

Buxted

(Inset Map No.6)

Introduction

19.5.1 Buxted is one of the larger villages in the District, situated on the A272 approximately two miles north-east of Uckfield with an estimated population of around 1250 people. The village is predominantly residential in character with a range of local shops, services and employment opportunities for the local community and surrounding rural area. In addition, Buxted Station on the Uckfield to London railway line provides convenient access to larger centres for employment, shopping and leisure purposes.

19.5.2 The Council's aim for Buxted is to maintain and enhance the residential character of the village and its role as a local employment and service centre whilst protecting its rural setting.

Environment

19.5.3 Buxted is situated within the attractive rolling countryside of the Low Weald and its position on a plateau affords extensive views to the north and east. To the south-west of the village lies Buxted Park, a large property set in extensive parkland which is listed in English Heritage's register of Parks and Gardens of Special Historic Interest in England.

19.5.4 The village developed originally with frontage properties along the A272 but has subsequently expanded north and south of the main road with extensive estate development. There are older semi-detached and terraced properties in Gordon Road and Framfield Road on the western side of the village.

19.5.5 Much of the residential area has a particularly fine character which the Council, through its policies, will seek to maintain and enhance. Part of the Pound Green area has a distinctive residential character to which a specific policy applies.

Development Boundary

19.5.6 The development boundary for Buxted takes full account of the environmental considerations and seeks to prevent outward encroachment of development from its elevated position into the attractive, relatively open countryside, ribbon development along the main roads and an intensification of development in a number of rural fringe locations.

19.5.7 Along Framfield Road the development boundary excludes open land west of the junction with the High Street and land south and east of Lower

Totease Farm to avoid any encroachment of development into these rural fringe locations.

19.5.8 Along the southern edge of the village, the development boundary excludes land beyond the clearly defined edge to industrial and residential development to prevent encroachment into the attractive countryside around Potters Green. Further east, the development boundary excludes the full depth of curtilages of properties fronting the A272 to avoid backland development, which would be detrimental to the rural character. Properties along Limes Lane are relatively isolated from the main confines of the village and are therefore excluded from the development boundary in order to prevent an intensification of development or expansion in a countryside location.

19.5.9 On the eastern edge of the village, the development boundary excludes properties along the A272 which are more scattered and rural in their character. Along Redbrook Lane a number of large properties in spacious grounds have also been excluded from the development boundary due to their more rural character.

19.5.10 In the northern part of the village, the development boundary includes the estate development north of the A272 but excludes St Raphael's and Heath House and properties along Church Road to prevent any intensification of development which would be detrimental to their more rural character. The development boundary includes the area of land proposed for housing at Littlewood Farm, as discussed below, and the extensive curtilage of Birchwood, but the wooded area to the north has been excluded in view of its more rural character.

19.5.11 Along the western edge of the village, the development boundary includes land to the west of Church Road on which four detached dwellings have been built. To the north of this site the buildings associated with Great Totease Farm and adjacent development are also included although the boundary has been positioned to ensure that the frontage pattern of development is retained. However, further to the west the landscape is open and exposed, where any new development would be intrusive. Along the High Street west of the Station, the ribbon of development is more loosely-knit and more rural in character, and has therefore been excluded in order to prevent any intensification of development.

Housing

19.5.12 Land at Littlewood Farm is allocated for housing purposes. Full planning permission has

recently been granted for 20 dwellings at a low density. Its development is subject to the removal of the existing dilapidated buildings and hardstandings and the planting of an amenity woodland, to which public access is given. Vehicular access should be taken via the existing Littlewood Farm access, improved to local authority standards.

Littlewood Farm

19.5.13 At 1st April 1997, the main housing commitment in the village was for 32 new dwellings at Littlewood Farm and Birchwood. The existing character of development within the defined development boundary provides opportunities for new housing development on allocated land at Littlewood Farm on former business land at Gordon Road, on undeveloped land, by infilling, by redevelopment and by conversion of a building to residential use.

VB5.1 Land at Littlewood Farm, Buxted, as defined on the Proposals Map, is allocated for housing purposes and amenity woodland. Proposals for new housing development will be permitted where the following criteria are met:

- (1) no more than 20 dwellings shall be constructed on the area allocated for housing;**
- (2) no housing development shall be commenced until the existing agricultural buildings and hardstandings are completely removed and the area so allocated for amenity woodland be planted as such. A planting and management scheme shall be prepared and implemented;**
- (3) public access into the amenity woodland area shall be facilitated;**
- (4) the requirements at (1)-(3) above shall be secured through appropriate legal agreements;**
- (5) vehicular access shall be taken via the existing Littlewood Farm access, improved to the satisfaction of the Highway Authority standards;**
- (6) particular attention be paid to the effect of development on the amenities of the residents on the northern side of Eight Bells Close;**
- (7) all existing trees, subject to a Tree Preservation Order, and hedgerows shall be retained and improved wherever possible.**

Pound Green

19.5.14 In Buxted there is an established pattern of development that steadily reduces in density away from the village centre. On the eastern side of the village, the Pound Green area, north of the A272, is characterised by detached properties set in spacious grounds with mature tree cover, hedgerows and landscaping that create a sensitive parkland environment. These properties are positioned principally around three culs-de-sac, including St Raphael's where the mature tree-lined avenue contributes to the more rural character of the area.

19.5.15 Although a number of properties along Redbrook Lane have been excluded from the development boundary, it is important that special regard is had to the impact of new development on the established character of the area within the development boundary. On this basis, a policy is proposed to protect the established character of the area when considering new development proposals. The size, position and site coverage of buildings, together with frontage widths, trees, landscaping and boundary treatments, will be important considerations.

