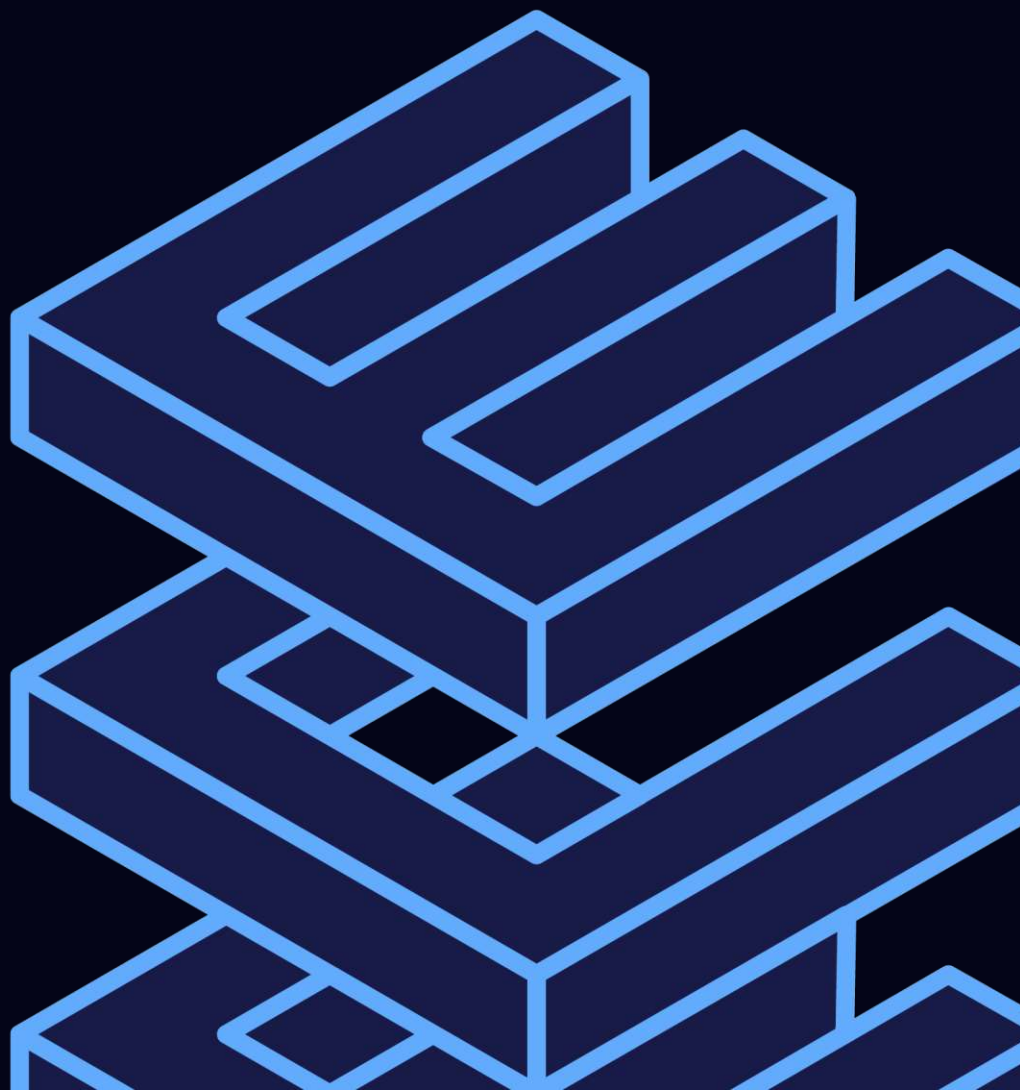


ECE Planning

Planning and Affordable Housing Statement

Imberhorne, East Grinstead

January 2026



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Project Name: Imberhorne, East Grinstead

Location Land South and West of Imberhorne Upper
School, Imberhorne Lane

Client: Vistry Homes Ltd

File Reference: P2177

Issue	Date	Author	Checked	Notes
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1. Introduction

- 1.1. This Planning & Affordable Housing Statement has been produced on behalf of Vistry Homes Limited and David Wilson Homes Southern (on behalf of BDW Trading Ltd), in support of a Reserved Matters Application for the development of Land South and West of Imberhorne Upper School, Imberhorne Lane ('the Site').
- 1.2. The description of development is set out as follows:
- 1.3. 'Approval of Reserved Matters following Outline Planning Permission (reference DM/23/2699) relating to Appearance, Landscaping, Layout and Scale for 550no. new residential units at the Land South and West of Imberhorne Upper School, Imberhorne Lane'.
- 1.4. The Site forms part of a wider Hybrid Planning Application (reference DM/23/2699) which sought:
 - Outline planning permission for a mixed-use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class C2), land for a 2-form entry primary school (including early years and special needs provision), a mixed-use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and
 - Full planning permission for playing fields, a new sports pavilion and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, an internal road to the SANG, a pedestrian/cycle link from Imberhorne Lane, and associated landscaping and infrastructure (as amended 22nd May 2024).
- 1.5. This Reserved Matters Application seeks approval in relation to the 550 residential units only, which will be delivered by both Vistry Homes Ltd and David Wilson Homes Southern, the mixed use area and care village of the outline element of the Hybrid Planning Permission are brought forward through separate applications in due course. The mixed use area will form the neighbourhood centre of the development and could contain an element of retail, community space and has the potential for a new health facility/ GP surgery.
- 1.6. The Section 106 (S106) Legal Agreement associated with the Hybrid Planning Permission includes a negotiating period of 18 months to continue engagement with a health care provider and the Sussex Community NHS Foundation. Vistry Homes Ltd have begun the process of engagement, which is a continuation of discussions which took place during the determination of the Hybrid Planning Application. At such time, within the prescribed time period, when more certainty on the mix of uses and end users have been secured, a subsequent Reserved Matters (RM) Application will be progressed. The C2 care village is being delivered by a separate developer.
- 1.7. In addition to the mixed use neighbourhood centre, the permission also makes provision of land for a new Primary School. The delivery of the school is outside the control of the developer and will be delivered by West Sussex County Council at the appropriate time; provision of the land and financial contribution towards the delivery of the school are secured by the S106 Agreement.
- 1.8. Conditions 18 and 20 of the Hybrid Planning Permission (reference DM/23/2699) require the details of siting, design, appearance and landscaping (the reserved matters) to be submitted to and approved in writing by the Local Planning Authority before development begins. These conditions also require any Reserved Matters application to be submitted in general conformity with the approved parameter plans and the Green Infrastructure Strategy, which together set the framework for the outline element of the permission.

- 1.9. This Reserved Matters Application therefore seeks detailed approval for the Layout, Scale, Appearance and Landscaping of the residential development, comprising up to 550 dwellings, which is the maximum amount of development permitted by the outline consent and is fully in accordance with the approved parameters.
- 1.10. In accordance with the Section 106 Legal Agreement (dated 2025), a minimum of 30% of the dwellings within the Development are required to be delivered as affordable housing. On the basis of 550 dwellings, this equates to 165 affordable units.
- 1.11. The Agreement requires that the affordable housing is provided with a tenure split of 75% Affordable/Social Rent and 25% Intermediate Housing. Accordingly, the Reserved Matters submission makes provision for:
 - 124 units (75%) Affordable/Social Rent
 - 41 units (25%) Intermediate (Shared Ownership)
- 1.12. The Site is allocated for residential development in the Mid Sussex Site Allocations Development Plan Document (DPD) (adopted 29th June 2022) under Policy SA20 – Imberhorne Farm, East Grinstead. The allocation confirms the principle of development for around 550 dwellings and associated uses as part of the District’s housing strategy to 2031.
- 1.13. This Statement additionally sets out the relevant background for the determination of the application including a description of the site and its surroundings, the relevant planning history, relevant planning policy and how the development responds to it, details of the development proposal and an assessment of the relevant planning considerations.
- 1.14. The application is supported by the following reports and drawings:
 - Planning Application Form
 - Planning and Affordable Housing Statement
 - Statement of Conformity
 - Statement of Community Involvement
 - Design and Access Statement
 - Architectural Drawings
 - Landscape Drawings
 - Landscape and Visual Impact Assessment
 - Ecology Reporting inc. Biodiversity Net Gain Metric
 - Arboricultural Impact Assessment and Method Statement
 - Highways Conformity Technical Note
 - Drainage Strategy
 - Built Heritage Statement
 - Archaeological Desk Based Assessment
 - Noise Assessment

Emissions Mitigation Statement

Energy and Sustainability Statement

Utilities Statement

Environmental Assessment

Levels Drawings

2. The Site

- 2.1. The site is located in a sustainable location to the west of the settlement of East Grinstead and south of Felbridge (refer to Figure 1). It benefits from close proximity to the town's services, facilities and transport links, lying approximately 1.9km from the town centre. The site area is approximately 31 hectares.

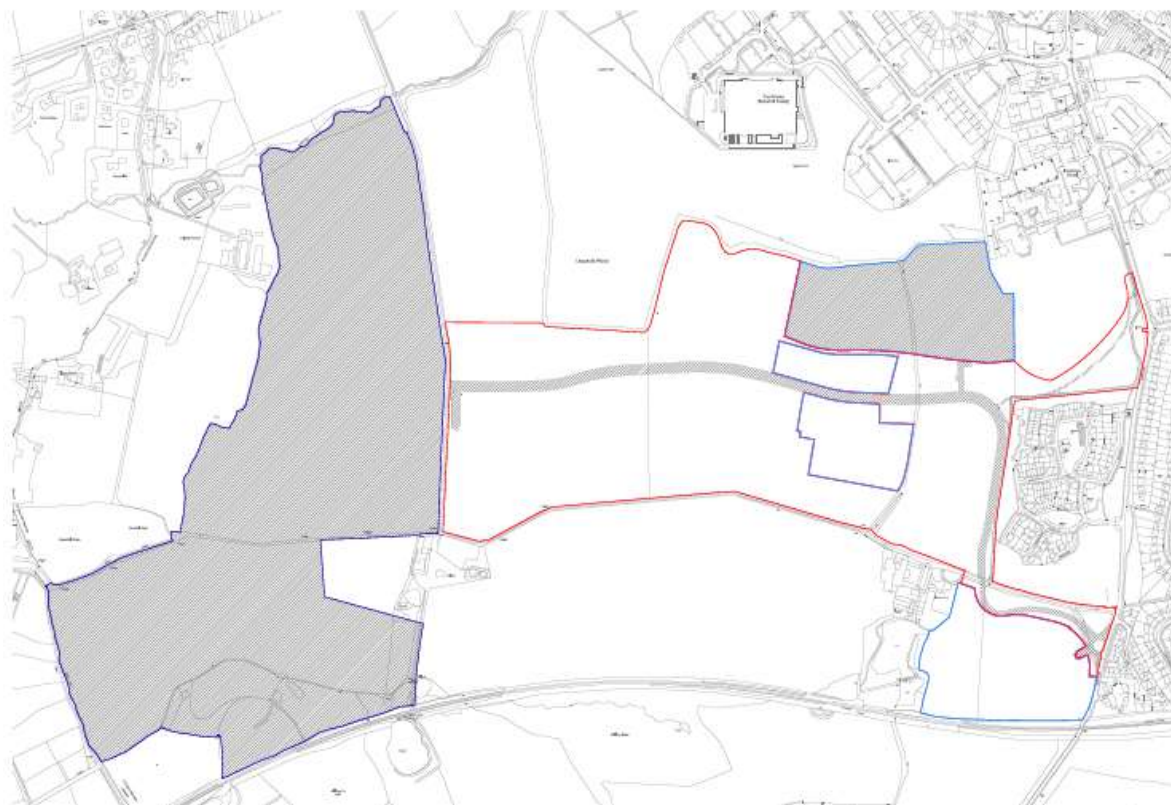


Figure 1- The Site

- 2.2. The site falls entirely within the built-up area boundary of East Grinstead by virtue of allocation SA20 of the Mid Sussex Site Allocations DPD. The allocation establishes the principle of a mixed-use development in this location.
- 2.3. These two areas are differentiated by an existing public right of way (Bridleway 40a/EG/1) and a mature hedgerow/tree line running north-south across the land.
- 2.4. Access to the site is currently provided by a footpath from Crawley Down Road to the west (leading to the SANG), and from Imberhorne Lane to the east, which will form the principal vehicular access in accordance with the hybrid planning consent. The site also connects to the Worth Way, a recreational walking and cycling route that runs past the listed buildings to the south of the site.
- 2.5. The site is well related to existing development and community facilities. It adjoins residential development at The Oaks to the east, separated by a mature tree belt, and lies immediately south-west of Imberhorne School, with part of its playing fields falling within the application boundary. Local amenities within East Grinstead are readily accessible.
- 2.6. The site also contains and adjoins several heritage assets. Along the southern boundary, within the Imberhorne Farm complex, are Imberhorne Farmhouse (Grade II), 1-3 Imberhorne Farm Cottages (Grade II*), and Gullege (Grade II*). To the north, Felbridge Primary School

(Grade II) is noted, although this is not widely visible from within the main development area (Figure 2).

