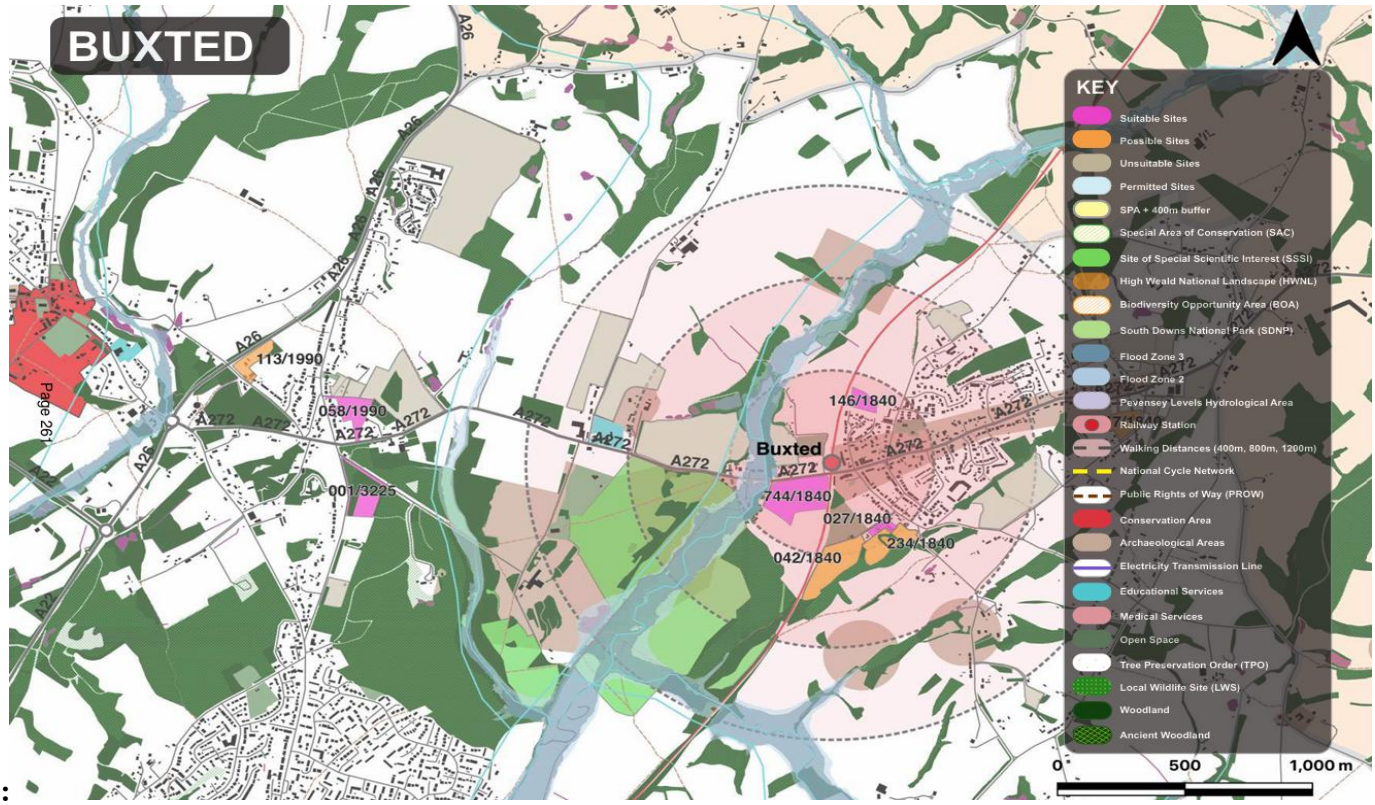
BUXTED
PARISH COUNCIL

REGULATION 18 LOCAL PLAN CONSULTATION – FEBRUARY 2026

Buxted Parish Council considered the report and based on resident's comments; the parish council <u>reject</u> the local plan in its current form. It agrees a plan is vital, but the vast majority of development should be focused in the south of the district where it is better supported by roads; rail; sewerage and services including hospitals.

Additionally, the plan contradicts its own assessment by including land which has previously been refused permission and rejected by government appeal inspectors but is now included.

1. This is not a local "plan", as it is not based on Parish/District council suggestions, it is an assessment of developers requests for development.
2. The facilities and services list says Buxted Village Hall – there is no village hall in Buxted village.
3. The facilities also list Saplings Nursery – there is no nursery in Buxted Village.
4. 3 bus services a week not a day. These are not ESCC services, but are the Community Transport Scheme, heavily subsidised by the parish council and are only available on demand.
5. Walking routes, both Vanguard Way and Weald Way national footpaths pass through the PC area. These are not mentioned.
6. Request that the track bed of the disused line between Uckfield and Lewes be protected to preserve the potential to bring it back into use in the long term.



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Site Specific Comments:

001/3225 – land east of Cooper Green Road, Ringles Cross – reiterate previous comments. Unsuitable for development. Sewage site is located on this land, and it floods. Why is there an allocated for twenty dwellings in a much smaller site when the adjoining BU2 has been allocated fifteen dwellings. The site also abuts Buxted Park and Gardens and ancient woodland.

027/1840 – Lower Totease Farm, Framfield Road, Buxted – as per previous comments. Local concern is raised regarding the suitability of this site including, loss of employment opportunities; unsuitable access onto Framfield Road as the visibility is restricted, so ten more houses would exacerbate this problem; increased traffic; ten houses is too many.

