

WELCOME



Welcome to the consultation detailing our emerging proposals for 30 new homes and open space at Saxon Court, Buxted.

Thank you for taking the time to view our online exhibition. The purpose of this consultation is to present our proposals for the development of the land at Saxon Court, Buxted, and to enable you to raise any comments you may have with our team.

The proposed development site is the grounds of the now disused Saxon Court Care Home. This brownfield site has strong landscape boundaries providing a sense of enclosure for the potential residential development. Ensuring a landscape-led approach to the development of the site, compliance with the Local Plan policies, and making the best use of the land has led to a proposal for 30 dwellings.

We look forward to hearing your views.

Kitewood Estates Limited (Kitewood)

Kitewood is a privately owned development company who specialise in delivering high quality residential-led developments in the South East.



Location Plan



Aerial view

Benefit of the Proposal



Sustainable Site

- Brownfield development on previously developed land
- Strong existing boundaries to enclose development
- Edge of settlement site with views to the countryside.



Sustainability

- A fabric first approach
- Installation of air source heat pumps (ASHP)
- Provision of electric vehicle charging ports for on-plot car parking spaces.



Local Character

- Build on the local character of the area, tying in distinctive features of the local architecture, allowing the new proposal to blend into the existing context, without mimicking it.



Retention and Enhancement

- All viable hedges and trees on the boundary retained and enhanced.
- Landscape-led approach
- Provision of green amenity, semi-mature planting and



Healthy and Affordable Homes

- A mix of 2, 3, 4 and 5 bed high quality homes.
- Provision of custom build homes.
- Provision of affordable homes.



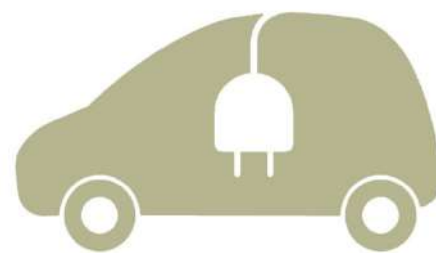
Open Space

- Provision of circa 1.1 ha open space is proposed including play space.
- Landscaping to provide buffers and create privacy, with the design facilitating passive surveillance of paths and public spaces to increase the sense of safety and security.



Design Detail

- Strong individual form and character to avoid sense of 'anywhere' places.
- Integration of elements of the surrounding context, scale of the proposal, and structural landscaping.
- Creating a human scale through the street scenes with landscaping and recognisable, attractive frontages



Access

- A new all purpose access junction with the A272 is proposed.
- Improvements to the pedestrian access to Buxted.

