47 Denmans Lane
Lindfield
Haywards Heath
West Sussex
RH16 2JN

Wealden District Council
Send by e-mail to planning@wealden.gov.uk
FAO Mr M Taylor

9th November, 2023

Dear Sirs,

Re WD/2023/2157/MAJ ERECTION OF 49 NEW DWELLINGS, BUXTED, TN22 4BA

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens as per the above application. The Sussex Gardens Trust (SGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.

Representatives of SGT know the site well and have carefully studied the relevant documents submitted with the application.

The application site lies immediately to the north of the Buxted Park, an historic Deer Park which is included on the HE Register with a Grade II* designation. Although views of the proposed development from the interior of the park will be relatively well screened by existing trees, views of the development from the north east part of the historic deer park will not be well screened and, if approved, there would be some visual harm. While this would not be substantial, it would add to the harm already caused by other developments affecting the immediate setting of Buxted Park, which still maintains significant historic deer park landscape character, and thus lead to a more suburban character (for example there have been two relatively recent such proposals, viz WD/2020/1088/MAO (39 new dwellings) and WD/2021/2461/MAJ (Residential Care Home), as well as longer standing development).

SGT objects to the application because:

- Approval of the application would result in harm, albeit less than substantial harm, to the setting of the Grade II* Registered Park, particularly the historic Deer Park that lies immediately to the south
- None of the documents submitted with the application consider alternative sites where new dwellings could be erected without causing any harm to heritage assets, nor is evidence presented that there are no suitable alternative sites. The LPA should request the applicant to address this issue, or do so itself, before the application is determined
- If the situation is that the LPA is unable to demonstrate a five-year housing land supply, paragraph 11 of the NPPF applies to applications for housing development - sometimes known as the 'tilted balance'. In essence this means the application should only be approved if the LPA determines that the benefits outweigh the harm.

Kind regards

Jim Stockwell
Trustee, On behalf of Sussex Gardens Trust