However, should this site be deemed to be suitable for development, the Parish Council would suggest that development should be extended to Land South of Lower Totease Farm (SHELAA ref 042/1840). The reason given for this being an unsuitable site is due to the existing vehicular access to the site having inadequate visibility onto Framfield Road, yet BU4 uses the same access and is considered acceptable.

The Land South of Lower Totease Farm also includes a border with ancient woodland. The land could be developed but cut off prior to the ancient woodland preserving a nature reserve, or the land closest to the ancient woodland be used as a green burial site (as there are none allocated within the local plan).

The Parish Council owns half of the access track which is the principal issue for both development sites. The Council would be open to dialogue with WDC to opening the access track to a double width (removing the centre line of hedgerow and some trees) to widen the access for both new development and the existing recreation ground.

058/1990 - Land at Walled Garden, Five Ash Down – Previously, the Parish Council comment it is not opposed to a sympathetically designed development on this site, but twenty dwellings is considered an overdevelopment adjacent to a listed building. Any new development should be low density matching existing fronting the site. The Council continues to question why this site has been included as suitable following the refusal for housing and dismissal at appeal. Any development on this site would affect the setting of the adjacent listed building and a suitable access to the site has not been established as access from the A272 was deemed not acceptable and access through The Walled Garden does not provide an adequate visibility splay. Surely this would leave this site unachievable.

113/1990 - Willow Sawmills, Millwood Lane, Five Ash Down - has a lot of wrong information. There is pedestrian access to Uckfield down the public footpath immediately opposite the site entrance which leads to the London Road /A272 junction. There could also be pedestrian access to the site from Maresfield as there is a paved path from the corner of the site on the bridge across the A26 and then down the side of the A26 and on up the hill into Maresfield.

In the previous Regulation 18 consultation this site was ruled out for housing, it now appears the site has been deemed unsuitable for business use. The Parish Council would agree and reiterate this site is not considered suitable for either housing or business development.

146/1840 - Land east of Great Totease Farm, Church Road, Buxted – As previously commented, this site could be extended further to the north if the land is available. The Parish Council agree that the site must only

be accessed via Iron Plat Lane and not via Church Road which is in poor condition and often congested with parked cars.

234/1840 – Land at Taylors Shaw, Framfield Road, Buxted (NEW SITE) - (*previously disregarded as unsuitable*)

Land at Taylors Shaw includes a border with ancient woodland. The land could be developed but cut off prior to the ancient woodland preserving a nature reserve, or the land closest to the ancient woodland be used as a green burial site (as there are none allocated within the local plan).

As per 027/1840 – Lower Totease Farm, Framfield Road, Buxted above, the Parish Council owns half of the access track which is the principal issue for both development sites. The Council would be open to dialogue with WDC to opening the access track to a double width (removing the centre line of hedgerow and some trees) to widen the access for both new development and the existing recreation ground.

744/1840 – Land at Holly Farm, Station Road, Buxted - The Parish Council continues to maintain this site **unsuitable** for development due to its visibility from Buxted Park. Part of the site is higher than Buxted Park and thus the sites would be intervisible.

It is noted the site now covers both fields from the railway site down to Binky's Farm which is an extension to the previously suggested site of the field closest to Binkys Farm. Why is this site considered suitable when another in Pound Green considered too far into the countryside (191/1840 unsuitable site summary).

975/3225 – Land opposite Roundwood, Coopers Green Road, Ringles Cross - reiterate this site is unsuitable for development. Too much development given Mockbeggers approval. The site abuts Buxted Park and Gardens and ancient woodland.

1247/1840 – Land at Limes Lane, Buxted (NEW SITE) - The proposed possible development would represent a substantial and irreversible change to the surrounding landscape. This section of Limes Lane is defined by its semi-rural character, open aspects, and established greenery. Introducing development of this density would urbanise the immediate setting and erode the rural approach and visual openness that currently characterise the area. Development would result in habitat loss, increased lighting, noise disturbance, and fragmentation of ecological movement routes, materially altering the biodiversity balance of the area. There is also increased flooding in Limes Lane. As the site is positioned higher than the lane and existing houses run off water would increase this. Limes Lane is narrow, with limited passing points and minimal pedestrian provision. It is currently national speed limit. Additional traffic from 25 dwellings raises concerns regarding congestion and safety. Access to the site presents a significant concern. Even if linked to the main road network, the junction at the top of Limes Lane is hazardous — positioned on a slight bend with poor right-hand visibility. A separate proposed development on the opposite side of this road was previously declined in part due to access and highway safety concerns, reinforcing the constraints of this location. Furthermore, site assessment evidence prepared within the Local Plan process has previously concluded that suitable vehicular and pedestrian access could not be achieved in the Limes Lane area due to the narrow form of the road.

POLICY LH1 - Land at Owlsbury Farm, Lewes Road, Uckfield – although this is currently an 'option', the fact it has been included within the consultation means it is a possibility. 1500 dwellings would certainly help to reach Government housing targets, but this is the wrong location. The infrastructure does not support this level of development. The A26 is already saturated and the drainage, water supply systems are already stretched. Together with the existing approved Uckfield sites would be a vast overdevelopment in this area. **STRONGLY OPPOSE.**