



# BUXTED

## PARISH COUNCIL

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11<sup>th</sup> April 2023

### MINUTES OF THE PLANNING COMMITTEE 11<sup>TH</sup> APRIL 2023

Minutes of the Buxted Parish Council Planning Committee meeting, which took place at 7.15p.m. on Tuesday 11<sup>th</sup> April 2023 in St Marys Church Hall, Buxted.

Present: Cllr Blandford (Chair), Cllr Rose, Cllr Wilson, Cllr McQuarrie, Cllr Marshall (in part) and Cllr Humphrey. Also in attendance: Becca Macklen and Claudine Feltham (Clerks).

Members of public: six.

Four members spoke in connection with their strong objections to agenda item 4.1 ([WD/2022/0648/MAO](#) Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA). Issues include:

- The development is outside of existing building boundary, against wish to keep hamlets separate, damage to environment with endangered species.
- The various Highways items which have now been introduced have a negative impact on current residents in the close vicinity.
- The major changes to the plans have not been properly communicated to the statutory consultees.
- Parking: residents who live in Ringles Cross Cottages would lose the parking outside of their houses under the new plans. Residents have parked there for over 30 years. It would also mean that residents would lose the ability to charge electric vehicles from their homes.
- Road safety: parking outside of Ringles Cross cottages act as a natural traffic calming method, and by removing this it could cause safety issues.
- Endangered species: Barbastelle bats had been sighted within the middle of the site, which are protected in the UK under the Wildlife and Countryside Act, 1981. Priority Species under the UK Post-2010 Biodiversity Framework. European Protected Species under Annex IV of the European Habitats Directive. Listed as Near Threatened on the global IUCN Red List of Threatened Species. The loss of habitats could have a critical effect on their survival
- Site of special scientific interest (SSSI): the site lays close to an SSSI, linking habitats and woodland corridors.
- The governments MAGIC maps shows Mockbeggars Farm as a stepping stone linking wildlife corridor and is outside of Uckfield / Maresfield settlement boundaries.  
(<https://magic.defra.gov.uk/>)
- Serious concerns over the sewage treatment plant and the potential effect that any contaminated water would have on Shortbridge Stream, Budletts Common, Mockbeggars and Spring Cottage.
- There are ancient hedgerows within the vicinity, hundreds of years old which link ancient woodland, and these should definitely not be removed.
- The change of design for more properties in the upper part of the site would have a significant affect on the landscape of the area, especially as it is on a ridge.
- The NPPF (15,16, 2.8) sustainability and biodiversity presumption in favour of development does not apply as outweighed by harm to heritage assets and biodiversity and stepping stone 179.
- [www.arcgis.com](http://www.arcgis.com) demonstrates the surface water and risk of flooding in this area

- Changes within 15m of Paygate Wood would be contrary to standing advice for protecting ancient woodlands from loss, harm, deterioration etc, including changes to hedgerows on 1841 Tithe maps.

1. Apologies for absence.  
*Apologies were received and accepted from Cllr Roberts.*
2. To approve the minutes of the previous meeting  
*The minutes of the previous meeting were approved and signed as a true record.*
3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda.  
*None.*

#### 4. Planning Applications

##### 4.1 Application: **WD/2022/0648/MAO**

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: OBJECT.

Members considered the neighbours strong objections to this application. The changes made to the plans would lead to over development of upper part of the site. It is on a ridge which will be very visible in the landscape. The proposal to remove existing residents parking spaces outside the Ringles Cross Cottages is unacceptable, they have been parking there for at least 32 years. The mitigation aspects do not outweigh the harm to ancient woodlands and wildlife corridors and more recent bat surveys which have confirmed the presence of Barbastelle bats, amongst others. There are still considerable hydrological implications which do not seem to have been addressed and were queried in the original response from Buxted parish council and many others. The parish councils' previous objections stand:

*'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 refence to Budletts Common was in 1585[1] 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 land[2]. 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[1]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. [3]This 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 application[4]. 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. 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 3 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[1]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 3 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 4 1922 Buxted Park Sales Catalogue View west from Coopers Green houses showing ridge line 5'.*