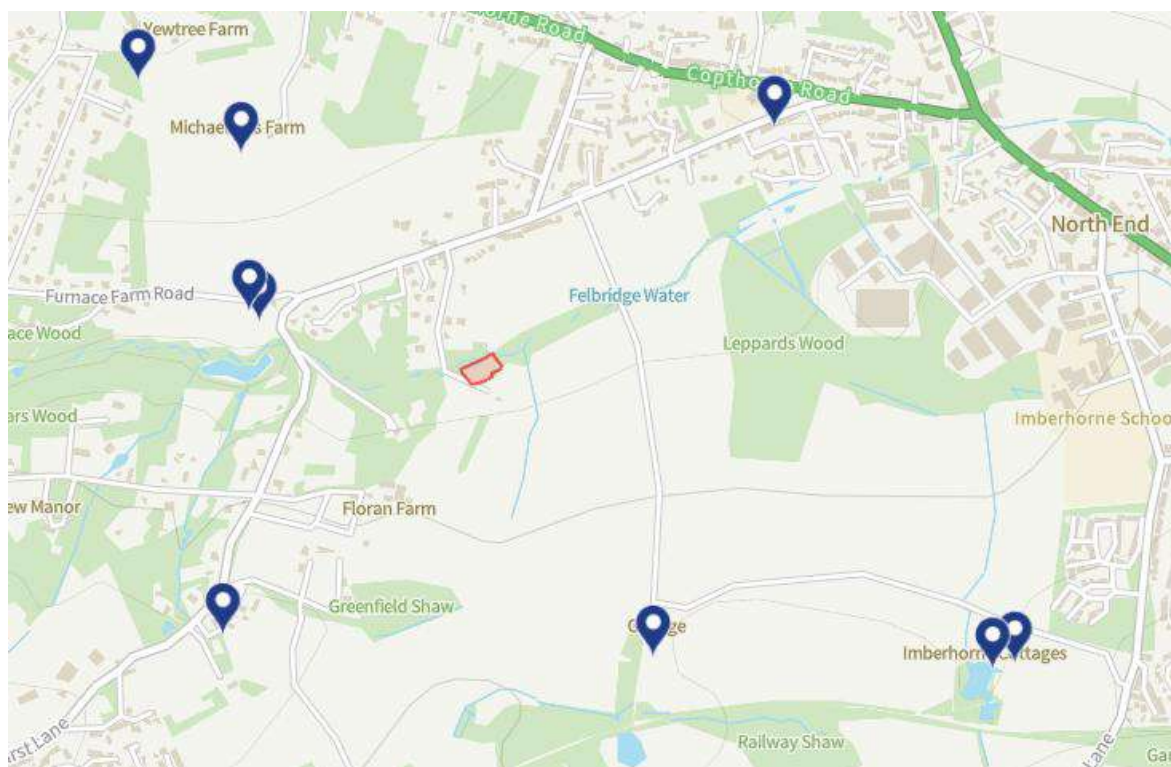


Figure 2- Historic England Maps

- 2.7. Topographically, the land is predominantly flat, with gradual falls towards the south-west where it meets the Worth Way. The site is visually contained by surrounding woodland, hedgerows, and tree belts, while also forming part of a wider recreational and ecological network.
- 2.8. The Government's Flood Maps for Planning confirm the site lies within Flood Zone 1, indicating no fluvial flood risk. Surface water flood risk across the site is minimal and manageable (Figures 3-4).

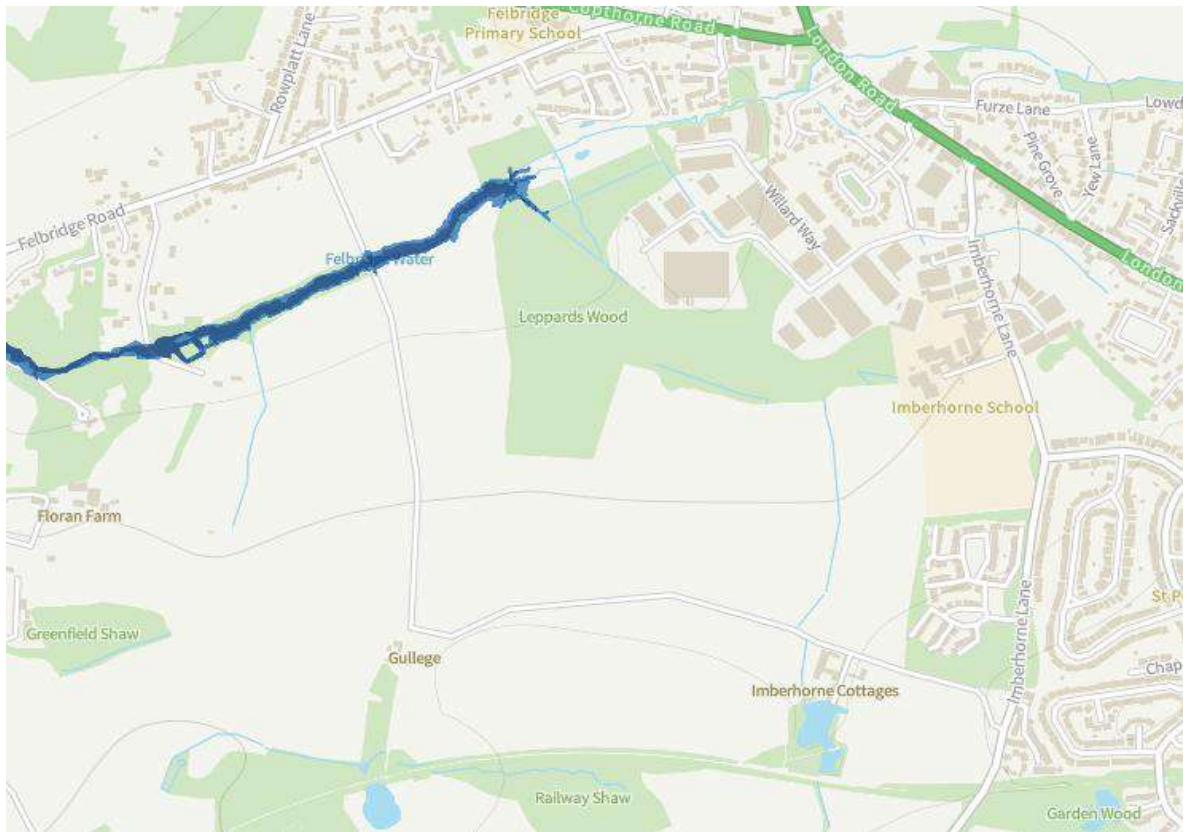


Figure 3- Government's Flood Maps for Planning, Flood Zones

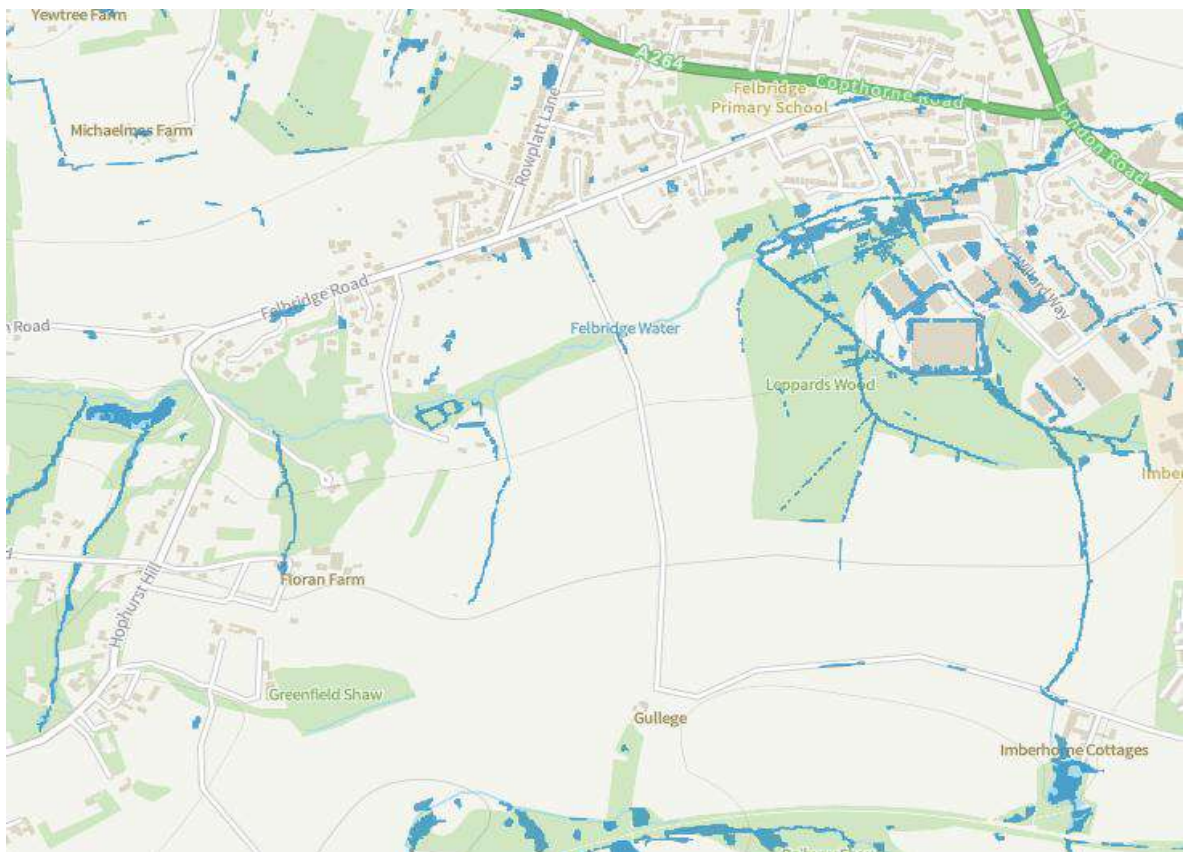


Figure 4- Government's Flood Maps for Planning, Surface Water

3. Planning History

- 3.1. This section sets out the planning history relevant to the determination of this planning application. This includes details of planning applications of relevance which have been submitted within the locality of the development site.
- 3.2. The following represents the relevant planning history pertaining to the land in which this RM directly relates. The following is ordered chronologically with the oldest application being first.
- 3.3. Reference DM/21/3099 - Scoping Opinion for the proposed Mixed-use development comprising 550 dwellings, Care Village, playing fields associated with Imberhorne Secondary School, land for a 2 Form Entry Primary School (with early years provision), a local centre and strategic area of Suitable Alternative Natural Greenspace, formal and informal open space, along with residential access from Imberhorne Lane. Scoping Opinion received 8 October 2021.
- 3.4. Reference DM/23/2699. Hybrid planning application seeking:
 - 1) outline planning permission for a mixed use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class 2), land for a 2 form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and
 - 2) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG, pedestrian/cycle link from Imberhorne Lane and associated landscaping and infrastructure. (Additional/amended information and plans received 22nd May 2024). Approved 23 December 2025.
- 3.5. Following the submission of an Environmental Impact Assessment (EIA) Screening exercise, the council determined that the development was likely to have significant environmental effects and thus determined the application to be EIA development in relation to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended. A scoping exercise followed and the application was accompanied by a full Environmental Statement (ES) which fully assessed the various impacts which were scoped in.
- 3.6. This Reserved Matters application follows the approved Outline application for up to 550 residential units; the maximum permitted under the outline. The main access roundabout off Imberhorne Lane, the pedestrian and cycle route across the planning fields at Imberhorne Upper School and the spine road have Full Planning Permission and were secured at the Hybrid Planning Application stage. Other elements which have Full Planning permission are the sporting facilities and associated pavilion adjacent to Imberhorne Upper School, which were secured through the Section 106 Agreement as part of a land swap to secure the pedestrian and cycle route across the existing playing fields at the school. In addition, the suitable alternative natural greenspace (SANG) to the west of the site and associated car park, secured Full Planning Permission under the Hybrid permission.
- 3.7. A key condition which has secured the Outline element of the application is Condition 20 which states that 'any reserved matters application shall be submitted in general conformity with:
 - *Parameter Plan Land Use and Access 35044 BL-M-01 Rev J*
 - *Parameter Plan Scale 35044 BL-M-02 Rev I*

- Parameter Plan Green Infrastructure BL-M-08 Rev H
- Green Infrastructure Strategy 25044 BL-LP-9 Rev A

Reason: For the avoidance of doubt and in the interest of proper planning and to ensure a high quality development in accordance with policy SA20 of the Site Allocation Development Plan Document 2022’.



