FORMAL SPORTS PITCHES

MIXED USE AREA
2.919ac / 1.181ha

ATTENUATION FEATURE

ACCESS TO PARKING

REFUSE/FIRE TURNING

CYCLE PATH

LAP

LEAP

CENTRAL POS

FOCAL SPACE

SCHOOL FRONTAGE

ACCESS

ACCESS

PRIMARY SCHOOL AREA
5.434ac / 2.199ha

RETAINED HEDGEROW & DITCH

REFUSE/FIRE TURNING

REFUSE/FIRE TURNING

PEDESTRIAN LINK

PUBLIC RIGHT OF WAY

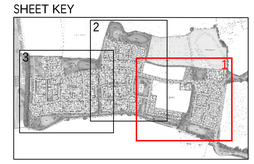
AMENITY SPACE

PEDESTRIAN LINK

KEY

- PRINCIPAL ROUTE
- EASTERN QUARTER
- GREEN EDGE
- CORE AREA
- WESTERN QUARTER

SHEET KEY



Scale @ A0
0 5 10 15 20 25m
Scale 1:500
NORTH

Rev	Date	Drawn	Checked
C	14.01.26	LRD	BB

UPDATED TO LATEST LAYOUT

Date: DECEMBER 2025

Drawn by: LRD Checked by: BB

Drg No: CB_96_282_012_1 Rev: C

Project: LAND WEST OF IMBERHORNE LANE, EAST GRINSTEAD

Title: CHARACTER AREAS PLAN SHEET 1

Client: Vistry Homes

COOPERBAILLIE

Cooper Baillie Limited - Connaught House, 24 Guildford Road, Bagshot, Surrey GU19 5JN - Telephone 01276 450039 - www.cooperbaillie.co.uk
This drawing and the works represented are copyright of Cooper Baillie Ltd. and may not be reproduced or amended, except by written permission. No liability will be accepted for amendments made by other persons.