- 4.2 Application: [WD/2023/0578/F](#)  
Expiry date for comments: 14<sup>th</sup> April 2023  
Location: GROVESIDE, UCKFIELD ROAD, HERONS GHYLL, TN22 4BY  
Description: Erection of home office/gym  
Buxted Parish Council response to WDC: Cllrs felt that this building was sited a long distance from the dwelling. Members would respectfully request that if this application is granted then there is a condition to tie this to additional building to the main dwelling and for it not to be further developed into a separate residential property.
- 4.3 Application: [WD/2023/0218/F](#)  
Expiry date for comments: 14<sup>th</sup> April 2023  
Location: MALUS, CHURCH ROAD, BUXTED, TN22 4LT  
Description: proposed new dwelling and detached garage. Amendments to that approved under WD/2020/1857/F.  
Buxted Parish Council response to WDC: Members would like to re iterate the comments made under application WD/2000/1857/F: *members could not see any difference to the 2019 planning application for this site, and would like to re iterate same comments as before: The parish council object to this application as it considered to be overdevelopment of the site and is outside of the development boundary.*
- 4.4 Application: [WD/2023/0810/F](#)  
Expiry date for comments: 18<sup>th</sup> April 2023  
Location: WAYSIDE, BUXTED WOOD LANE, BUXTED, TN22 4QE  
Description: new timber framed garage  
Buxted Parish Council response to WDC: no objections.

4.5 Application: [WD/2022/2959/F](#)  
Expiry date for comments: 18 April 2023  
Location: HOLLIES, HIGH STREET, BUXTED, TN22 4JU  
Description: proposed first floor side extension to create annexe.  
Buxted Parish Council response to WDC: Members would respectfully request that if this application is granted then there is a condition to tie this to additional building to the main dwelling and for it not to be further developed into a separate residential property.

4.6 Application: [WD/2023/0853/FR](#)  
Expiry date for comments: 21 April 2023  
Location: MEDLEYS FARM, CHILLIES LANE, HIGH HURSTWOOD, BUXTED, TN22 4AA  
Description: Proposed retrospective use of existing detached outbuildings as holiday lets.  
Buxted Parish Council response to WDC: no objections.

5. **Applications considered by email due to the deadline set by WDC**

6. **Applications determined/updated by Wealden District Council**

6.1 Application: [WD/2021/2766/F](#)  
Description: demolition of existing structures and construction of 9 no. residential dwellings together with new access, landscaping and parking  
Location: FORMER POUND GREEN NURSERIES, POUND GREEN, BUXTED, TN22 4PH  
Decision: Approved

6.2 Application No. [WD/2022/1073/F](#)  
Description: erection of 2 no. dwellings, access, landscaping and associated infrastructure.  
Location: BUDLETT'S MANOR, BUDLETT'S LANE, COOPERS GREEN, UCKFIELD, TN22 3AE  
Update: Withdrawn

7. **Appeals/Enforcement**

8. **Applications of note being considered by WDC Planning Committee**

[WD/2022/2455/F](#)

Location: MOORINGS, HIGH STREET, BUXTED, TN22 4JU

Description: Demolition of existing garage, replacement single garage, new access and erection of a single dwelling and double garage

Decision: RESOLVED that A. Planning permission BE GRANTED, subject to the receipt and consideration of the views of Natural England upon the Appropriate Assessment of impacts upon the SPA as set out in this report, subject to the conditions below and subject to completion within a timely manner of a Section 106 Agreement to secure: 1) A financial contribution securing SANGS/SAMMs to ensure there is no adverse impact on the Ashdown Forest SPA arising from the dwelling and additional condition 12 as set out in the Officer Update as follows: lines / a visibility splay of 2.4m x 43m shall be provided each side of the proposed access, within which there shall be no obstruction to visibility above a height of 600mm above each carriageway level. No gates, fences or walls shall be constructed within the sight lines / visibility splay. HW16

OR B. Planning permission BE REFUSED if the Section 106 Agreement (required under recommendation A) is not completed within a reasonable timescale for the following reason: The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the application can achieve, through an appropriate mechanism, the necessary mitigation measures in respect of the increased recreational pressures the development would be likely to bring on the Ashdown Forest Special Protection Area. In the absence of such committed measures to offset the impact of the development, the application conflicts with Saved Policies EN1 and EN15 of the Wealden Local Plan 1998, Policy WCS12 of the Core Strategy Local Plan 2013; and it would not be compliant with regulation 63 of the Habitats Regulations 2018. NOTE: The applicant should contact

the case officer as soon as possible to discuss timescales for completion of the necessary Section 106 Agreement and to discuss whether any extended time is agreed

*Comment to the Parish Council: The Parish Council concerns are noted. The proposed dwelling would be 3m from the party boundary and almost 5m from the neighbour's flank wall. It is considered that the siting of the proposed dwelling forward of the neighbour's rear elevation would reduce overlooking/privacy concerns to the rear. The proposed house design is considered to be more in keeping with the character of development in the locality and given the plot size could not be considered to be overdevelopment. The existing and proposed dwellings would be served by separate driveways.*

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

10. **Other issues for consideration**

- Cllr Marshall; consideration to ask WDC for all future new builds homes to be carbon neutral.  
*Would like this to be part of the planning policy.*

11. *Action: Clerk to write to WDC Planning Policy*

**Any urgent matters**

Meeting closed at 1946 hours.

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