Figure 5- Parameter Plan Land Use and Access 35044 BL-M-01 Rev J

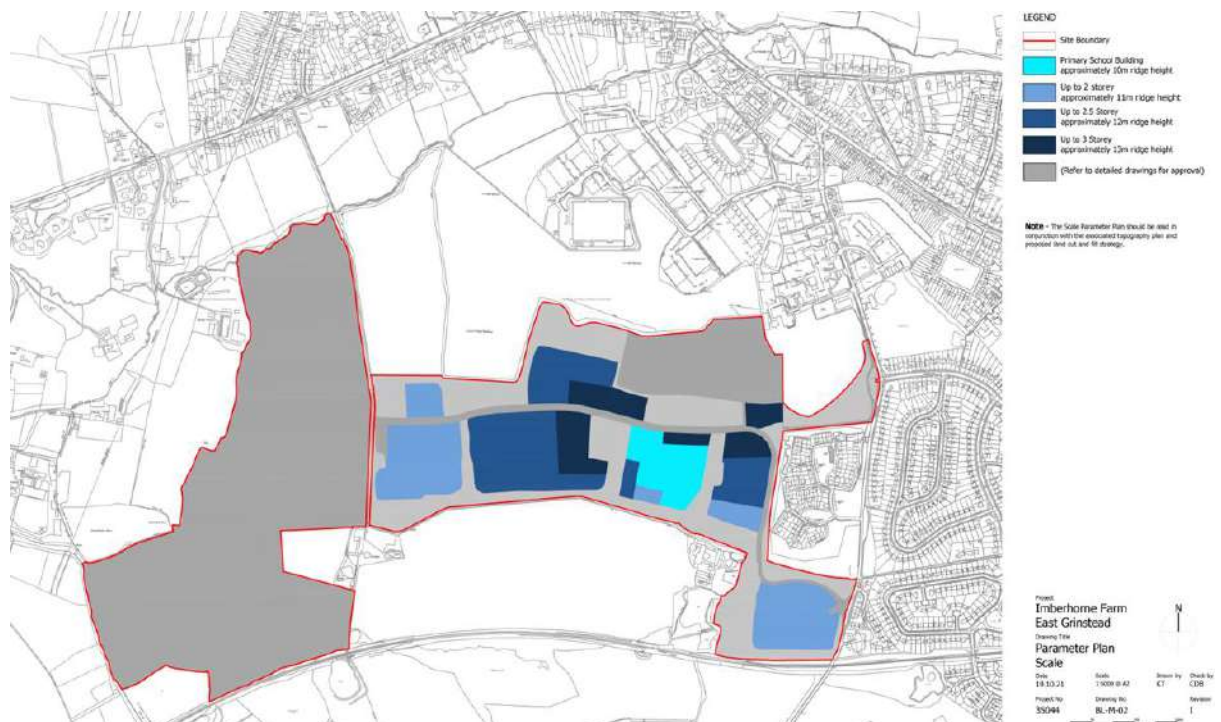


Figure 6- Parameter Plan Scale 35044 BL-M-02 Rev I



3.8. The Site is allocated under Policy SA20 of the Site Allocations Development Plan Document (SADPD), adopted 29 June 2022, which is the principal policy basis for this application.

- 3.9. It is important to acknowledge that the Mid Sussex District Plan is currently under review. The new District Plan 2021–2039 was submitted for examination on 8 July 2024. As of 2 June 2025, the Planning Inspector issued initial findings raising concerns that the Council may have failed its Duty to Cooperate, particularly in engaging constructively with neighbouring authorities, namely Crawley, Horsham, and Brighton & Hove regarding housing needs.
- 3.10. In response, Mid Sussex District Council initiated legal action by launching a judicial review of the Inspector's findings, arguing that the Plan has already demonstrated a strong track record of over-delivery and cooperation both within and beyond district boundaries.
- 3.11. The emerging Plan remains under examination and is not yet adopted. Therefore, while its policies and site allocations are a relevant material consideration, they carry limited weight; Policy SA20 of the SADPD retains full weight as the current, adopted policy guiding this application.
- 3.12. Specifically, in relation to the application site (SA20) and the nearby site at Crawley Down Road (SA19), the Inspector made the following comments:
- 167. This allocation for 550 dwellings is located immediately to the west of the urban area of East Grinstead. As Policy SA20 states, its objective is to deliver a high quality and sustainable extension to the town, which is informed by a landscape-led masterplan. This large site has the potential to provide not only a significant amount of housing, including a specific allocation of a minimum of 142 affordable homes, but also additional early years and primary education, play space to serve the wider community, and a strategic Suitable Alternative Natural Greenspace (SANG) to attract people away from the nearby Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). This allocation, therefore, would deliver important public benefits for both East Grinstead and the wider area.*
- 3.13. *168. The site is in close proximity to a range of community facilities and services, as well as being less than 1.5 km from East Grinstead town centre. On the basis of the evidence before me, I consider the site to be highly sustainable.*
- 3.14. *169. Although concerns were expressed over the ease of a land swap between WSCC and the farm owner, to enable the consolidation of the school campuses and playing fields as well as to provide for an additional vehicular access to the allocation, the Statement of Common Ground (SCG) between WSCC and the developers sets out clearly how this will be achieved, with the Heads of Terms already having been agreed. I therefore do not regard the difficulties of this land swap as insurmountable or sufficiently serious to significantly delay implementation.*
- 3.15. *170. The principal parties have demonstrated in the SCG that the important elements of vehicular access and education provision can be delivered following the delivery of the new playing field land. The SCG is also supported by neighbouring Surrey County Council in relation to highways improvements and educational provision, with commitment to joint working to achieve these objectives during the plan period. Clearly, joint working is key to the successful implementation of this large scheme within the plan period.*
- 3.16. *171. As with the nearby allocation SA19, the impact of the scheme on the local highway network was debated at length at the hearings. The Transport Appraisal for this allocation, commissioned by the site promoters, shows that the vehicular access arrangements are considered acceptable by WSCC, the local highway authority, and that the proposed highways improvement schemes would provide a strategic benefit to the highway network in and around East Grinstead (in particular the operation of the A22). This is consistent with the findings of the Mid Sussex Transportation Study (MSTS), undertaken by Systra, which assessed the impact of developments identified within the Plan.*
- 3.17. *172. In addition to vehicular access, the scheme provides for multiple pedestrian access points and a direct cycle route to the town centre. The Transport Appraisal also identifies*

nine local bus services connecting the site with East Grinstead Railway Station, the town centre, Crawley and other destinations in Sussex and Surrey. The existing Public Rights of Way within and around the site would also be enhanced as part of the proposals for Policy SA20.

- 3.18. The SADPD was adopted by the Council on 29th June 2022 and identifies sufficient housing sites to meet the District's housing requirement to 2031.
- 3.19. The SADPD forms part of the adopted Development Plan for Mid Sussex, against which planning applications must be assessed.

Pre-Application Advice

- 3.20. The applicant has undertaken extensive pre-application engagement with Mid Sussex District Council in respect of the proposed Reserved Matters submission for land at Imberhorne Farm, East Grinstead, following the resolution to grant outline consent under application reference DM/23/2699.
- 3.21. A formal pre-application meeting was held with MSDC officers on 5 June 2025, followed by written advice issued on 13 June 2025 and subsequent heritage comments provided on 26 June 2025. The pre-application process involved input from a wide range of Council officers, including Development Management, Urban Design, Trees, Housing, Section 106 and Conservation, enabling a comprehensive review of the emerging proposals
- 3.22. Overall, and taking account of proposed deviations from the Outline masterplan, officers confirmed that the emerging layout broadly accords with the principles established at outline stage and represents a positive evolution of the masterplan.
- 3.23. Key matters raised through the pre-application process related to the detailed design and demonstration that the neighbourhood centre and school land can be positively integrated into the layout under subsequent phases; the distribution of affordable housing, pedestrian permeability, parking arrangements, and landscape treatment were also interrogated. Officers also requested that flexibility be demonstrated to ensure that future delivery of key community uses would not be prejudiced.
- 3.24. Heritage advice confirmed that the proposals do not materially alter the level of impact identified at outline stage, subject to appropriate detailing and long-term management of landscaped areas adjacent to heritage assets.
- 3.25. The applicant has had regard to all pre-application advice received and the Reserved Matters proposals have been developed to respond positively to these comments, where appropriate.

Design Review Panel

- 3.26. The proposals were reviewed by the Mid Sussex Design Review Panel on 16 July 2025 as part of the applicant's ongoing engagement with the local planning authority.
- 3.27. The Panel was generally supportive of the proposals and considered the scheme to be well developed and clearly explained. The overarching design approach, including the relationship between the neighbourhood centre, surrounding residential areas and the transition towards the site's rural edges, was welcomed.
- 3.28. The Panel's feedback focused on refinement of detailed design elements. This included the use of materials, the clarity and accessibility of the main open spaces, and the way movement routes and crossing points are accommodated within the layout. Further consideration was encouraged to ensure that open spaces are well connected, legible and capable of accommodating a range of users.

- 3.29. Landscape proposals were supported in principle, with comments provided on the selection and resilience of tree species, not just native, biodiversity enhancements and opportunities to improve access through green spaces.
- 3.30. Overall, the Panel concluded that the scheme is acceptable in principle and supported its progression, subject to further refinement and response to the points raised through the Reserved Matters submission.

4. The Proposal

- 4.1. The application seeks the approval of Reserved Matters for the Layout, Scale, Appearance and Landscaping for 550no. residential dwellings at Land South and West of Imberhorne Upper School, Imberhorne Lane. Access formed part of the Full Planning element of the Hybrid application and the detail of such has therefore already been approved, including the main spine road which runs through the south to the SANG. The proposal seeks to progress the C3 housing parcels with the mixed use area, C2 care community and school land forming subsequent phases.
- 4.2. The site layout follows the broad structure established at outline stage with some minor and key deviations which respond more closely to the sites physical and environmental context. The principal east-west spine road provides the main organising route through the development, connecting the approved access on Imberhorne Lane with a series of residential parcels arranged to the north and south. A clear hierarchy of secondary streets and private drives extends from this spine. The outline approval permitted vehicular access to the north of the site to Imberhorne Road which is taken forward fully through this RM submission.
- 4.3. Homes are arranged in walkable blocks throughout the site, with denser development focused around key junctions and more spacious family housing located towards the site boundaries. A total of three surface water attenuation areas are proposed to the north of the spine road and are integrated within the green infrastructure framework and contribute to the landscape setting. A fourth attenuation area shown in the Outline masterplan is not required to serve the development and, accordingly, does not form part of this application.
- 4.4. Within the site and as secured by the Outline Section 106, a primary school land parcel is provided for the delivery of a new facility by West Sussex County Council at the appropriate time. The school site is positioned centrally on the southern side of the spine road, ensuring convenient access, strong visibility, and safe routes for pedestrians and cyclists. To the north-east, the formal sports facilities, including the running track and associated pitches, are located adjacent to the residential area and linked by a network of footpaths.
- 4.5. The open space strategy creates a well-connected and inclusive green infrastructure network that supports community use, biodiversity and landscape character, centred on a main public open space that acts as the heart of the development and links to a wider network of green spaces, including multi-age and satellite play areas. Existing hedgerows are reinforced to form new north-south routes for people and wildlife, while an area of open woodland and wildflower grassland to the southwest provides informal recreation and a visual buffer to a neighbouring listed building.
- 4.6. Community allotments to the northwest encourage food growing, social interaction and biodiversity, forming a soft transition to the adjacent SANG. Within the development, street trees, soft front gardens, varied boundary treatments and surface materials enhance streetscape quality, legibility and character, while an integrated network of footpaths connects all spaces to Public Rights of Way, the SANG, local communities, the new school, sports pitches and surrounding countryside. Existing hedgerows and mature trees at the site boundaries are retained wherever possible, forming part of landscape corridors that define the edges of the development and enhance ecological value.

- 4.7. The proposed quantum of development for the market and affordable homes on-site can be seen in Table 1.

