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SDNPA
Submitted by e-mail to: planning@southdowns.gov.uk
FAO: Philippa Smyth

29th February 2024

Dear Sirs,

SDNP/23/05179/FUL PLANNING APPLICATION FOR VARIOUS WORKS AT GLYNDE PLACE

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 Garden. 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 have carefully studied the documents submitted with the application. The landscape elements of the proposed works would have a significant impact on Glynde Place, which is included on the Register of Parks and Gardens with a Grade II* designation and also on the setting of the Grade I Registered Building.

SGT welcomes the ambition and level of investment involved with this extensive and complex set of proposals. With more time and the opportunity for a site visit we might have provided comments on specific details. However, based on a desktop review, these are our comments.

The NPPF requires applicants to describe the significance of any affected park or garden (NPPF, para 189) and also on the setting of any affected listed buildings, together with an assessment of the impact of the proposed changes on that significance. The documents submitted include a very good report (DAS Appendix A) written by Jonathan Lovie for Kim Wilkie Associates which identifies the significances and reaches a conclusion regarding the impact – see key extracts below:

Extracts from D&A Appendix A – Report by Jonathan Lovie for Kim Wilke Associates dated Feb 2011

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Introduction

The overall significance of the designed landscape at Glynde Place can perhaps be summarised under two broad headings: in terms of its spatial divisions, many of which can be demonstrated to have remained substantially unchanged since at least the early 18th century; and as the setting for the Grade I listed building which lies at its heart. Any proposals affecting the designed landscape should take these underlying principles into account in order to avoid any adverse impact on the overall historic interest and significance of the broader 'heritage asset' which comprises Glynde Place[1].

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Conclusion

Having considered the proposed landscape works on site in detail, it is clear that no historically significant fabric will be adversely affected; and the overall impact of the programme of works will be highly beneficial, bringing to Glynde, perhaps for the first time, a coherent and unified approach to the development of the designed landscape.

We agree with the point made in the introductory paragraph, i.e. that any proposals affecting the designed landscape should avoid any adverse impact on the significance of spatial divisions of the designed landscape and the setting of the Grade I listed building.

However, the report was written 13 years ago in 2011 and it is not clear what landscape works were proposed at that time. If the current proposals are the same as those considered in 2011, then the conclusion above still holds, i.e. there will be no adverse effect. The applicant should be asked to explain and if the proposals in the present application differ from those of 2011, a new appraisal should be provided.

If on further review we identify additional points, we will write again.

Kind regards

Jim Stockwell
Trustee
On behalf of
Sussex Gardens Trust