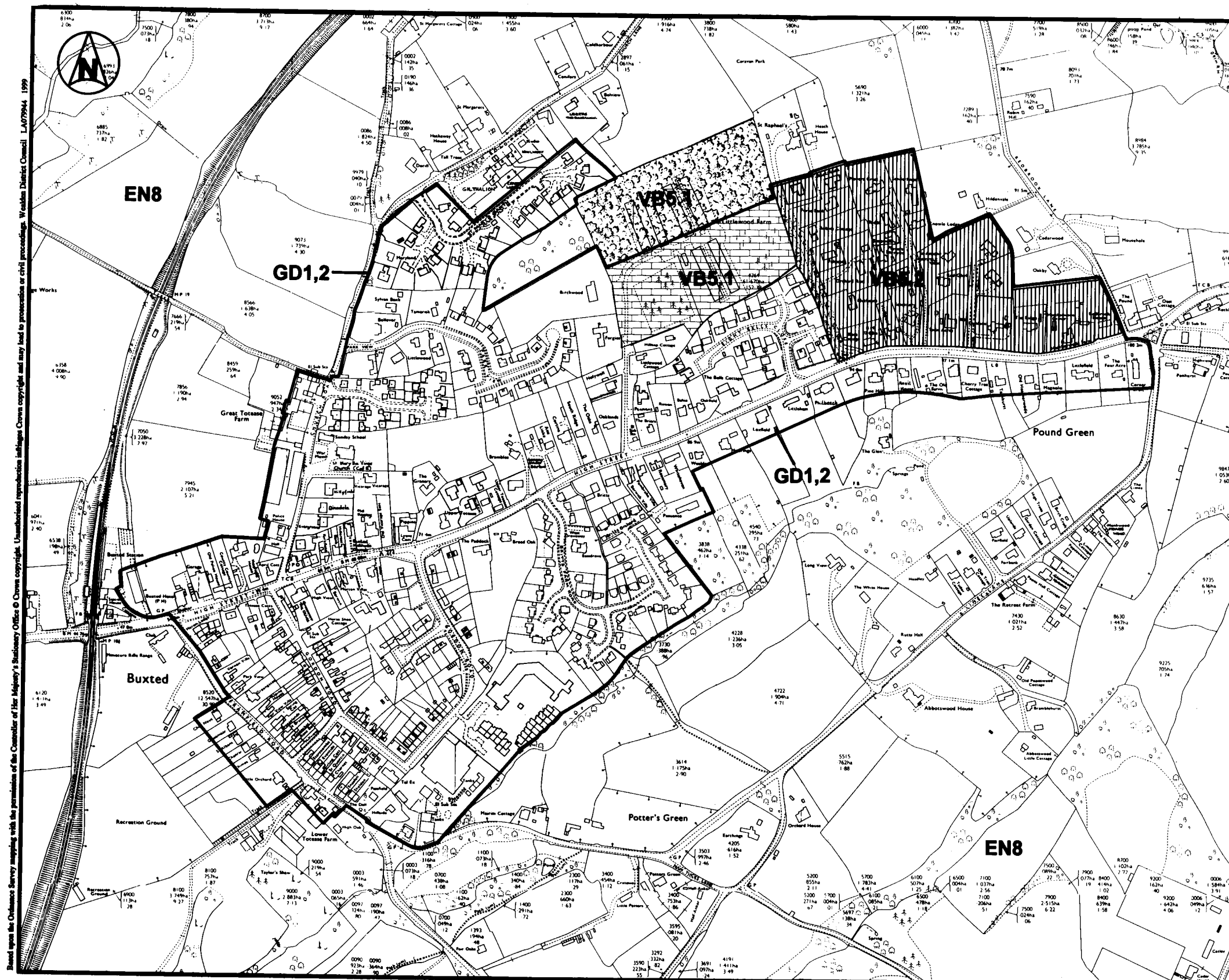
VB5.2 Within the Pound Green housing policy area, as defined on the Proposals Map, the established character will be protected and proposals which adversely affect that character will not be permitted. Planning applications for new residential development on sites within the policy area will be determined with reference to the following criteria:

- (1) the form, scale, site coverage and siting of the proposed development should reflect the character of the adjoining buildings and the spaces around them, existing building lines and characteristic frontage widths;**
- (2) landscaping should remain a dominant element of any scheme in accordance with the character of the area;**
- (3) the proposed development should not result in the loss of trees, shrubs, hedges or other features which contribute to that character.**

Transport

19.5.16 Buxted is principally served by the A272 which is an important east-west major distributor route. The stretch of road through the village, which is subject to a 40mph speed limit, is particularly busy and there is local concern about the danger to residents from the speed and volume of traffic using it, and the subsequent congestion caused by on-street parking.

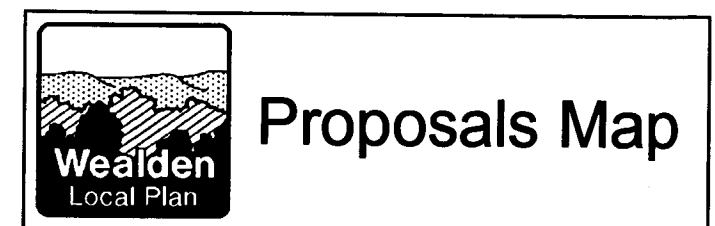
Inset Map No. 6 Buxted



KEY

- Inset Map boundary
- Development boundary
- Housing allocation
- Housing policy area
- Amenity woodland

Plan wide policies are listed on the main Proposals Map.



0 100 200 metres

1:5000