Tenure Type	Type of Unit	Number of Units	Percentage of Units (%)
Private (Vistry + Barratt + David Wilson)	2-Bedroom Dwelling	15	4
	3-Bedroom Dwelling	180	47
	4-Bedroom Dwelling	151	39
	5-Bedroom Dwelling	39	10
Private Total		385	100
Affordable	1-Bedroom Flat / Maisonette	33	20
	2-Bedroom Flat	30	16
	2-Bedroom House	61	37
	3-Bedroom House	33	20
	4-Bedroom House	8	5
Affordable Total		165	100
Grand Total		550	

Table 1- Proposed Quantum of Development / Accommodation Schedule

- 4.8. As set out earlier in this Statement, and in accordance with the Section 106 Legal Agreement (dated 22 December 2025), a minimum of 30% of the dwellings are required to be delivered as affordable housing. Based on a total of 550 dwellings, this establishes a requirement for 165 affordable units. The Reserved Matters submission accords with this obligation and provides the full 165 affordable homes across the scheme.
- 4.9. The Agreement requires that the affordable housing is delivered with a tenure split of 75% Affordable/Social Rent and 25% Intermediate Housing (Shared Ownership). Reflecting this, the Reserved Matters layout makes provision for:
- 124 units (75%) Affordable/Social Rent
 - 41 units (25%) Intermediate (Shared Ownership)
- 4.10. These are distributed across the site as shown on the accompanying Affordable Housing Plan.
- 4.11. In terms of car parking, this RM scheme proposes car parking as follows:
- 943no. allocated spaces
 - 116.5no. garage spaces
 - 140no. visitor / unallocated spaces
- 4.12. Cycle parking has been designed in accordance with relevant local guidance to ensure appropriate provision for all dwellings. Spaces are accommodated within rear gardens

through dedicated cycle stores and, where available, within garages. Apartment units will have access to secure and convenient communal cycle parking, as illustrated on the accompanying Parking Strategy Plan.

- 4.13. The design and appearance of the affordable homes are fully integrated within the scheme, responding positively to the local vernacular through appropriate architectural detailing and materiality. The approach to character, materials and integration of affordable housing is described in more detail within Section 6 of this Statement and the accompanying Design and Access Statement.

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision-making process. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case the Development Plan for the area consists of the Mid Sussex District Council Site Allocations DPD 2022, the Mid Sussex District Plan 2014-2031, East Grinstead Neighbourhood Plan 2016-2031, and saved policies from the Local Plan 2004. National Planning Policy Framework, the National Planning Policy Guidance and Supplementary Planning Guidance are material considerations.
- 5.1.3. This section considers how the Reserved Matters application complies with relevant National and Local Planning Policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF, most recently amended in December 2024, sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 5.2.2. The following extracts of the NPPF are considered most relevant in the determination of this application. The below are not explored in detail within this Statement but have been fully reviewed in preparation of this application:

Chapter 2 (Achieving Sustainable Development)

Chapter 5 (Delivering a Sufficient Supply of Homes)

Chapter 6 (Building a Strong Competitive Economy)

Chapter 8 (Promoting Healthy and Sustainable Communities)

Chapter 9 (Promoting Sustainable Transport)

Chapter 11 (Making Effective use of Land)

Chapter 12 (Achieving Well-Designed Places)

Chapter 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change)

Chapter 15 (Conserving and Enhancing the Natural Environment)

Chapter 16 (Conserving and Enhancing the Historic Environment)

5.3. National Design Guide and National Model Design

- 5.3.1. The National Design Guide was published 1 October 2019 and last updated 30 January 2021. The guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

- 5.3.2. The National Model Design Code was published 20 July 2021 and last updated 14 October 2021. The document provides detailed guidance on the production of design codes, guides and policies to promote successful design.
- 5.3.3. The proposed scheme has had full regard to the above documents in the preparation of the RM details. Please refer to the accompanying Design & Access Statement for further information

5.4. National Planning Practice Guidance (NPPG)

- 5.4.1. The Planning Practice Guidance (PPG) was published by the Government in March 2014 and is updated regularly. The PPG supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the PPG has been fully considered in the creation of this application and the proposed development is seen to be fully compliant with it.

5.5. Mid Sussex District Council Site Allocations Development Plan 2022

- 5.5.1. The Site Allocations DPD includes site-specific policy although it also updates the housing requirements for the district previously set out within the MSDP.

As such the following policies are considered most pertinent:

SAGEN

SA10 Housing

SA11 Additional Housing Allocations

SA20 Land South and West of Imberhorne Upper School, East Grinstead

SA38 Air Quality

- 5.5.2. Policy SA20 is the site-specific policy applicable to the application site. It is a detailed criteria-based policy which sets out that any development must follow a landscape-led approach.
- 5.5.3. Policy SA20 is the site-specific policy applicable to the application site. It is a detailed criteria-based policy which sets out that any development must follow a landscape-led approach.
- 5.5.4. The policy describes the allocation as:

Housing allocation with Local Centre and Care Community (C2), early years, primary school and facilities for Special Educational Needs (2FE), strategic SANG, public open space and children's equipped playspace, provision of land for playing fields associated with Imberhorne School.

- 5.5.5. The Site is allocated for 550 new dwellings. The objective is set out as follows:

To deliver a high quality and sustainable extension to East Grinstead, which facilitates the expansion of Imberhorne Upper School, informed by a landscape led masterplan creating a development which is sensitive to the rural setting of the nearby heritage assets, and includes generous green infrastructure corridors to contain the built form. The development shall establish a strong sense of place and include a neighbourhood centre, whilst providing good permeability across the site with attractive pedestrian and cycle routes throughout.

- 5.5.6. Figure 5 below shows the allocated site and details the breakdown of the Western SANG and South-Eastern Care Community, with the area of development contained to the middle parcel.

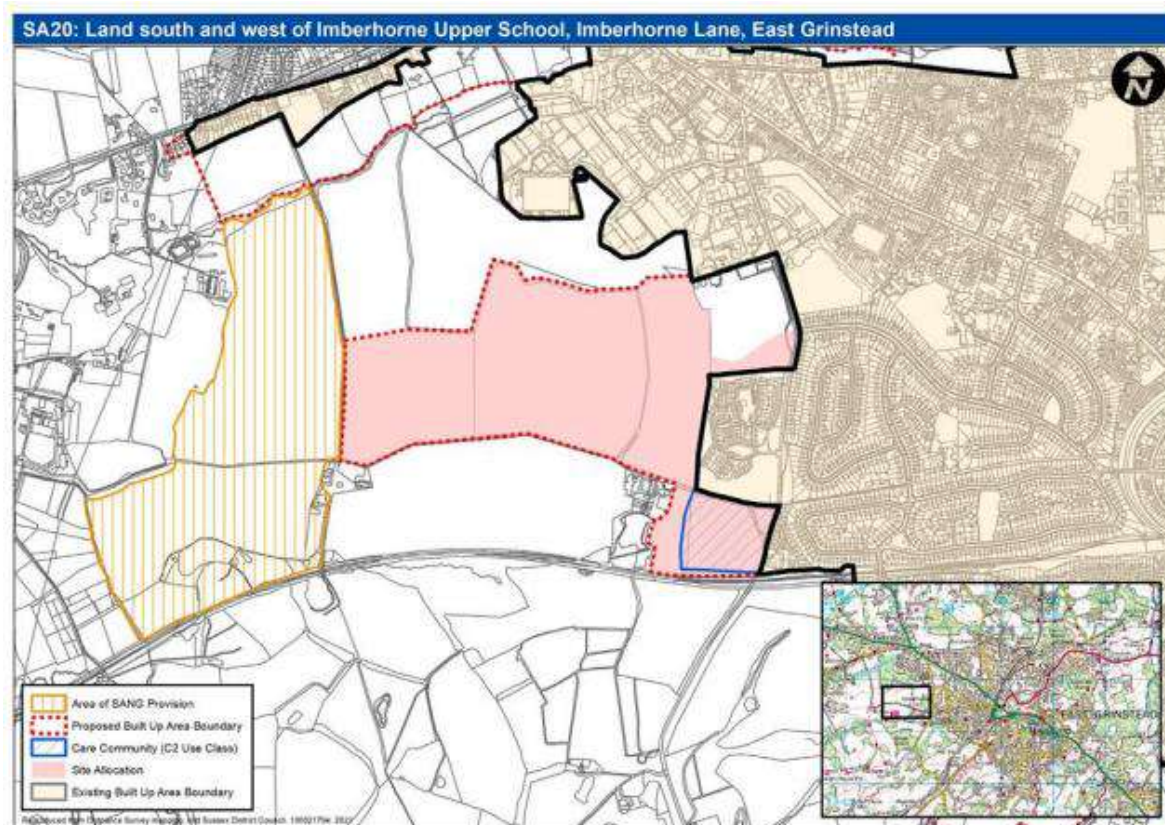


Figure 9- SA20 of the Mid Sussex Site Allocation DPD

5.6. Mid Sussex District Plan 2014-2031

- 5.6.1. The MSDP 2014-2031 was adopted in 2018. The Plan sets out a vision for Mid Sussex and a delivery strategy for how that will be achieved. Relevant policies are set out below:

DP4: Housing

DP5: Planning to Meet Future Housing Need

DP6: Settlement Hierarchy

DP17 Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

DP20: Securing Infrastructure

DP21: Transport

DP22 Rights of Way and other Recreational Routes

DP23 Communication Infrastructure

DP24: Leisure and Cultural Facilities and Activities

DP25: Community Facilities and Local Services

DP26: Character and Design

DP27: Dwelling Space Standards

DP28: Accessibility

DP29 Noise, Air and Light Pollution

DP30: Housing Mix

DP31: Affordable Housing

DP34: Listed Buildings and Other Heritage Assets

DP37: Trees, Woodland and Hedgerows

DP38: Biodiversity

DP39: Sustainable Design and Construction

DP41: Flood Risk and Drainage

DP42: Water Infrastructure and the Water Environment

5.7. East Grinstead Neighbourhood Plan 2016-2031

- 5.7.1. The East Grinstead Neighbourhood Plan (CNP) was adopted by East Grinstead Parish Council in 2016, to guide development in the town between 2016-2031. Relevant policies are set out below:

Policy EG3, Promoting Good Design

Policy EG4, Heritage Assets

Policy EG5, Housing Proposals

Policy EG6B, Housing Sites - Allocated

Policy EG7, Housing Mix and Density

Policy EG11, Mitigating Highway Impacts

Policy EG12, Car Parking

Policy EG14, Protection of Open Space

Policy EG16, Ashdown Forest Protection

Policy SS3, Imberhorne School, Windmill Road

5.8. Mid Sussex Design Guide Supplementary Planning Document (SPD)

- 5.8.1. The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020

as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

5.9. Mid Sussex Development Infrastructure and Contributions SPD (2018)

- 5.9.1. The Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document (SPD) 2018 sets out how the District Council secures funding and works with developers to deliver the infrastructure needed to support new development. It provides guidance on when and how contributions are required through Section 106 agreements, Section 278 highway agreements, and in relation to the Community Infrastructure Levy (CIL) covering areas such as transport, schools, open space, community facilities, and health. The SPD ensures that growth in Mid Sussex is supported by the right infrastructure, in line with the District Plan and national planning policy.

5.10. Mid Sussex Affordable Housing Supplementary Planning Document SPD

- 5.10.1. The Mid Sussex Affordable Housing Supplementary Planning Document (SPD) provides detailed guidance on how the District Council will secure affordable housing through new developments, setting out requirements for the type, tenure, size, and mix of homes to meet local needs, and ensuring delivery in line with the District Plan and national policy.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this development are as follows:

Principle of Development

Heritage

Impact on Visual Landscape

Layout (Reserved Matter)

Scale (Reserved Matter)

Appearance (Reserved Matter)

Landscape (Reserved Matter)

Housing Mix and Affordable Housing

Residential Amenity

Noise Assessment

Access, Parking and Highways

Arboriculture

Ecology

Flooding and Drainage

Air Quality

Archaeology

Sustainability and Energy

6.1.2. The following sections consider these matters in greater detail. This Statement is accompanied by an EIA Statement of Conformity which confirms that the RM development within the parameters and conclusions of the approved Hybrid Application's (reference DM/23/2699) Environmental Statement (ES).

6.2. Principle of Development

6.2.1. The Outline element of the Hybrid Planning Permission (reference DM/23/2699) establishes the principle of development for 550 residential dwellings on the site. Furthermore, access from Imberhorne Lane for both vehicles and pedestrians were established as part of the Full Planning element in the Hybrid permission.

6.2.2. As such, this Reserved Matters (RM) application deals with the details of Layout, Scale, Appearance and Landscaping for 550 dwellings in accordance with Condition 18 of the permission.

