High Weald AONB assessment of whether DC/25/1146 for extension to the visitor entrance building to house a new ticket sales area and café; Infilling roof to the former generator block courtyard, re-roofing of the Alpine House and in-ternal/external reconfigurations and link extension; Single storey winter garden conservatory to the Stable Block; Terrace extension to the east and internal/ external reconfigurations; Change of use from redundant staff offices and staff accommodation within the stable block to guest accommodation including extension to Honey Cottage; Change of use to the partial first floor of the Red House to staff accommodation; Small WC extension, reinstated chimney stack, and roof alterations to the Engine House; Lightweight wedding pavilion to the lawn, south of Leonardslee House; Landscaping changes including to the forecourt of Leonardslee House constitutes 'major development' under NPPF paragraph 190 (2024)

Scale of development and Nature of Development
One (1) Entrance Building In the application submission, this building is also referred to as The Glasshouse or retail block. An extension is proposed to its southern elevation, extending behind the existing front elevation. The extension would be clad with horizontal timber cladding and glazing, to match the existing building's materials. *Two (2) Leonardslee House Forecourt* Landscaping works are proposed within the forecourt areas alongside alterations to the carpark. *Three (3) Stable Block* The Stable Block includes a new extension to Honey Cottage (to the east); the refurbishment of the Clocktower Café including a terrace extension to the east; addition of a glazed roof over the existing courtyard and a change of use from staff offices accommodation to guest accommodation. *Four (4) Former Generator Block and Alpine House* The proposed works include internal changes to the buildings to provide event space; the addition of a roof over the former generator block courtyard; re-roofing of the Alpine House and a link extension. *Five (5) Red House* The existing staff welfare is proposed to be relocated to the Red House. The Doll's House Exhibit is also proposed to be re-located here, nearer the play park. *Six (6) Engine House* The Engine House is located to east, by the lakes at the lower part of the site. The building as existing is in use as a café, with the terrace providing space for customers to sit. The proposal would extend the existing terraced area and extend the Engine House to add two W/C's. *Seven (7) Wedding Pavillion.* A new open sided wedding pavilion is proposed to the side of Leonardslee House.

The additional built form proposed is not significant in nature and other than the Wedding Pavillion extends existing buildings. The proposal facilitates existing uses on the site, alongside provision for new guest accommodation.	
Setting of development	
This Application is set within the wider setting of Leonardslee House and Gardens, a Grade I Registered Park and Garden of approximately 200 acres located to the south of Lower Beeding. The site is set within a countryside location and falls within the High Weald Area of Outstanding Natural Beauty (AONB). The site is open to the public and operates as a tourist attraction, offering ancillary activities. The public re-opening of the Registered Park and Garden, with ancillary restaurant and café were dealt with under applications in 2014 and 2018 (ref. DC/12/1892 & DC/12/1893 and DC/18/0689 & DC/18/0687).	
Potential for significant adverse impact on AONB purpose to conserve and enhance natural beauty (as defined in the High Weald AONB Management Plan)	
Geology, landform, water systems and climate	The proposal includes a Flood Risk and Drainage Strategy to accommodate the extended buildings and HDC's Drainage Officer has raised no objections to the proposal. Given the proposal extends existing buildings, adding a toilet to the Engine House the proposal is expected to have a **low impact.**
Settlement	The site is located outside of the built up area boundary and is considered to be located within the countryside; however, the proposal extends existing buildings within the site. The Landscape Officer has confirmed *'Little to no visual change is anticipated from the development proposals when appreciated from the local footpath network. The changes are considered appropriate to the context of the registered Park and Garden, therefore no concerns are raised with the principle of development or likely effects on the overall character of the site and wider area or visual amenity of the area and users of the gardens.'* Given the use of the existing site and most of the works are to extend or amend existing buildings the proposal is expected to have a **low impact**.
Routeways	The site is accessed via an existing route onto the A281. WSCC Highways have raised no objection to the proposal, securing a Travel Plan and works to the bus stop and crossing. The proposed site access is suitable and the potential for impact, allowing for the existing use, is **low**.
Woodland	No trees of statutory control are to be impacted by the proposal and the proposed tree removals are limited. The Council's Arboriculture Officer has confirmed those trees to be removed are acceptable and all the higher value trees are to be retained and have appropriate safeguarding. **Low impact**

Field and Heath	The proposal does not result in a loss of field and heath**.** **Low impact**
Land-based Economy and Related Rural Life	No loss of agricultural land, the proposal is expected to bring positive economic benefits through the visitor economy. **Low impact**
Other Qualities	A condition is considered suitable to secure relevant lighting details to demonstrate compliance with Dark Sky requirements. **Potential for moderate impact subject to condition**
Conclusion	**The proposal is not considered to constitute major development in an AONB due to the limited impact of the proposal and the existing use of the site.**