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14TH October 2025

Minutes of the Buxted Parish Council (BPC) Planning Committee meeting which took place at 7.00p.m. on 9th September 2025 in St Marys Church Hall, Buxted

Present: Cllr Blandford (Acting Chair), Cllr Rose, Cllr Duck, Cllr Marshall, Cllr Humphrey, Cllr Muddle, Cllr Furber, Beccy Wadey (Clerk) and Claudine Feltham (Clerk/RFO). Also, present WDC Cllr Shaw and ESCC Cllr Galley (in part).

There was two members of the public present.

- 1. Apologies for absence.**
Apologies were received from Cllr Smith and Cllr Mallett.
- 2. To approve the minutes of the previous meeting.**
The minutes of the September 2025 planning committee were approved and signed.
- 3. Declaration of Members personal and prejudicial Interests in respect of items on this agenda**
- 4. Planning Applications**
 - 4.1 Application: [WD/2025/2040/PO](#)**
Deadline for responses to WDC: 2nd October 2025 (extension to 15th October 2025 approved by WDC) Location: LAND AT MOCKBEGGARS FARM, LONDON ROAD, UCKFIELD TN22 2EA
Description: modification of Section 106 agreement dated 19 February 2024 attached to WD/2022/0648/MAO (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) to provide for a commuted sum towards off-site affordable housing and to convert the remainder of the proposed affordable housing to first homes.
Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/2040/PO>

Buxted Parish Council response to WDC: members strongly object to this application and call upon WDC to object to this application, and if need be, for it to go back to the Planning Inspectorate to consider.

Members commented that a recent local planning application for 49 homes, with significant impact upon heritage and listed buildings, was allowed (WD/2023/2157/MAJ APP/C1435/W/24/3353821 land north of the A272, Buxted, East Sussex TN22 4BA) on appeal and one of the reasons being that it addressed the affordable housing allocation/requirement. Buxted Parish Council would like for this to be highlighted to members when considering the modifications to [WD/2025/2040/PO](#)

Members also noted that a letter from the Housing Officer (26th September 2025) to the Planning Officer would indicate that the removal of the affordable housing is already a done deal – and therefor query the process of this consultation. Please see link: [MOCKBEGGARS FARM DOV.pdf](#)

Background information: The Clerk had written to WDC Cllr Shaw to ask for this application to be called before WDC Planning Committee MAJORS. He advised that this application came under the jurisdiction of WDC Cllr Manvell, who responded saying that this type of application cannot be called to MAJORS.

The Clerk sent a further email to both WDC Cllrs asking for them to re consider for this to be called to WDC Planning Committee (majors): *We would again like to request this, even if it were not the normal type of application that would go via this route. This is an amendment to a major application that has already been through the appeal system. The district has already seen a lot of losses for on-site affordable housing.*

We would respectfully request that you speak with the Officers at WDC about this case being considered at Committee; to ensure that the response of the parish council (and Uckfield Town Council) can be taken into account.

Uckfield Town Council shared their response to this application with Buxted Parish Council - Cllr Blandford read their response to members of the planning committee:

'It was noted that the Inspector had approved the application at Appeal mainly due to the number of affordable homes that there would be on site. The site has been sold since outlined approval, and there was a lack of interest from buyers wishing to take on the affordable home portion of the development. It was suggested that the developer was required to exert additional efforts in order to locate a buyer for affordable homes and to reconsider the price at which they were willing to accept.

Members were unhappy that because they had no buyer, they were going to pay a lump sum of money to build affordable housing 'elsewhere' and not in Uckfield Town or Buxted Parish. Uckfield could not afford to lose affordable housing. Members would insist that this should remain within the Section 106 Agreement.

Wealden District Council were very keen to build affordable homes, and as they had their own building company, it was felt that they needed to step in and build this site. By way of example members referred to the new Coronation Place development on the Streatfeild House site that was built in partnership with Wealden District Council and its stakeholders, which was completed in March 2025. See link to Coronation Place unveiled published 7 May 2025 and as attached. Coronation Place unveiled - Wealden District Council

Members were perturbed that the UK Government were changing the planning regulations to make sure that more affordable houses were built, although because of the fact that it was unprofitable to supply affordable housing it was unworkable. Any offsite payment would move to the new unitary authority, and the town would not see the benefit of any monies.

