Farm as lot 41 with its surrounding farmlands, part of which now includes the outline planning development application⁴. The surrounding landscapes are relatively undeveloped, including the small, road-side development of settlement of Coopers Green. Development in this area came in the 1930's when land belonging to Buxted Park estate came up for sale again, prior to that there was only a scatter of dwellings in Five Ash Down.

Mockbeggars Farm, MES32192 is described in the ESCC Heritage Environment Record as: 'Mockbeggar Farm, Buxted. Extant 19th century farmstead. The farmstead is formed of a loose courtyard with two sides of the yard formed of agricultural buildings and additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is in an isolated location. All the traditional buildings remain extant.'

Very recent changes in ownership now mean that the farmstead is dispersed into separate ownership from its outbuildings, the large barn, which is also subject to development:

WD/2022/12/1246/P04 Mockbeggars change of use from agricultural to residential

Conclusion

This site is a remnant of a medieval landscape, once part of the greater forest which covered the area, before being part of a much locally wider common land system, that has been farmed for a long period, which is unusual. Close by are a number of sandstone outcrops, Budletts Rocks and the rock structure within the warren where there is W11 graffiti. The presence of the sandstone outcrops and possibility of prehistoric activity was not acknowledged in the Heritage Statement. The Heritage Assessment adequately covers the period since 1841 with reference to the Tithe Maps and later Ordnance Survey Maps.

The Heritage Assessment Report for the planning application concludes that the proposed development would have a negligible impact on the wider rural setting of the listed building of Budletts House, on the grounds that the application site is not seen from other built heritage assets. However, this is not true of the impact it would have on the historic landscape setting which they have not correctly assessed, very possibly because it is not immediately obvious.

¹ ESRO AMS6994/5/3/2

² ESRO RYE/20/11/6/3/35

³ ESRO A5179/4

⁴ ESRO BMW/A/15/74

The applicant has acknowledged that the site is within the National Character Area NCA122- High Weald. Described as having a dispersed settlement pattern of hamlets and scattered farmsteads with small and medium sized irregular shaped fields enclosed by a network of hedgerows and woodland shaws typically used for livestock grazing.

Buxted Parish Council would tend to disagree with their interpretation of Historic England Guidance and have poorly understood the historic development of this landscape, as there is a continuity of farming on what was once common land, which is nationally rare, and is likely to date from the medieval period. This land is also a remnant of the wider Buxted Park Estate, was the barn at Mockbeggars built as part of the London Road stagecoach facilities with the original part of Mockbeggars Farmhouse being a coach house? Otherwise, it is a very large barn with double height doors, facing the road that would have served a very small-farmed landscape. A road pre-dating 1778 crossed in front of both the house and the barn, coming north from Coopers Green and south to Ringles Cross and was part of the earlier Maresfield/Buxted Parish boundary. What seems to have been ignored is the complicated topography of the site, this being an area where the Ardingly sandstone outcrops, as within the Warren, to the north and Budletts Rocks to the north-east. There is a ridge line which trends just off N-S, roughly following the road to Coopers Green within the top field of the proposed development before this ridge turns east. This has the effect of the houses along the road to Coopers Green being lower than the proposed development. Westwards the top field slopes steeply down to the London Road, overwhelming the original buildings of Mockbeggars Farm. This development, whilst possibly not overpoweringly visible at the height of summer will be visible in winter from Spring Cottage and the fields westwards. It will certainly be visible when the hedge line is lowered that front the London Road, most especially opposite Paygate wood where the entrance to the developed is located.

Amongst the concerns from the many letters of objection are hydrological ones and the concerned knock-on effect for the ecology westwards to Malling Budletts Common and eventually to the Ouse at Shortbridge, this subject being comprehensively covered by others with local knowledge, of hitherto unmapped ecological assets. What has not been addressed is the complicated topography with evidence of flooding in the field, eastwards above the houses, Highdown and Hindover along the Coopers Cross Road.

