



70 Cowcross Street  
London EC1M 6EJ  
Telephone: (+44/0) 207 608 2409  
Email: [enquiries@thegardenstrust.org](mailto:enquiries@thegardenstrust.org)  
[www.thegardenstrust.org](http://www.thegardenstrust.org)

Householder Planning Team,  
East Devon District Council,  
Blackdown House,  
Border Road,  
Heathpark Industrial Estate,  
Honiton,  
Devon, EX14 1EJ

By email only: [planningeast@eastdevon.gov.uk](mailto:planningeast@eastdevon.gov.uk)  
October 27<sup>th</sup> 2025

To Mr Andrew Digby,

**25/0104/PREAPP**  
**Conversion of a Redundant Rural Building at:**  
**Subterranean Garden Structure, Allhallows, Rousdon Estate, Rousdon**

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may have a material impact on the significance of Rousdon, a Grade II registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest. We have liaised with our colleagues in the Devon Gardens Trust and their local knowledge informs this joint response.

The RPG at Rousdon is described as 'Parkland and pleasure grounds laid out in the 1870s, surrounding a mansion of c 1874-8 designed by the architect Ernest George for Sir Henry William Peek' We note that, historically, there was no built development on the application site until the construction of the Sixth Form Accommodation Block around the 1970s which are the foundations for the current gardens maintenance structure on the site.

The application includes a detailed 'Pre-Application Submission' dated September 2025 and submitted by Kingsley Projects which goes into great detail as to the assorted listed buildings across the site and notes that the site sits within an AONB.

However, it is regrettable that the 'Pre-Application Submission' fails to mention that the application site sits firmly within the RPG (although uses the RPG map to locate the listed buildings) particularly within the section 'Setting and Significance Implications in Relation to The Development'. We note there are a series of photographs of views looking away from the application site however to the photographs looking towards the application site from different angles around the

grounds would be helpful to better understand the potential impact of both the proposed new dwelling and its associated landscaping, boundary treatments etc.,

We do, nonetheless, acknowledge that there has been a larger structure previously on this footprint and that these proposals offer a more discreet structure designed specifically to minimise its own impact in the setting. We also acknowledge the proposed removal of some of the existing residential clutter such as flues, the oil tank and garden paraphernalia although there is nothing to prevent such matters being reintroduced at a later stage along with other paraphernalia which would be inappropriate in the setting.

If the LPA is minded to offer encouragement to this pre-application, we would request that further documentation is provided which both acknowledges the RPG and includes further evidence, ideally photographic of the application site to demonstrate the visual impact of the proposed development and how this can be mitigated. We also think it would be useful if the applicant could provide a planting plan and to identify which species especially of trees, the aim being to integrate the site with the existing gardens and parkland.

We would be grateful if the LPA and/or the applicant could notify us if revised proposals are submitted and we would also be grateful to be advised of the outcome of the application in due course.

Yours faithfully

Joanne Mirzoeff BA (Hons) MSc  
Consultant Conservation Officer