- 6.2.3. The application site forms part of the strategic allocation under Policy SA20 of the Site Allocations DPD (SADPD), which seeks to deliver a high-quality, sustainable extension to East Grinstead. The allocation requires housing delivery alongside a neighbourhood centre, land for education provision, new playing fields, substantial green infrastructure, a strategic SANG, and enhancements to sustainable transport, as well as ensuring that the development is landscape-led and sensitive to the setting of nearby heritage assets.
- 6.2.4. As noted earlier in this Statement, the neighbourhood centre will come forward under a subsequent RM application, in line with the requirements of the Section 106 Agreement and the C2 Care Community is being delivered by a separate developer. Land for a new Primary School is also secured by the Hybrid Permission but the delivery of the school itself is outside the developers control and will be delivered by West Sussex County Council at the appropriate time.
- 6.2.5. Policy SA20 is considered consistent with the National Planning Policy Framework (NPPF) and therefore can be afforded full weight in decision-making. Whilst Mid Sussex District Council cannot currently demonstrate a five-year housing land supply, paragraph 11(d) of the NPPF requires the presumption in favour of sustainable development to be applied unless adverse impacts significantly and demonstrably outweigh the benefits, or specific policies in the Framework indicate otherwise.
- 6.2.6. This Reserved Matters submission is therefore concerned with demonstrating how the detailed proposals accord with the requirements of Policy SA20, the parameters established at outline stage, and the design and place-making objectives of the NPPF. This will be explored in later section of this statement in full.

6.3. Heritage

- 6.3.1. The outline planning permission established the acceptability of development on the site in heritage terms, subject to appropriate mitigation secured through masterplanning, layout, scale and landscaping. This Reserved Matters application addresses those matters in accordance with Condition 18, and in general conformity with the approved parameter plans pursuant to Condition 20.
- 6.3.2. The assessment of heritage effects draws directly on the Built Heritage Statement and Environmental Statement submitted and approved at outline stage, with the Reserved Matters proposals demonstrating how the detailed design responds to the conclusions reached by the Local Planning Authority and consultees.
- 6.3.3. The committee accepted that the development would result in harm to the settings of nearby designated heritage assets, including Gullege (Grade II*), Imberhorne Farmhouse (Grade II), 1-3 Imberhorne Farm Cottages (Grade II*), and the associated curtilage-listed farm buildings. That harm was identified by the Council's Conservation Officer, Historic England and the applicant as less than substantial, albeit varying in degree, and arising primarily from the change in the wider agricultural setting.
- 6.3.4. The outline assessment acknowledged that the Site forms part of the historic rural setting of these assets and contributes positively to their significance. However, it was also recognised that the Site is allocated for major development under the SADPD, and that the principle of development and the resulting change to the setting of heritage assets, had been accepted through the plan-making process.
- 6.3.5. The committee concluded that, subject to appropriate masterplanning, layout, landscape structure and mitigation, the identified heritage harm would be outweighed by the public benefits of the scheme. In particular, reliance was placed on the provision of substantial landscape buffers, limits on building heights adjacent to sensitive assets, retention of open space, and the treatment of development edges to avoid dominance in views, in accordance with Policy SA20.

- 6.3.6. This Reserved Matters submission responds directly to those conclusions. The siting, layout, scale and landscape proposals follow the approved parameters and demonstrate how the development has been designed to minimise harm to the significance and settings of the identified heritage assets. Detailed mitigation measures include retained and enhanced green edges, sensitive treatment of public rights of way, low-rise built form in proximity to heritage assets, and landscape strategies that reinforce a semi-rural character.
- 6.3.7. Since the consideration of the outline application, Vistry Homes Ltd have engaged positively with the Council and their Conservation Officer to address residual issues in relation to heritage impacts and are able to demonstrate through amended design and as concluded within the associated Built Heritage Statement (RPS Group):

'... the proposals will reduce, though not remove in full, the harms identified as part of the outline planning application. Any such harms must now fall within the lower end of the spectrum of less than substantial harm; the greater part of the significance of each listed building, as vested in their built forms and immediate setting, would be preserved.'

- 6.3.8. Accordingly, the heritage conclusions reached at outline stage remain and the proposals continue to result in less than substantial harm at the lower end of the spectrum, which is outweighed by the public benefits of the development. The Reserved Matters therefore accord with the statutory duties, the NPPF, and Policies DP34 and SA20 of the SADPD.

6.4. Impact on Visual Landscape

- 6.4.1. Site specific policy SA20 states, in relation to landscape considerations,

Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements, in order to minimise impact on the wider countryside.

Retain and substantially enhance the existing landscape structure, safeguarding mature trees and landscaping along the boundaries and within the site, and along historic field boundaries. These elements should be incorporated into the landscape structure and layout of the development to contain the new housing and limit the impact on the wider landscape.

Ensure the design and layout of the development work with the natural grain of the landscape, following the slope contours of the site and minimising cut and fill.

Development proposals shall protect and enhance the character and amenity of the existing PROW which runs through the site and provide connections through the new development. Protect the character and amenity of the Worth Way, which runs adjacent to the southern boundary.

- 6.4.2. The Reserved Matters application is informed by the Landscape and Visual Impact Assessment (LVIA) submitted at outline stage, and the conclusions of that assessment remain unchanged. As noted in the outline committee report, the LVIA demonstrated that the site is generally well contained from a visual perspective, with more open views limited to sections of PROW 44bEG along the southern part of the site and filtered views from PROW 44aEG which runs north-south through the site.
- 6.4.3. In terms of landscape character, the LVIA concluded that effects would be limited and localised. While there is an inevitable loss of agricultural field character, the scheme retains the majority of existing field boundary structure and the western part of the site as Suitable Alternative Natural Greenspace (SANG), ensuring a sensitive response to the wider landscape setting.
- 6.4.4. The Council's landscape consultant raised concerns at outline stage that some landscape and visual effects were assessed too low. However, the committee accepted that a significant localised change to the landscape was inherent in the allocation of the site for

major residential development, and that this principle had been established through the development plan process.

- 6.4.5. The committee further concluded that while adverse visual effects of up to moderate significance would be experienced in Year 1 from surrounding public rights of way and Imberhorne Lane, these effects would reduce significantly by Year 15 as a result of sensitive landscaping, structural planting and appropriate set-backs from site boundaries.
- 6.4.6. The Reserved Matters proposals respond directly to the matters identified at outline stage, including the provision of landscape buffers along PRoW 44aEG to the south and adjacent to ancient woodland to the north. The layout, design and landscape strategy accord with the approved parameters, and demonstrate how effective mitigation will be secured.
- 6.4.7. Accordingly, the conclusions of the LVIA submitted at outline stage remain valid, and the development continues to comply with Policies SAGEN and SA20 of the SADPD in respect of landscape and visual impact.

6.5. Layout (Reserved Matter)

- 6.5.1. As required by the Outline planning permission, 'Layout' must be submitted to and approved in writing by Mid Sussex District Council prior to the commencement of development and within three years of the grant of the Outline consent; therefore, by 23 December 2028.
- 6.5.2. The proposed site layout is presented in detail within the Design & Access Statement and the Detailed Site Masterplan. The arrangement broadly reflects the structure established at outline stage and retains the key parameter principles. These include the alignment of the primary vehicular spine road and principal access point, the location of the equipped play area, the alignment of the existing public footpath, and the safeguarding of key boundary hedgerows and trees, including an additional hedgerow. The positioning of attenuation basins and the overall distribution of residential parcels also respond directly to the outline masterplan framework.
- 6.5.3. In developing the layout, full regard has been given to the design expectations associated with Policy SA20, including the requirement for a landscape-led approach, a strong sense of place, and a permeable and legible movement network. The layout incorporates substantial green infrastructure corridors that reinforce landscape structure, protect the setting of nearby heritage assets, and provide meaningful ecological connectivity. The arrangement of streets and blocks establishes a clear hierarchy focused on the spine road, with secondary streets and shared surfaces creating a series of distinct character areas. The structure also ensures seamless connections to Public Rights of Way and provides efficient access to future non-residential components of the wider allocation, supporting the long-term coherence of the masterplan. This approach is consistent with the objectives set out in the Committee Report, which emphasises permeability, landscape integration and high-quality design as key determinants of acceptability.
- 6.5.4. As set out throughout this Statement, this Reserved Matters application relates solely to the residential component of the wider scheme. All other land uses identified at outline stage will be brought forward under separate applications in due course. The residential layout has therefore been developed within a defined remit, while maintaining full compatibility with future phases.
- 6.5.5. As previously detailed, the proposed density of the development is fully aligned with the Outline permission and is therefore considered acceptable. This density supports the delivery of a spacious residential environment capable of integrating SuDS features, open space, green infrastructure and landscape/ecological enhancements, whilst also providing adequate private amenity space and establishing a coherent suburban character.

6.5.6. The proposed layout has been prepared in accordance with Condition 20 of the Outline permission, which requires Reserved Matters submissions to be in general conformity with the approved parameter plans and strategies, namely:

- Parameter Plan Land Use and Access 35044 BL-M-01 Rev J
- Parameter Plan Scale 35044 BL-M-02 Rev I
- Parameter Plan Green Infrastructure 35044 BL-M-08 Rev H
- Green Infrastructure Strategy 25044 BL-LP-9 Rev A

6.5.7. Further detail on the site layout, character areas, landscaping strategy and movement network is provided within the Design & Access Statement and the accompanying drawings

6.6. Scale (Reserved Matter)

6.6.1. The scale parameters for the development have been established through the Outline permission, which approved maximum building heights and broad development zones. This Reserved Matters submission adheres directly to those approved parameters, ensuring full compliance with the outline obligations and maintaining the spatial principles tested and accepted at that stage.

6.6.2. The proposed scale strategy has been informed by the landscape-led approach required by Policy SA20 and reinforced in the Committee Report. Buildings have been arranged to respect key landscape features, maintain a sensitive edge adjacent to countryside boundaries, and respond appropriately to the site's topography. Lower building heights are concentrated along outward-facing edges and near sensitive receptors, including the setting of nearby heritage assets, consistent with the outline expectation that development should not appear dominant in key views

6.6.3. Within the interior of the development, the scale increases modestly to establish varied character areas, reinforce the street hierarchy and create a sense of enclosure in key locations. This approach aligns with the outline masterplan, which anticipated a subtle variation in height to help define neighbourhood identity while ensuring a coherent form across the site.

6.6.4. The scale proposed also ensures the efficient delivery of high-quality housing whilst safeguarding the generous green infrastructure corridors required under the allocation. Maintaining these corridors preserves visual breaks, supports ecological connectivity, and helps structure the overall massing so that it sits comfortably within the wider landscape context.

6.6.5. Importantly, the scale of development supports the overall design objectives of achieving a sustainable, legible and well-integrated urban extension. The height and massing respond to the alignment of the main spine road, proposed public open spaces, and adjacent development parcels that will come forward in subsequent phases, ensuring long-term cohesion across the allocation.

6.6.6. Further justification and detailed scale analysis, including supporting sections and visualisations, are provided within the Design & Access Statement and associated drawings.

6.7. Appearance (Reserved Matter)

6.7.1. The proposed dwellings exhibit a high-quality appearance that draws strongly on the local vernacular, employing a traditional palette of materials and a variety of architectural details. The development adopts familiar building forms, including detached, semi-

detached and terraced houses, as well as apartment buildings, supported by a mix of roof types to create visual interest and a varied yet coherent townscape.

- 6.7.2. As set out within the Design & Access Statement and illustrated on the Housing Type Plan, different housing typologies have been sensitively distributed across the site to avoid over-concentration, reinforce neighbourhood character, and introduce subtle design variation. The distinctions between typologies are carefully calibrated so that the development remains cohesive, while still reflecting the nuances of the surrounding context.
- 6.7.3. The proposed materials palette has been informed by a clear understanding of the local context, drawing inspiration from nearby settlements and established architectural forms. This includes brick, tile-hanging, render and traditional detailing, all of which are characteristic of the surrounding area and contribute to a familiar and contextually appropriate architectural language. This unified approach ensures that the development presents a recognisable and distinctive local identity while maintaining coherence across the wider site.
- 6.7.4. The scheme has also been designed to respond to the practical reality that different housebuilders will be delivering homes within the site. Variation in architectural detailing between housebuilder parcels is typical and entirely appropriate for a development of this scale, helping to create distinct character areas and improving legibility. Notwithstanding this, a coordinated approach has been applied to materials, proportions and design principles to ensure that all parcels sit comfortably together and contribute positively to the wider masterplan.
- 6.7.5. The interaction between buildings, landscaping and the public realm has been carefully considered to ensure a high-quality environment. Soft landscaping, street trees, and private front gardens contribute to an attractive and sociable street scene, while communal gardens are provided for apartment buildings to promote shared amenity. The distribution of open spaces and play areas further enhances the visual quality of the development and provides a strong landscape structure that integrates naturally with the built form.
- 6.7.6. Further detail on appearance, materials, architectural principles, and character area strategies is provided within the Design & Access Statement and accompanying drawings.