At Mockbeggars Farm there is a cellar, to the north side of the house in which is a sump, the level of the water on the 6th of July 2022 was at ground level. The water is channelled around the side of the cellar and flows in a concreted channel out of the cellar through the adjacent original meal house and down the hill in the direction of the London Road and Spring Cottage.

Effect on Buxted

This possible development is close to Buxted, and Five Ashdown and Buxted Parish Council are concerned about the inevitable impact this will have on Buxted in particular. This is not addressed in the planning application. The residents inevitably could gravitate to Buxted for schooling, the doctor's surgery and Buxted Station. There being a shortage of spaces at Bonners, Maresfield. Whether the school and surgery have room for an increased capacity is not for the parish to investigate but the effect on extra traffic at school times and general parking within the village would be considerable and is a concern for the parish council.

We, therefore, ask the planning authority to look at the effect increased traffic movement, in, out and round the school and would also request asking for developer led funding to provide funds for a car park at Buxted, if the land is possible to find. We have had an approach from a resident, but this was previously discounted on cost to the parish council.

We are also mindful of the large number of objections which cover a diverse range of topics from road safety, water runoff, the many and various ecological factors, and many other legitimate concerns. Not to mention the loss of privacy and impact on the immediate neighbours.

Objection

We, therefore, object to this outline planning application for a number of reasons:

1. The impact on the historic landscape which has been not well understood.
2. Loss of privacy and light pollution for the present and future inhabitants of Mockbeggars

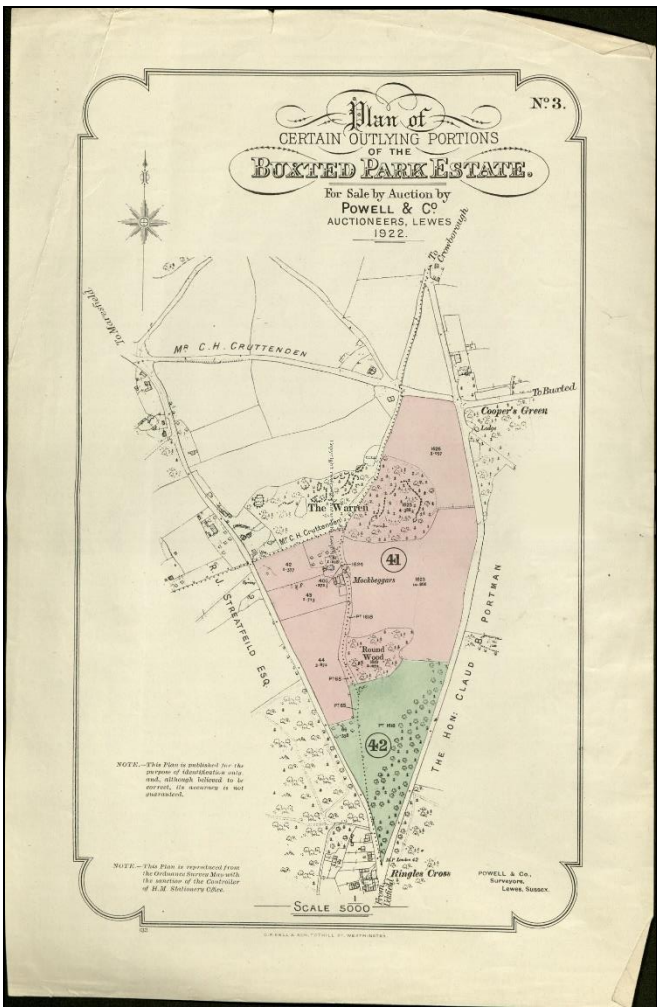
Farm and Barn. As the development would tower above them on the uphill slope.