P54.10.25 *It was **RESOLVED** to object to the application on the above grounds and members would draw attention to the significant weight given by the Inspector at Appeal. Members referred to point number 53 of the decision notice: -*

53. The scheme will provide 21 affordable housing units in an area where there is an acknowledged shortage of affordable homes. This percentage meets and does not exceed the policy requirement set out in Policy WCS8 of the CS and Policy AFH1 of the Affordable Housing Delivery Local Plan 2016. For this reason, I do not attach as much weight to this benefit as the appellants consider I should do, but still, it carries significant weight'.

WDC Cllr Shaw added that there was a wide spread issue of registered providers not being able to afford to take on affordable housing projects.

- 4.2 Application: [WD/2025/1996/MAJ](#)
 Deadline for responses to WDC: 28th October 2025
 Location: Saxon Court, Pound Green, Buxted, TN22 4DT
 Description: demolition of the vacant building and ancillary outbuildings/structures, and the construction of 30 no. residential dwellings with associated landscaping, on-site car parking, associated infrastructure and access to/from the A272.
 Link to documents on web: <https://planning.wealden.gov.uk/Planning/Display/WD/2025/1996/MAJ>
 Buxted Parish Council response to WDC: Recommend approval. Members of the parish council conducted two site visits and commented that this landscape led development is the best development that this area has ever seen.
5. **Applications considered via email due to deadline set by WDC**
- 5.1 Application: [WD/2025/2063/F](#)
 Expiry date for comments: 29th September 2025
 Location: FOXWOOD HOUSE, BUXTED WOOD LANE, BUXTED, TN22 4QE
 Description: REAR EXTENSION, CONVERSION OF GARAGE AND STORE OVER.
 Response from Buxted Parish Council to WDC: no objections
6. **Applications determined/updated by Wealden District Council**
7. **Appeals/Enforcement**
- 7.1 Planning Inspectorate Ref: APP/C1435/W/25/3367805
 Site: High Hurstwood Lodge, Chillies Lane, High Hurstwood, Buxted, TN22 4AD
 Description: retrospective application for conversion of roof space to 1 x flat
- 7.2 Planning Inspectorate Ref: APP/C1435/W/25/3367989
 Site: Camellia Cottage, Chillies Lane, High Hurstwood, Buxted, Tn22 4AB
 Description: erection of new dwelling
 Decision: appeal dismissed.
8. **Applications of note being considered by WDC Planning Committee**
9. **Applications received after the publication of this agenda, but available on the WDC website.**
- 9.1 Application: [WD/2025/2001/F](#)
 Expiry date for comments: 31st October 2025
 Location: Cringleford, Five Ash Down, Uckfield, TN22 3AN
 Description: first floor rear addition
 Buxted Parish Council response to WDC:
 No objections; this will not affect neighbours, and note that there have not been any neighbour objections recorded on the WDC website.
- ESCC Cllr Galley enquired if anyone had heard a rumour about a major housing development on Chillies Lane and asked if we had heard similar. The parish council had not heard such.
10. **Information received from Wealden District Council Planning department;**
 Updates to the Planning Local Validation Requirements, which will apply to all planning applications submitted on or after 1 October 2025.
 Since 2008 local planning authorities have been required to publish a list of information they require to “validate” the planning applications they receive. This is known as the local list which has 2 components:
- National requirements: This includes the application form, fee, and certificates.

- Specific local validation requirements: Known as the “local list”.

The Government requires local planning authorities to review the “local list” every 2 years. Following a public consultation earlier this year, the proposed amendments have now been approved, and the updated list is available online.

The amendments are as follow:

- Biodiversity Net Gain – National and Local Validation Requirements have been added to reflect the latest legislative and policy updates.
- Fire Statement Form – Now included as a National Validation Requirement to support fire safety considerations in relevant applications.
- Sustainable Drainage (SuDS) – Updated to incorporate the SuDS Decision Support Tool, which provides guidance for small-scale developments.
- Application Type Checklists – Previously listed validation checklists by application type have been removed to streamline the process.

You can view the updated Local Validation List and further details here:
<https://www.wealden.gov.uk/planning-and-building-control/application-forms/>

11. Any urgent matters

Meeting closed at: 1916 hours

Claudine Feltham - Clerk to Buxted Parish Council