6.8. Landscape (Reserved Matter)

- 6.8.1. The landscape strategy forms a fundamental component of the Reserved Matters submission and addresses the detailed landscaping of the site in accordance with Condition 18. The proposals are submitted in general conformity with the approved Green Infrastructure Parameter Plan and Strategy as required by Condition 20.
- 6.8.2. The landscape strategy has been integral to the development of the Reserved Matters proposal and has informed the evolution of the layout from the earliest stages. The proposed arrangement responds positively to the site's landscape context, existing features and edges, with the aim of creating a high-quality residential environment that is sensitive to its surroundings whilst establishing a clear and cohesive sense of place.
- 6.8.3. The layout has been shaped by a detailed analysis of the site and its wider context, including existing vegetation, landscape character and adjoining uses. Landscaping has been placed at the forefront of the design, ensuring that green infrastructure plays both a functional and placemaking role within the scheme.
- 6.8.4. All existing mature trees and boundary vegetation of value are retained and protected where feasible, forming a strong landscape framework around the site. These features provide an established and verdant setting to the development and contribute to effective visual containment, softening the transition between the new residential areas and the wider landscape. The proposals are supported by a comprehensive landscape masterplan

prepared by Green Landscape Studio, developed in coordination with ecological input, to maximise biodiversity enhancement and ecological connectivity across the site.

- 6.8.5. The approved landscape structure incorporates a series of interconnected public open spaces, including areas of informal recreation, ecological interest and sustainable drainage. These include a network of green corridors, attenuation ponds and wetland planting areas that form a key component of the site's SuDS strategy, delivering both visual amenity and biodiversity benefits. Native and species-rich planting is used extensively within these spaces, including within the allotments, to reinforce local landscape character and enhance habitat value.
- 6.8.6. Structural planting is proposed along the site boundaries and at key transition points to create a strong countryside edge, reinforce enclosure and provide additional screening to neighbouring properties. This approach is particularly important along the interface with existing residential areas and adjacent open land, ensuring the development sits comfortably within its context.
- 6.8.7. Tree planting within streets and public spaces has been carefully considered to add height, structure and seasonal interest, whilst contributing to shade, microclimatic comfort and the overall character of the development. A predominantly native palette has been used where appropriate, with ornamental species introduced selectively within streets and more formal spaces to support legibility and placemaking.
- 6.8.8. Hard landscaping materials have been selected to reflect the hierarchy of routes and spaces across the site. Changes in surface treatment, colour and texture are used to define key junctions, pedestrian priority areas and shared surfaces, aiding wayfinding and reinforcing the character of individual streets. Materials are robust and appropriate for long-term management, while contributing positively to the overall quality of the public realm.
- 6.8.9. The landscape proposals have evolved throughout the Reserved Matters process to respond to detailed site considerations, including amenity, heritage setting and neighbouring relationships. The result is a coherent and well-structured landscape framework that enhances the attractiveness of the development, supports biodiversity net gain objectives, and provides high-quality outdoor spaces for future residents.

6.9. Housing Mix and Affordable Housing

- 6.9.1. The Reserved Matters application provides a detailed schedule of accommodation, setting out the proposed housing mix across both the market and affordable elements of the development. The proposed quantum and mix have been developed in accordance with the parameters assessed at outline stage and the requirements of the Section 106 Legal Agreement
- 6.9.2. The development proposes a total of 550 dwellings, comprising 385 market homes (70%) and 165 affordable homes (30%). This reflects the outline consent assumption of up to 550 units and accords with the requirement to deliver a minimum of 30% affordable housing across the site and within each residential phase.
- 6.9.3. At outline stage, the committee report identified an indicative market housing mix of predominantly 3- and 4-bedroom family housing, with smaller proportions of 1-, 2- and 5-bedroom homes. The Reserved Matters proposals reflect this established approach, with the majority of market units comprising 3- and 4-bedroom dwellings, supported by a smaller quantum of larger family homes.
- 6.9.4. In accordance with the Section 106 Legal Agreement (dated 22 December 2025), the scheme delivers 165 affordable dwellings, equivalent to 30% of the total dwellings, meeting the full policy requirement.
- 6.9.5. The tenure split accords with the Agreement, providing:

- 124 dwellings (75%) as Affordable / Social Rent
 - 41 dwellings (25%) as Intermediate (Shared Ownership)
- 6.9.6. The affordable housing mix has been developed having regard to the outline Housing Officer comments, with a strong emphasis on 2-bedroom houses and smaller dwellings, alongside a proportion of larger family homes and provision for wheelchair-accessible accommodation. The mix ensures that affordable units are capable of meeting a wide range of housing needs, including those of smaller households, families and residents with mobility needs.
- 6.9.7. Affordable units are distributed across the site in accordance with the approved Affordable Housing Plan, ensuring tenure integration and avoiding undue clustering.
- 6.9.8. The committee report confirmed that, subject to Section 106 controls, the principle of the proposed housing mix was acceptable and that detailed mix matters would be determined at Reserved Matters stage. The current submission responds directly to that position and provides the policy-compliant level of affordable housing, together with a balanced and appropriate market mix.
- 6.9.9. In addition, the proposals also ensure compliance with Condition 26, which requires a minimum of 20% of dwellings to meet M4(2) accessibility standards. The scheme further provides 4% wheelchair accessible dwellings in accordance with M4(3). This includes 1B/2P flats and two 3B/5P houses. All wheelchair accessible dwellings have been designed to comply with the requirements of M4(3)(1)(a) and (b) and M4(3)(2)(b), ensuring an appropriate standard of accessibility and adaptability.
- 6.9.10. On this basis, the Reserved Matters proposals are considered to accord fully with the outline approval, the Section 106 Legal Agreement, and Policies DP30 and DP31 of the Mid Sussex District Plan in respect of housing mix, affordable housing provision and accessibility.

6.10. Residential Amenity

- 6.10.1. The Reserved Matters proposals have been developed with careful regard to the amenity of neighbouring occupiers, responding directly to the principles established at outline stage and to the conclusions reached by the Local Planning Authority in the Outline committee report.
- 6.10.2. Policy DP26 in the MSDP seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.
- 6.10.3. The site is located to the east of existing residential development along Imberhorne Lane, including properties within The Oaks development, Bluebell Close and Otterbourne Place, and to the north of the Imberhorne Farm complex and Gullege. The outline permission confirmed that an acceptable form of residential development could be achieved without causing significant harm to the amenity of existing residents, subject to detailed consideration at Reserved Matters stage.
- 6.10.4. The submitted layout demonstrates that built development is set away from the site boundaries, with landscaped buffers and open space used to provide a sensitive transition between new and existing development. In particular, generous separation distances are provided to the southern boundary adjacent to the Imberhorne Farm complex and Gullege, reflecting the accepted outline approach of using larger buffer zones to protect the setting of these nearby heritage assets and to safeguard residential amenity. In addition, the northern boundary along Leopards Wood is carefully reinforced through the retention and enhancement of existing vegetation, complemented by additional landscape buffering.

This ensures that the woodland edge is respected and that the development is sensitively integrated.

- 6.10.5. Along the eastern boundary with existing housing at The Oaks, Bluebell Close and Otterbourne Place, existing boundary vegetation is retained and reinforced with additional structural planting. This ensures an effective visual buffer and helps to reduce perceptions of overlooking and overbearing development. Frontage development along Imberhorne Lane is similarly set back behind a substantial landscaped corridor, consistent with the approximately 10 metre buffer established at outline stage, preserving the semi-rural character of the lane and protecting the amenity of existing dwellings.
- 6.10.6. The detailed layout has been arranged to avoid unacceptable overlooking between new and existing properties. Window positions, orientation of dwellings, and separation distances comply with established residential design principles, ensuring that privacy is maintained. Where new development faces existing housing, lower building heights and increased set-backs are employed to reduce visual impact and safeguard outlook.
- 6.10.7. It is acknowledged, as accepted at outline stage, that the outlook from existing properties will change as a result of the development, from an open field to a residential environment. However, the site allocation and outline consent establish that such change is inevitable and acceptable in principle. The Reserved Matters proposals carefully manage this transition through landscape buffers, open space and a considered built form, avoiding any undue sense of enclosure or loss of amenity.
- 6.10.8. In terms of noise and disturbance, residential uses are compatible with the surrounding context, and the internal layout of the site ensures that areas of public open space, play and movement are positioned and designed to minimise potential impacts on neighbouring properties. Boundary planting and separation distances provide additional mitigation where required, with any residual matters to be addressed through the submission and discharge of details pursuant to Condition 24, in due course.
- 6.10.9. The proposals also ensure that the amenity of future residents is protected, with appropriate relationships between dwellings, sufficient private amenity space, and a clear distinction between private, shared and public areas. The interaction between the residential development and proposed community and recreational uses has been carefully managed through layout and landscaping to ensure compatibility and avoid conflict.
- 6.10.10. Overall, the Reserved Matters submission demonstrates that the development accords with the conclusions of the Outline committee report and delivers a high-quality residential environment that does not give rise to significant harm to the amenity of existing or future occupiers through loss of privacy, overlooking, loss of light, noise or disturbance.
- 6.10.11. The proposals therefore accord with the conclusions of the Outline committee report and fully comply with the requirements of Policy DP26 of the Mid Sussex District Plan.
- 6.10.12. Please refer to the Design and Access Statement for further information.

6.11. Access, Parking and Highways

- 6.11.1. The access to the site was approved at Outline Stage and included within the S106 Agreement.
- 6.11.2. The layout safeguards the delivery of pedestrian and cycle connections required by Conditions 21 and 23, the detailed approval of which will be addressed through separate submissions.
- 6.11.3. The Reserved Matters application is supported by a Highways Conformity Technical Note prepared by Ardent Consulting Engineers, which assesses the residential proposals against the parameters and principles established by the approved hybrid permission.

- 6.11.4. The report confirms that the access and movement strategy accords with the approved Transport Assessment and Land Use and Access Parameter Plan. Vehicular access will be taken from Imberhorne Lane via the approved four-arm roundabout, which connects to a clearly defined internal street hierarchy comprising a principal spine road, secondary and tertiary streets, and private drives. All adoptable streets are designed to meet West Sussex County Council standards, with detailed technical approvals to be secured through the Section 278 and Section 38 processes.
- 6.11.5. The development incorporates extensive provision for walking and cycling, including multiple on-site and off-site connections to the surrounding pedestrian, cycle and public rights of way network. These measures, together with secured off-site improvements and a Travel Plan, support sustainable travel choices and reduce reliance on private vehicles.
- 6.11.6. Street geometries and layouts have been designed in accordance with Manual for Streets, Manual for Streets 2 and Local Transport Note 1/20, ensuring safe and legible streets suitable for all users. Parking provision has been assessed against the West Sussex parking standards, with an appropriate level of resident and visitor parking provided to reflect local car ownership levels. Cycle parking, electric vehicle charging and refuse collection arrangements are all confirmed to be policy-compliant.
- 6.11.7. Overall, the Highways Conformity Technical Note concludes that the Reserved Matters proposals are in general conformity with the approved parameters, raise no highways or transport objections in principle, and can be delivered safely and satisfactorily.
- 6.11.8. On this basis, the Reserved Matters proposals are considered to comply fully with Policy DP21 of the Mid Sussex District Plan and relevant national planning policy in respect of access, movement, highway safety and sustainable transport.
- 6.11.9. Please refer to the accompanying Highways Conformity Technical Note for further information.

6.12. Arboriculture

- 6.12.1. The Reserved Matters proposals have been developed in full accordance with Policy DP37 of the Mid Sussex District Plan, Site Allocation Policy SA20 and the guidance of paragraph 136 of the NPPF. The retention, protection and enhancement of existing trees and hedgerows has been a key design driver throughout the evolution of the scheme.
- 6.12.2. A comprehensive and up-to-date Arboricultural Impact Assessment and Method Statement has been prepared by ACD Environmental in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The assessment is informed by a detailed site-wide tree survey originally undertaken in February 2022 and updated in November 2025 to reflect current site conditions and the final Reserved Matters layout.
- 6.12.3. The survey identifies a substantial and varied tree stock across the site and its boundaries, including individual trees, groups, woodland compartments and hedgerows, with a high proportion classified as Category A and B specimens of medium to high arboricultural and landscape value. In particular, woodland along the site edges, including areas subject to Tree Preservation Order and adjacent to Ancient Semi-Natural Woodland, makes an important contribution to landscape character and ecological connectivity.
- 6.12.4. The Reserved Matters layout has been carefully designed to retain the vast majority of trees of higher quality and value. Existing boundary vegetation is largely retained and incorporated into public open space wherever possible, ensuring its long-term protection and appropriate management. Development parcels, roads and serviced corridors have been positioned to avoid Root Protection Areas (RPAs) of retained trees, and future pressure for pruning or removal has been assessed and found to be minimal. The layout also represents a betterment compared to the approved outline parameters, as it now retains a

stretch of hedgerow that was previously identified for removal, thereby further enhancing landscape character and ecological value.