3. Loss of privacy and light pollution for the inhabitants of properties in Ringles Cross to the north and north-west as these properties would not only look down on the new development but are also faced with some properties being on the ridge line.
4. Concerns about the inadequate investigations on the hydrological effects that a development would have on the site, leading to flooding of properties, to land and the consequential environmental harm.
5. Concerns about how much of the new development would be seen in the current landscape when viewed from the east from Malling Budletts and the London Road. Further investigation from the developers is required.
6. The detrimental effect that it would have on the present-day environs of Buxted with the inevitable increase in traffic movements.
7. The fields in which the development is planned provides a green corridor link from Views Wood, in the east, to Malling Budletts Common to the west.
8. The development is totally out of keeping with the current built environment and is outside the development boundary, on these grounds, BPC has recently refused all other applications in the area.



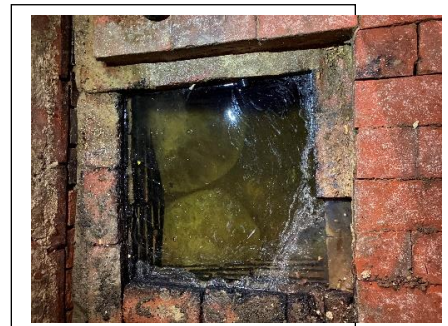
Yeakell and
Gardner 1778

1922 Buxted Park Sales Catalogue





View east from Mockbeggars showing ridge line to Coopers Green



Sump in cellar at Mockbeggars Farm



View east from Mockbeggars site of upper development Green

Application No. [WD/2022/1246/P04](#)

4.2 Expiry date for comments: 8th June 2022

Location: MOCKBEGGARS FARM, LONDON ROAD, BUDLETTS COMMON, UCKFIELD, TN22 2EA

Description: THE CHANGE OF USE OF A BARN IN THE ESTABLISHED FARMSTEAD OF MOCKBEGGARS FARM FROM AGRICULTURAL TO RESIDENTIAL C3 DWELLING HOUSE WITH ASSOCIATED OPERATIONAL DEVELOPMENT.

Buxted Parish Council response to WDC:
Historical and Archaeological Evidence
 This barn formed part of the outbuildings of Mockbeggars Farm, MES32192, which is described in the ESCC Heritage Environment Record as: 'Mockbeggars Farm, Buxted. Extant 19th century farmstead. The farmstead is formed of a loose courtyard with two sides of the yard formed of agricultural buildings and additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is in an isolated location. All the traditional buildings remain extant.'

Mockbeggars Farm was once part of the Buxted Park Estate and was built in the early 1800's (map evidence) and a road ran directly in front of the property, this road existed at the time of the 1778 Yeakell and Gardner Map and was probably still open at the time of the tithe map in 1841. Only the northern part of the road still exists as Sandy Lane. This route also formed the parish boundary between Uckfield and Buxted. The barn with very large east facing doors directly fronts the road and just to the north is Mockbeggars Farmhouse, also set close to the road. Was the barn at Mockbeggars built as part of the Turnpike Roads stagecoach facilities with the original part of

Mockbeggars Farmhouse being a coach house? Otherwise, it is a very large barn with double height doors, facing the road that would have served a very small-farmed landscape. This evidence will also be relevant for planning application WD/2022/0648/MAO 6- Dwellings outline planning on land at Mockbeggars Farm.

Buxted Parish Council Views

Buxted Parish Council have no objection to change of use so long as the conversion is a sympathetic one which retains the historic built form of the barn where possible and that the requisite archaeological surveys are carried out with a Standing Buildings Survey of the barn. However, perhaps WDC, should look at the plans for Mockbeggars Farm with regard to impact on this set of buildings and the landscape setting.