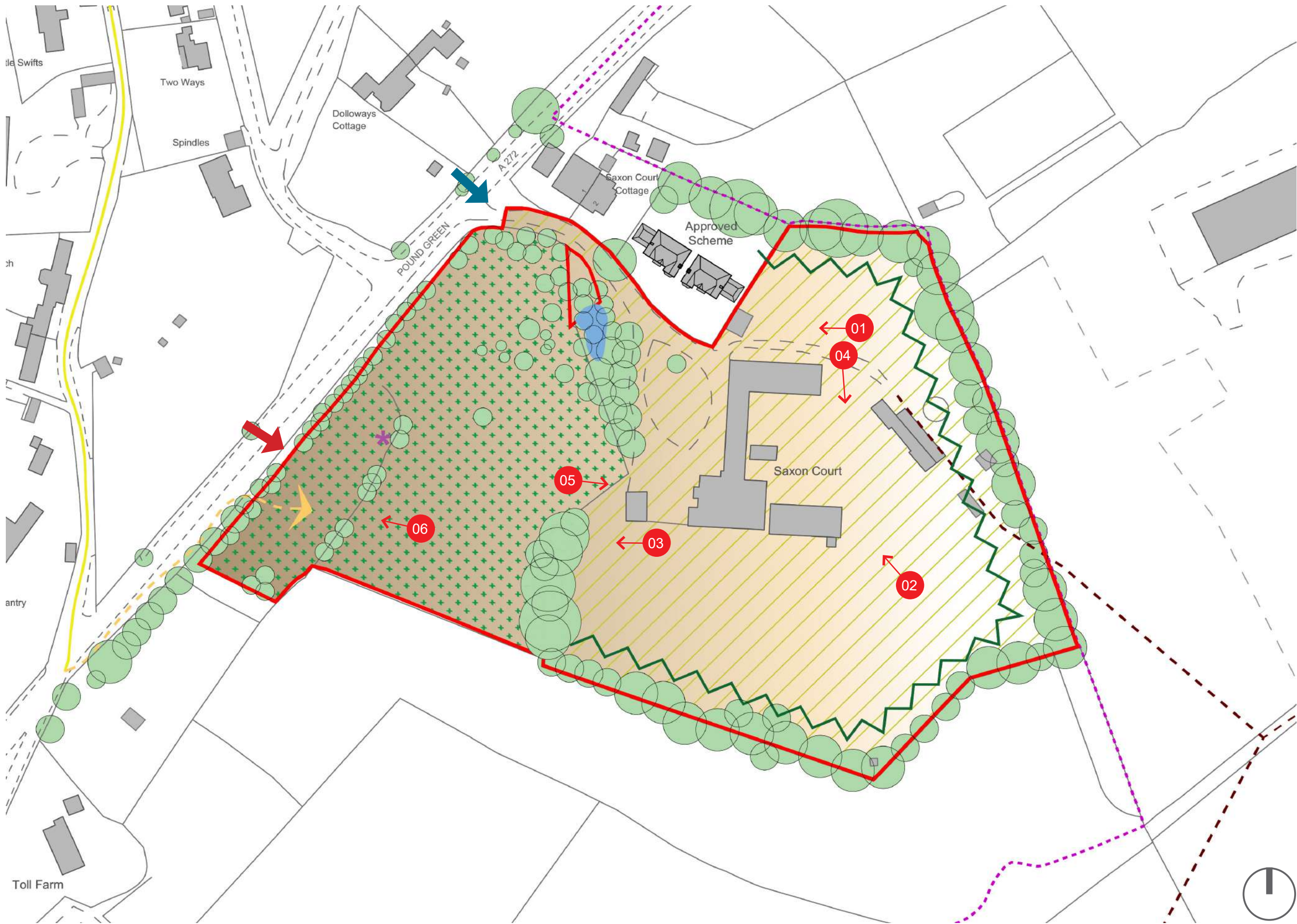
THE SITE & LANDSCAPE

Site Description

The application site is situated on the southern side of the A272, at the eastern edge of Buxted village. The site covers approximately 3.15 hectares and includes the former Saxon Court care home building, along with ancillary outbuildings, areas of hardstanding, gardens, and an open grassland area to the west, which borders the A272. Whilst the site lies outside the village's development boundary, the previous development here makes the eastern (rear) part of the site a brownfield site and use of such land for residential development is supported by local planning policy. The western (front) part of the site considered greenfield.

The site is located within the High Weald National Landscape. The boundaries of the site benefit from mature trees and hedgerows, which provide significant screening from the road and contributing to its rural character and ecological value. Views into and out of the site are limited, making the site ideal for a clearly defined residential development.

The proposal will focus the residential development only on the portion of the site which was previously developed, with the remainder of the site being retained and enhanced for biodiversity gain, open space for public enjoyment, sustainable drainage and a natural play area.



LAYOUT

Site Design Approach

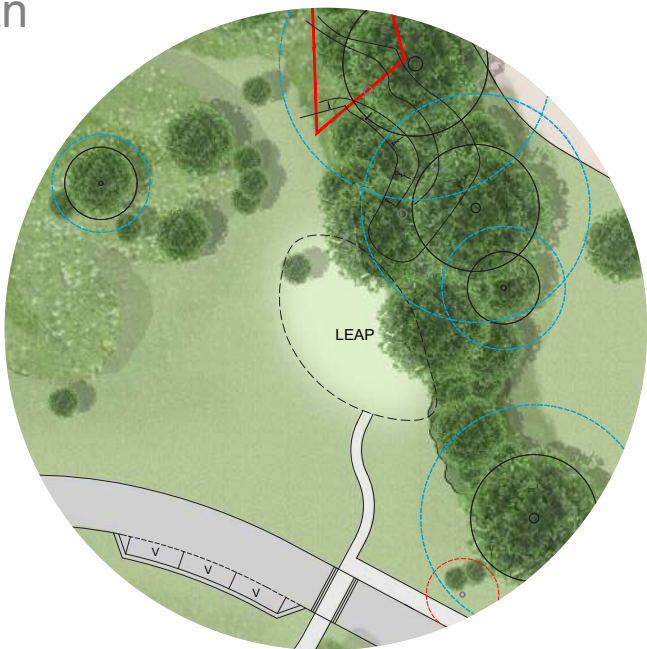
The proposed development has been designed to respond to the site surroundings, as well as the local landscape, opportunities and constraints. The strong boundaries have led the site to be inward looking with a looped access road serving all dwellings. The building line created in the north of the site by Saxon Court Cottages and the recently approved new dwellings has been respected and continued into the site.