- 6.12.5. Tree removal is limited and highly targeted, reflecting an approach that keeps loss to an absolute minimum. The removal of a small number of trees and partial removal of limited sections of tree groups and hedgerows is required primarily to facilitate the principal site access, internal highway infrastructure and pedestrian routes, including access to the proposed SANG. This includes the removal of one Category A Oak tree to facilitate the engineered highway alignment, as agreed at Full Planning stage and previously assessed and accepted.
- 6.12.6. In addition, a small number of Category U trees are proposed for removal due to their poor condition or limited life expectancy, irrespective of the development proposals. The loss of these trees is considered appropriate and necessary from an arboricultural and safety perspective.
- 6.12.7. All retained trees will be robustly protected throughout the construction process in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. This includes the erection of protective fencing prior to any site works, strict controls on activities within RPAs, arboricultural supervision where required, and clearly defined construction exclusion zones. These measures ensure that retained trees are safeguarded during development and are capable of thriving in the long term.
- 6.12.8. Opportunities for enhancement have been fully embraced. The proposals include extensive new tree planting across the site, within streets, public open spaces, landscape buffers and the SANG. New planting will use appropriate species, with a strong emphasis on native trees and those resilient to climate change, in line with Policy DP37 and the NPPF. Replacement planting will more than compensate for tree losses in both quantitative and qualitative terms, resulting in a net increase in tree cover and a stronger, more resilient green infrastructure network once the development is complete.
- 6.12.9. The Reserved Matters proposals therefore demonstrate a holistic and policy-compliant approach to trees and arboriculture. By retaining and protecting the most valuable existing trees, limiting unavoidable removals, and delivering significant new planting, the scheme enhances the landscape character of the area, maintains ecological corridors and secures long-term arboricultural benefits consistent with the conclusions reached at outline stage.
- 6.12.10. On this basis, the Reserved Matters proposals are considered to comply fully with Policy DP37 of the Mid Sussex District Plan and relevant national planning policy in respect of access, movement, highway safety and sustainable transport.
- 6.12.11. Please refer to the accompanying Arboricultural Impact Assessment and Method Statement for further information.

6.13. Ecology

- 6.13.1. The ecological assessment for the proposed development at Land South and West of Imberhorne Upper School has been undertaken with a strong commitment to enhancing the site's natural environment. The site is located within a diverse landscape that is home to valuable ecological features, including mature trees, hedgerows, and grassland habitats that support a wide range of flora and fauna. The development has been designed to integrate these existing features, ensuring the ecological richness of the area is preserved and enhanced throughout the construction process.
- 6.13.2. The site presents a wealth of ecological opportunities, and these have been embraced in the design of the development. The ecological survey identified key features, such as hedgerows and grasslands, which provide important habitats for local wildlife. These elements will be carefully integrated into the green infrastructure framework, ensuring they

continue to provide ecological benefits while enhancing the character of the development.

- 6.13.3. The development plan incorporates a comprehensive and proactive approach to biodiversity, with measures designed not only to mitigate potential impacts but also to significantly enhance the site's ecological value. These initiatives include:
- Retention and Integration of Existing Habitats: Such as mature trees, hedgerows, and grasslands, will be retained and incorporated into the design, providing essential green spaces that support wildlife.
 - Creation of New Habitats: The development will include the creation of new habitats, such as wildlife corridors, wildflower meadows, and wetland areas.
 - Protection of Protected Species: To ensure the protection of any protected species, the development will include dedicated measures such as bat roosting boxes, bird nesting boxes, and amphibian protection during the construction phase.
 - Sustainable Drainage Systems (SuDS): The inclusion of SuDS features, including ponds and swales, will effectively manage surface water runoff while providing additional aquatic habitats, supporting local biodiversity.
- 6.13.4. The development is committed to delivering a measurable net gain in biodiversity by enhancing existing habitats and creating new ones, the development will not only maintain but actively improve the local ecosystem. The application was however submitted prior to the national statutory requirement for 10% Biodiversity Net Gain (BNG) came into force. The relevant policy requirement in this instance therefore relates to Policy SA20 in the Site Allocations DPD which sets out a requirement for BNG but sets no minimum percentage.
- 6.13.5. The Hybrid application was supported by BNG calculations which related to the whole site, bar the SANG which was calculated separately and will demonstrate in its own right. The calculations demonstrated that c.11% BNG could be achieved across the rest of the site in combination with the playing pitches and the care village parcel. The updated calculations demonstrate that the RM development continues to meet c.11% in line with the Outline assumptions as set out in the supporting BNG metric.
- 6.13.6. The design ensures that the natural environment is celebrated and enhanced, creating valuable new habitats and ensuring the continued success of existing wildlife features. The project will result in a net gain in biodiversity, making a meaningful contribution to the local ecological network and supporting the long-term health of the environment.
- 6.13.7. Overall, the Reserved Matters proposals demonstrate that appropriate regard has been given to the site's existing natural features and ecological context. Through a combination of habitat retention, targeted enhancement measures and the incorporation of green infrastructure, the development ensures that biodiversity interests are appropriately protected and enhanced and accords with Policy DP38 of the Mid Sussex District Plan.
- 6.13.8. Please refer to the accompanying ecology documentation and BNG metric for further information.

6.14. Flooding and Drainage

- 6.14.1. The application has been assessed against Policy DP41 of the Mid Sussex District Plan, Policy SA GEN and site-specific Policy SA20 of the SADPD, together with the relevant sections of the NPPF.

- 6.14.2. The submitted scheme is accompanied by a comprehensive Flood Risk Assessment (FRA) and Drainage Strategy, which builds on the detail prepared to support the outline, in support of the detailed elements of the proposal. The assessment considers flood risk from all relevant sources, including fluvial, surface water, groundwater and sewer flooding, as well as the implications of climate change
- 6.14.3. With regard to surface water flooding, mapping indicates variable risk across the site, largely associated with existing overland flow routes. Officers are satisfied that these flows can be appropriately managed through the proposed Sustainable Drainage System (SuDS) strategy and incorporated into the landscape framework.
- 6.14.4. The drainage strategy proposes attenuation of surface water within a series of open basins and features across the site, with discharge restricted to greenfield run-off rates. Five catchment areas have been identified, each designed to accommodate the 1 in 100 year rainfall event with an allowance of 45% for climate change. Surface water will be conveyed to existing ditches and watercourses via appropriate flow control mechanisms, and any works affecting ordinary watercourses will be subject to Ordinary Watercourse Consent.
- 6.14.5. Infiltration drainage has been discounted due to ground conditions, and officers are content that the proposed approach accords with the drainage hierarchy set out in Policy DP41. The SuDS features are designed not only to manage flood risk, but also to deliver biodiversity enhancements, water quality improvements and amenity value, in line with both local and national policy objectives. Through further detailed design investigation, it has been demonstrated that one less attenuation basin is required, and this has therefore been removed from the scheme, including a basin previously located adjacent to the mixed-use area.
- 6.14.6. Foul water drainage is proposed via a pumped system connecting into the existing Southern Water network in Imberhorne Lane. Southern Water has confirmed that network reinforcement may be required and has requested that occupation of the development is phased to align with the delivery of any necessary off-site upgrades. Officers consider that this matter can be satisfactorily addressed through a negatively worded planning condition, consistent with established case law.
- 6.14.7. Taking all the above into account, officers are satisfied that the proposed development will not be at unacceptable risk of flooding, nor will it increase flood risk elsewhere. Subject to appropriate conditions, the scheme is considered to comply with Policies DP41, SA GEN and SA20, as well as the NPPF.

6.15. Air Quality

- 6.15.1. The Reserved Matters application has been prepared having regard to Policies SA GEN and SA20 of the Site Allocations DPD, Policies DP41 and DP42 of the Mid Sussex District Plan, and Policy SA38 of the SADPD, together with the relevant guidance contained within the NPPF.
- 6.15.2. This assessment draws solely on the Statement of Conformity (SoC) relating to the Environmental Statement prepared by Stantec UK Limited (Ref: 33580/A5) submitted in support of the hybrid planning application. The RM submission has been reassessed in the 2026 SoC which takes account of new baseline data published by MSDC, establishes that the original ES and air quality assessment conclusions are considered to remain valid through construction and operational phases.
- 6.15.3. The site is not located within an Air Quality Management Area (AQMA) and that there are no declared AQMAs within Mid Sussex District. Baseline air quality conditions established within the Environmental Statement remain unchanged, with no new information that would materially affect the original assessment.
- 6.15.4. The outline submission assessed air quality effects in accordance with relevant guidance, including cumulative impacts with allocated and emerging development sites. This

included the Land South of Crawley Down Road, Felbridge scheme, identified as the SA19 allocation at the time of assessment.

- 6.15.5. The Felbridge scheme (planning reference DM/23/0810) has received a resolution to grant planning permission, subject to completion of a Section 106 agreement. The Statement of Conformity reviews whether this change in planning status alters the conclusions of the Environmental Statement.
- 6.15.6. The review confirms that the scale and nature of the Felbridge scheme do not give rise to any new or materially different cumulative air quality effects. The conclusions of the Environmental Statement in respect of construction and operational air quality therefore remain valid.
- 6.15.7. It is assumed that the Felbridge scheme will implement appropriate construction-phase mitigation in line with best practice. On this basis, cumulative construction-related dust and emissions effects are assessed as negligible and not significant.
- 6.15.8. The Statement of Conformity also confirms that there are no implications for designated ecological sites arising from air quality, either alone or in-combination, and that the conclusions of the Environmental Statement remain unchanged.
- 6.15.9. Accordingly, there are no material changes to the assessment of likely significant air quality effects, and the Environmental Statement continues to provide a robust and up-to-date assessment.
- 6.15.10. Reference should be made to the Environmental Impact Assessment, Statement of Conformity prepared by Stantec UK Limited (Ref: 33580/A5, dated 04 February 2025) prepared in support of the RM for further detail. In addition, the most recent EIA Statement of Conformity (January 2026) concludes that the air quality assessment and conclusions in the original ES are considered to remain valid and the Reserved Matters application and no new likely significant effects have been identified.

6.16. Noise

- 6.16.1. The Reserved Matters application has been prepared in accordance with Policies DP26 and DP29 of the Mid Sussex District Plan and Policies SA GEN and SA20 of the Site Allocations DPD, which seek to ensure that development does not give rise to unacceptable impacts on residential amenity arising from noise and vibration.
- 6.16.2. Noise impacts were assessed at outline stage and are addressed in detail through the Reserved Matters proposals in accordance with Condition 24. The layout and design demonstrate the application of good acoustic design principles.
- 6.16.3. The outline application was supported by a detailed Noise and Vibration Chapter within the Environmental Statement, informed by site-specific noise surveys and modelling. This established baseline noise conditions and identified sensitive receptors, including nearby residential properties at Imberhorne Farm, Gullege and along Imberhorne Lane.
- 6.16.4. The Reserved Matters application is supported by updated noise information prepared by Ardent Consulting Engineers, including a detailed Noise Assessment. The report confirms that baseline noise conditions have not materially changed since the outline assessment was undertaken and that the conclusions of the Environmental Statement remain valid.
- 6.16.5. At outline stage, it was accepted that construction noise would be noticeable at times at nearby sensitive receptors but would give rise to no more than a minor adverse, temporary effect. The Reserved Matters proposals commit to the implementation of a Construction Environmental Management Plan (CEMP), incorporating best practicable means, agreed working hours, sequencing of activities, and clear community liaison and complaints

procedures. With these measures in place, construction phase noise impacts can be appropriately controlled.

- 6.16.6. In respect of the operational phase, the outline and updated assessments conclude that increases in traffic-related noise would be negligible for the majority of surrounding existing residents. For a limited number of existing receptors, a minor increase in noise levels is predicted; however, this would not give rise to significant adverse effects. The Reserved Matters layout, together with retained separation distances, landscape buffers and building orientation, ensures that this outcome is maintained.
- 6.16.7. In terms of the amenity of future residents, the submitted Noise Assessment demonstrates that noise arising from surrounding roads, employment uses and sports facilities can be satisfactorily mitigated to ensure acceptable internal and external noise environments. Detailed façade design, standard glazing and passive ventilation is identified in the submitted noise reports to achieve compliance.
- 6.16.8. The proposals fully accord with national and local planning policy objectives and demonstrate that residential amenity will be appropriately protected.
- 6.16.9. Please refer to the accompanying Noise Assessment and supporting reports prepared by Ardent Consulting Engineers for further information.