- 4.3 Application No. [WD/2022/0902/F](#)
Full Expiry date for comments: 17 June 2022
Location: BUXTED C OF E PRIMARY SCHOOL, HURSTWOOD ROAD, BUXTED, TN22 4BB
Description: REPLACEMENT OF BOUNDARY FENCING
Buxted Parish Council response to WDC: no objections

- 4.4 Application No. [WD/2022/0855/F](#)
Expiry date for comments: 10 June 2022
Location: HERMITAGE FARM, FOWLEY LANE, HIGH HURSTWOOD, BUXTED, TN22 4BG
Description: INSTALLATION OF SOLAR PANELS TO PROVIDE DOMESTIC ELECTRICITY FOR THE PROPERTY.
Buxted Parish Council response to WDC: no objections

- 4.5 Application No. [WD/2022/0976/F](#)
Expiry date for comments: 21 June 2022
Location: VALLEYSIDE, PARK VIEW, BUXTED, TN22 4LS Description: RAISED PATIO TO PART REPLACE EXISTING DECKING
Buxted Parish Council response to WDC: no objections

5. Planning Applications received after the publication of this agenda, but available on the WDC website:

- 5.1 Application No. [WD/2022/0977/FR](#)
Expiry date for comments: 1 July 2022

LITTLE FARM, BURNT OAK ROAD, CROWBOROUGH, TN6 3SD

Description: RETROSPECTIVE APPLICATION FOR SITING OF A MOBILE HOME.

Buxted Parish Council response to WDC: the parish council feel there are no grounds for objection with the new evidence submitted.

Application No. [WD/2022/0860/F](#)

5.2 Expiry date for comments: 1 July 2022

Location: PIXIE LODGE, MILLWOOD LANE, FIVE ASH DOWN, UCKFIELD, TN22 3AU

Description: PROPOSED GARAGE CONVERSION AND NEW DETACHED SINGLE GARAGE

Buxted Parish Council response to WDC: object on the grounds that the current design is too tall and the negative impact that this will have on the neighbouring properties.

6. Applications determined/updated by Wealden District Council

Application No. WD/2022/0542/FR

Description: retrospective 4 x replacement floodlights for equestrian sand school in replacement of previous lighting system

Location: 1 WESTROW HOUSE, ROCKS LANE, HIGH HURSTWOOD, BUXTED, TN22 4BN

Decision: refused

Application No. WD/2020/1857/F

Description: PROPOSED DWELLING

Location: MALUS, CHURCH ROAD, BUXTED, TN22 4LT

Decision: Approved

Application No. WD/2022/0197/F

Description: PROPOSED BARN AND GLASSHOUSE TO BE USED IN CONNECTION WITH AGRICULTURAL USE OF LAND AND PROPOSED NEW ACCESS TRACK.

Location: JABB FARM, FRAMFIELD ROAD, BUXTED, TN22 4LF

Decision: Refused

7. Appeals/Enforcement

Wealden District Council have advised Buxted Parish Council that two enforcement notices have been served on 'land at Little Farm, Burnt Oak Road, High Hurstwood for breaches of planning control. For change of use of land from agriculture to a mixed use for agriculture and parking/storage of vehicles, spares/parts and accessories, as well as the stationing of a mobile home with attached porch structure for residential purposes.

Application going to appeal: Planning Inspectorate Ref: APP/C1435/W/21/3287775

Location: LYNTON, FIVE ASH DOWN, UCKFIELD, TN22 3AH

Description: Outline application for a proposed phased development of three self-build dwellings and provision of a new vehicular access, landscaping and other associated infrastructure.

Please Note: Any views received in writing by the Council at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector's attention.

Planning application going to appeal: Planning Inspectorate Ref: APP/C1435/W/22/3293565

Location: GROVE FARM, HOWBOURNE LANE, BUXTED, TN22 4QD

Description: proposed part conversion of existing agricultural building into 2 no. holiday lets

Please Note: Any views received in writing by the Council at the application stage will have been forwarded to The Planning Inspectorate, for the Inspector's attention.

Deadline for any additional responses: 6th July 2022

8. Applications of note being considered by WDC Planning Committee None

9. Any urgent matters

Meeting closed at 1952 hours

***Claudine Feltham
Clerk to the Council***

Copy to ESCC Cllr R Galley, WDC Cllr Illingworth