Dwellings front onto the open space to the west, providing surveillance over the new play area nestled in the landscape. High value trees are retained within the site with a small number of removals for access purposes. A high level of replacement tree planting is proposed along the tree lined streets within the site..

The site layout has been developed in accordance with good practice urban design principles set out in the National Planning Policy Framework, National Design Guide and Secured by Design. This is to be achieved within a naturalistic landscape framework that enables biodiversity, recreation, and health and wellbeing to be optimised, while respecting and enhancing the edge of settlement setting.



Site Plan



Public open space with the introduction of additional planting and play space. Additional buffers are proposed to the boundary to strengthen green infrastructure. Pedestrian links to the wider footpath network are retained and enhanced in order to further integrate the development into the local area.



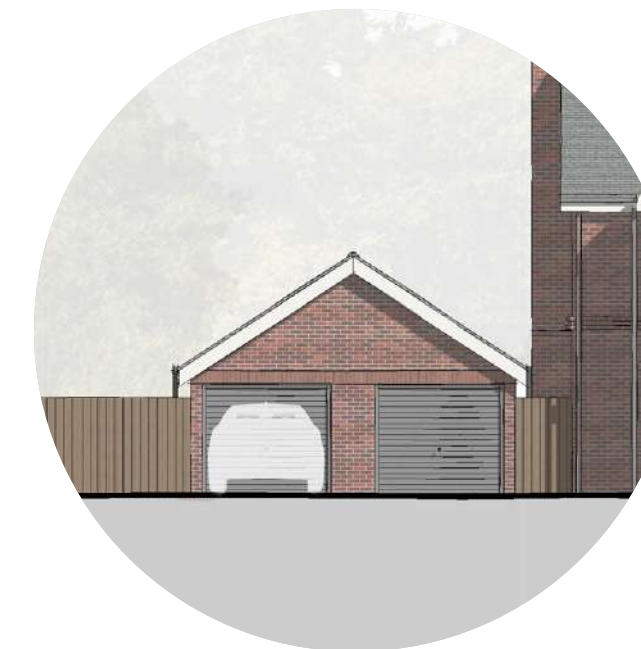
Scale maintained at 2 storeys high ensuring an urban fringe that blends easily into the countryside with scale commensurate with adjacent dwellings.



Provision of a primary access road with planted verges, with a gentle meandering character to a looping shared surface road, naturally reducing traffic speeds and providing a rural lane character across the development.



Provision of 30 family dwellings, including a provision of custom build homes and affordable homes.



75no. total car parking spaces provided at:
56no. parking spaces
6no. parking spaces within carports/garages
13no. visitor/unallocated spaces (0.43 spaces per dwelling)
1 electric vehicle charging port will be provided per unit

DESIGN APPROACH



- Key**
- ① Horizontal White Weatherboard
 - ② Light Red Multi Brick
 - ③ Clay Tile Hanging
 - ④ Brick Chimneys
 - ⑤ Clay Roof Tile
 - ⑥ Slate Roof Tiles
 - ⑦ White Painted Timber Post and Brick Pier
 - ⑧ White Barge Boards/Fascias
 - ⑨ Dark Grey uPVC Rainwater Goods
 - ⑩ White UPVC Casement Windows
 - ⑪ Brick Corble Detailing
 - ⑫ Brick Heads
 - ⑬ Brick Cill
 - ⑭ Brick Quoining
 - ⑮ External Timber Doors with Vision Panel
 - ⑯ Ornamental Tile Band
 - ⑰ Brick Banding Detail
 - ⑱ Front Facing Gable Features
 - ⑲ Gabled Porch

Elevation testing of different house types



Key Plan

Contextual Reference



Brick quoining detail



Tile hanging with ornamental tile bands and white fascia



Splayed window heads, boxed eaves, brick chimneys



Gabled porch and splayed window heads



Brick banding



Front facing gable detail

ACCESS, CONNECTIVITY & DRAINAGE

Access

While the site is on the edge of Buxted, the existing footway connection that runs along the southern side of the A272 will sought to be widened along the frontage of the site to provide an enhanced connection for pedestrians wishing to access the village, including local facilities and Buxted Rail Station, which is within 2km of the proposed site.