6.17. Archaeology

- 6.17.1. The outline planning permission established the need for archaeological evaluation and mitigation. This Reserved Matters submission confirms that the proposals are capable of complying with Condition 33, which is being progressed through an agreed Written Scheme of Investigation.
- 6.17.2. The Reserved Matters application has been prepared having regard to Policy DP34 of the Mid Sussex District Plan, Policies SA GEN and SA20 of the Site Allocations DPD, and the relevant provisions of the NPPF, which seek to conserve archaeological and heritage assets in a manner appropriate to their significance.
- 6.17.3. At outline stage, the application was supported by a desk-based archaeological assessment informed by consultation with the West Sussex Historic Environment Record (HER). This established that the site lies within an area of archaeological potential, with the possibility of remains surviving from the prehistoric through to the post-medieval periods.
- 6.17.4. Previous investigations undertaken by the Felbridge & District History Group on and in the vicinity of Imberhome Farm since 2001 have identified a range of archaeological interest, including evidence of a likely Roman bloomery site, a high-status medieval building, and a variety of artefactual finds, including prehistoric, worked flints and historic coinage. Although these investigations involved limited intrusive works, they confirmed the potential for significant archaeological remains to survive within the site.
- 6.17.5. The Environmental Statement concluded that groundworks associated with the development could result in a permanent effect on any currently undiscovered archaeological remains. However, it also identified that, with appropriate mitigation secured through a programme of archaeological evaluation trenching, followed where necessary by targeted excavation, recording and analysis, the residual effects would be negligible in EIA terms. These conclusions were accepted by officers at outline stage.
- 6.17.6. Since the granting of outline consent, the applicant has committed to progressing the agreed programme of archaeological works. Trial trenching is now due to commence, in accordance with the approved Written Scheme of Investigation, and the results of this work will be submitted to the Local Planning Authority during the course of the Reserved Matters application. This approach is consistent with Policy SA GEN and the site-specific

requirements of Policy SA20, which establish the need for pre-determination evaluation and appropriate mitigation.

- 6.17.7. On this basis, and subject to the continued implementation of the agreed archaeological mitigation strategy, the Reserved Matters proposals are considered to accord with Policy DP34 of the Mid Sussex District Plan, Policies SA GEN and SA20 of the Site Allocations DPD, and the relevant provisions of the NPPF. The conclusions of the statement remain valid and no new likely significant effects have been identified.
- 6.17.8. Please refer to the submitted archaeological reports and supporting documentation for further information

6.18. Sustainability and Energy

- 6.18.1. The Reserved Matters application has been prepared in accordance with Policy DP39 of the Mid Sussex District Plan, Policy SA GEN of the Site Allocations DPD and the relevant provisions of the NPPF, which seek to secure sustainable development that minimises environmental impact, responds to climate change and supports long-term resilience.
- 6.18.2. The outline application established that, while Policy DP39 strongly encourages improvements in sustainability, it does not impose prescriptive carbon reduction targets. The Reserved Matters proposals build upon this position.
- 6.18.3. The Energy and Sustainability Strategy demonstrate a clear commitment to reducing energy demand, minimising carbon emissions and avoiding fossil fuel use, in a manner proportionate to the scale and nature of the development.
- 6.18.4. The report confirms that a fabric-first approach underpins the scheme, prioritising enhanced building fabric performance to reduce energy demand before the introduction of low and zero carbon technologies. Proposed dwellings will achieve significantly improved thermal performance and airtightness compared to Building Regulations, reducing operational energy consumption and improving thermal comfort for future residents
- 6.18.5. The energy strategy proposes a completely fossil-fuel-free development, with all dwellings heated via air source heat pumps. This approach is supported by high levels of fabric efficiency and energy-efficient systems, resulting in an estimated 40% reduction in regulated carbon emissions compared to current Building Regulations standards. The strategy also identifies a clear trajectory towards net zero operational carbon over time.
- 6.18.6. Renewable and low carbon technologies have been carefully considered as part of the energy hierarchy. The Sustainability Report confirms that photovoltaic panels are technically feasible and appropriate for buildings with suitable roof orientations, while communal heat networks and other alternatives have been assessed and discounted where they are not viable or proportionate at this stage. The approach ensures flexibility for future adaptation as technologies and standards evolve.
- 6.18.7. In terms of sustainable transport and lifestyle measures, the Reserved Matters proposals commit to electric vehicle charging infrastructure for all dwellings with on-plot parking, together with additional charging provision within the neighbourhood centre. Secure and weatherproof cycle storage is provided for all homes, and full fibre broadband is incorporated to support home working and reduce travel demand.
- 6.18.8. Water efficiency has been addressed in accordance with Policy DP42, with the development designed to achieve a minimum 25% reduction in potable water consumption against the national average, equating to less than 110 litres per person per day. Measures include efficient fittings, appliances and opportunities for water reuse where practicable.

- 6.18.9. Climate change resilience has informed both the layout and building design, with landscaping, green infrastructure and sustainable drainage features contributing to flood resilience, urban cooling and biodiversity benefits. Building orientation, massing and natural ventilation have been considered to reduce overheating risk and support long-term adaptability.
- 6.18.10. Please refer to the submitted energy and sustainability statement for full details and further information.

6.19. Contamination

- 6.19.1. At outline stage, the application was supported by a suite of geoenvironmental and geotechnical assessments, including desk-based studies and preliminary intrusive investigations.
- 6.19.2. Since outline approval, the applicant has undertaken further supplementary geoenvironmental investigations across the site, including the Remaining Areas and Parcels A and B. These works comprised additional intrusive investigation, soil and groundwater sampling, hazardous gas monitoring and updated quantitative risk assessment, undertaken in accordance with current Land Contamination Risk Management (LCRM) guidance
- 6.19.3. The findings confirm that, across the majority of the site, no significant contamination has been identified that would preclude the proposed residential end use. Measured concentrations of soil contaminants were generally below relevant assessment criteria for residential use with plant uptake, and no remediation is required to protect human health in these areas. Made ground was limited and localised, and no widespread contaminant linkages were identified.
- 6.19.4. The submitted reports conclude that, subject to further investigation, appropriate remediation and verification, the site can be made suitable for its intended use and will not meet the definition of contaminated land under Part IIA of the Environmental Protection Act 1990. A precautionary approach is therefore proposed, with conditions securing:
- further site investigation where required;
 - a detailed remediation strategy for any affected areas;
 - verification reporting to confirm the effectiveness of remediation; and
 - a discovery strategy to address any previously unidentified contamination encountered during construction works.
- 6.19.5. The submitted reports conclude that, subject to further investigation, appropriate remediation and verification, the site can be made suitable for its intended residential use.
- 6.19.6. Please refer to the submitted geoenvironmental and geotechnical reports for full details and further information.

6.20. Utilities

- 6.20.1. The Reserved Matters application is supported by a Utilities Statement prepared by Premier Energy Services (December 2025), which confirms that the proposed development at Imberhorne Farm can be fully and appropriately serviced.
- 6.20.2. The assessment is informed by consultation with statutory undertakers, review of utility records and PAS128 survey work. It demonstrates that while some localised diversions and off-site works are required, there are no utility constraints that would prevent the delivery or phasing of the development.

- 6.20.3. Electricity will be supplied by UK Power Networks. Existing high voltage infrastructure crossing the site has been accurately identified and will be accommodated through limited diversion or undergrounding where required by the layout. UK Power Networks has confirmed that adequate capacity is available to serve the development via a connection to the East Grinstead Primary Substation.
- 6.20.4. South East Water is the incumbent water undertaker. Existing underground apparatus within Imberhorne Lane will require minor diversion in connection with the site access works, which can be undertaken as part of the highway construction.
- 6.20.5. South East Water has confirmed that off-site network reinforcement will be required to serve the development, reflecting cumulative demand in the area. These works will be delivered through statutory processes, with costs largely met through infrastructure charges. On-site water infrastructure will be provided via an approved NAV or self-lay arrangement connecting into the existing network.
- 6.20.6. Foul drainage will be provided via connection to the existing Southern Water network, with pumping arrangements as assessed through the Flood Risk Assessment and Drainage Strategy. Any necessary reinforcement and phasing will be appropriately managed through condition.
- 6.20.7. Surface water drainage is addressed separately through the site SuDS strategy and does not rely on off-site surface water sewer connections.
- 6.20.8. The development does not require gas connections for residential units, as heating will be provided via air source heat pumps. A small section of existing gas infrastructure serving Imberhorne Farm may require localised adjustment where it interacts with proposed internal highways, which can be resolved through detailed design. Provision can be made for a gas connection to the primary school if required by the education authority, with sufficient local capacity available.
- 6.20.9. Telecommunications infrastructure is available within Imberhorne Lane. Localised diversions will be required at the site access and can be accommodated within the access works. Openreach has confirmed that fibre-to-the-premises will be provided to all dwellings as part of the development. Additional providers may be accommodated subject to commercial agreement.
- 6.20.10. The submitted evidence confirms that the site can be comprehensively serviced and that all required utility connections, diversions and reinforcement works are achievable. These matters do not raise objections in principle and can be secured through standard technical approvals and planning conditions. The Reserved Matters proposals therefore comply with the development plan in respect of infrastructure provision.
- 6.20.11. Please refer to the submitted utilities statement for full details and further information.

7. Conclusions

- 7.1.1. This Planning and Affordable Housing Statement has been prepared on behalf of Vistry Homes Ltd and David Wilson Homes Southern to support the Reserved Matters application for the development at Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead.
- 7.1.2. This Reserved Matters application follows the grant of Outline Planning Permission (Hybrid Planning Application reference DM/23/2699) and seeks detailed approval for Layout, Scale, Appearance, and Landscaping concerning the residential elements of the scheme. Conditions 18, 19, and 20 of the Hybrid Planning Permission require the submission of these details, to be approved in writing by the Local Planning Authority before development commences.
- 7.1.3. Access for the development, including the spine road, was granted as part of the Full Planning Permission within the Hybrid application. The spine road, which forms the principal vehicular access from Imberhorne Lane, is secured in principle for the entire site and has been integrated into the proposed residential layout.
- 7.1.4. This Reserved Matters Application seeks approval for the 550 residential units, which will be delivered by Vistry Homes Ltd and David Wilson Homes Southern. The mixed-use area and care village, part of the Outline element of the Hybrid Planning Permission, will be brought forward through separate applications in due course. The mixed-use area will serve as the neighbourhood centre, with potential for retail space, community facilities, and possibly a new health facility or GP surgery.
- 7.1.5. The Section 106 (S106) Legal Agreement linked to the Hybrid Planning Permission includes an 18-month negotiation period to allow ongoing engagement with healthcare providers and the Sussex Community NHS Foundation Trust. Vistry Homes Ltd has already initiated this process, continuing discussions that occurred during the determination of the Hybrid Planning Application. Once greater clarity is achieved regarding the mix of uses and end-users, a subsequent Reserved Matters Application will be submitted. The C2 care village will be delivered by a separate developer.
- 7.1.6. In addition to the mixed-use neighbourhood centre, the Hybrid Planning Permission also includes land allocated for a new Primary School. The delivery of the school is not within the developer's control, West Sussex County Council will be responsible for its delivery at the appropriate time. The provision of land, alongside a financial contribution to its delivery, is secured through the S106 Agreement.
- 7.1.7. The proposed development will deliver a mix of housing types and tenures, including 165 affordable homes (30% of the total), in full compliance with the Section 106 Legal Agreement. The affordable housing will be split as 75% Affordable/Social Rent and 25% shared ownership, ensuring the provision of high-quality homes for a range of households that meet local housing needs.
- 7.1.8. The development density is appropriate for the site and its surroundings, with careful attention given to landscape, heritage, and visual impacts. The design has been developed with a focus on maintaining the semi-rural character of the area, integrating green infrastructure, and respecting adjacent heritage assets and the natural environment.
- 7.1.9. The Reserved Matters application also includes provisions for sustainable transport, energy efficiency, and high-quality landscaping. Adequate parking, cycle storage, and public open spaces are incorporated, supporting a sustainable and healthy community.
- 7.1.10. The application complies fully with local planning policies, including the Mid Sussex District Plan and the Site Allocations DPD, addressing all key considerations outlined in the Outline

Planning Permission. All relevant issues have been thoroughly assessed, and no significant adverse impacts are anticipated.

- 7.1.11. As set out in the accompanying Statement of Conformity, the Reserved Matters Application is found to be in full conformity with the Hybrid Application's ES, demonstrating that the environmental effects of the development are adequately mitigated. With no new significant environmental impacts identified, the development continues to provide benefits, including housing, local economic stimulation, and biodiversity improvements, while ensuring the protection of the local community and environment.
- 7.1.12. In conclusion, the proposed development will make a substantial contribution to the housing supply in East Grinstead, providing a high-quality, sustainable, and well-designed residential environment that meets local needs and enhances the area's character. Permission should be granted for the Reserved Matters application without delay.