The development proposals will seek to re-introduce bus stops on both sides of the A272 in close proximity to the proposed site access junction, which will be provided in line with current requirements, including raised kerbs, bus gates, and a new pedestrian crossing of the A272.

The proposed site access junction will be provided in line with ESCC design standards, ensuring that adequate visibility splays are provided based on the observed speeds recorded along the approach to the proposed site access junction from both directions along the A272.

The internal road layout will accommodate two-way traffic flows, adequate space for a large refuse vehicle to circulate through the site unhindered, as well as ensuring that emergency services vehicles can access the full development.



Site Plan

- KEY
- EV

ASHP

Existing headwalls / outlets / inlets

Existing drainage feature for potential refuse subject to levels assessment and detailed design

Proposed surface water sewer and manhole

Proposed headwalls / outlets / inlets

Proposed pond / attenuation basin
- ## Drainage
- The proposed management of surface water emanating through the site will be through a combination of a number of SuDS features. Individual properties have the potential to utilise water butts and rain gardens to reduce the loading on the wider site whilst the utilisation of an attenuation basin, interlinked with a scenic footpath access to the properties, will ensure that the runoff from the development is stored and released within the site boundary for extreme site events, in accordance with the Drainage Hierarchy and Local & National Policies.
- In addition, the site has potential to re-use an existing ghyll for the management of some water (as per the current situation) to ensure the ecological nature of the site in these locations is preserved and, if possible, enhanced.
- LAND AT SAXON COURT - BUXTED

ECOLOGY & BIODIVERSITY NET GAIN

Landscape Strategy

A landscape led approach to development has been followed and the landscape strategy for the site has been formulated by responding to the opportunities provided by the site and it's surroundings. The enclosed nature of the site provides the backdrop for a secluded development which embraces the natural environment.

The inclusion of street trees and the retention of the existing mature tree belts within the site enhances the tree population and canopy cover within the development.

Access to the wider green space would be provided by a naturally surfaced path network, with provision for a play space constructed from natural materials and wider trim trail.

The ecological areas within the wider landscape and ornamental areas close to the houses will provide both a food source for pollinators and other animals and habitats which will include log piles, bee posts and a range of bird boxes.



Landscape Masterplan

- Site Boundary
- High Weald National Landscape
- Ancient Woodland
- Existing woodland
- Opportunity for enhancement to biodiversity and interconnectivity to green infrastructure
- Opportunity for additional trees and planting
- Existing opening in the site boundary providing views into the site
- Potential Reptile Receptor Location
- Brownfield area
- Developable area
- Adjacent residential / commercial properties
- Existing access to Saxon Court from A272
- Location of potential access from A272 to site
- Public footpath
- Vanguard Way long distance route
- Footpath link to Buxted village and train station

Ecology Strategy

Sustainability and Biodiversity Net Gain (BNG) are a key part of the scheme, the very core of which has been designed around the priorities of the High Weald AONB which comprise:

- Restoration of species rich grasslands
- Recovery of the abundance of characteristic High Weald species and habitats
- Hedge restoration and reinstatement
- Creation and management of scrub and wilder boundaries
- Restoration of a pesticide and pollution free environment

Approximately half of the site area will be designated as a public green space to be ecologically enhanced under Statutory Net Gain in line with these values. Grassland and scrub management as well as new trees and hedgerows will improve connectivity for invertebrates, birds and mammals reflecting and enhancing the value of the wider rural landscape of the High Weald.

NEXT STEPS

Thank you for taking part in this consultation.

Once you have had the chance to look through the proposals, please do use the contact details available to provide feedback.

The views of the community and local knowledge are important to us. We welcome any comments you have about any aspect of the proposals.

We will consider all comments received as we progress these proposals towards a detailed planning application that we intend to submit in the near future.

What to do next

- Please fill in the online survey on the website:
<https://eceplanning.com/saxon-court-buxted/>
- You can also email questions or comments to:
sussex@eceplanning.com
- Please ensure feedback reaches us no later than the 20th June 2025

