

Vistry Homes



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES



LAND WEST OF IMBERHORNE LANE | EAST GRINSTEAD

DESIGN AND ACCESS STATEMENT | JANUARY 2026

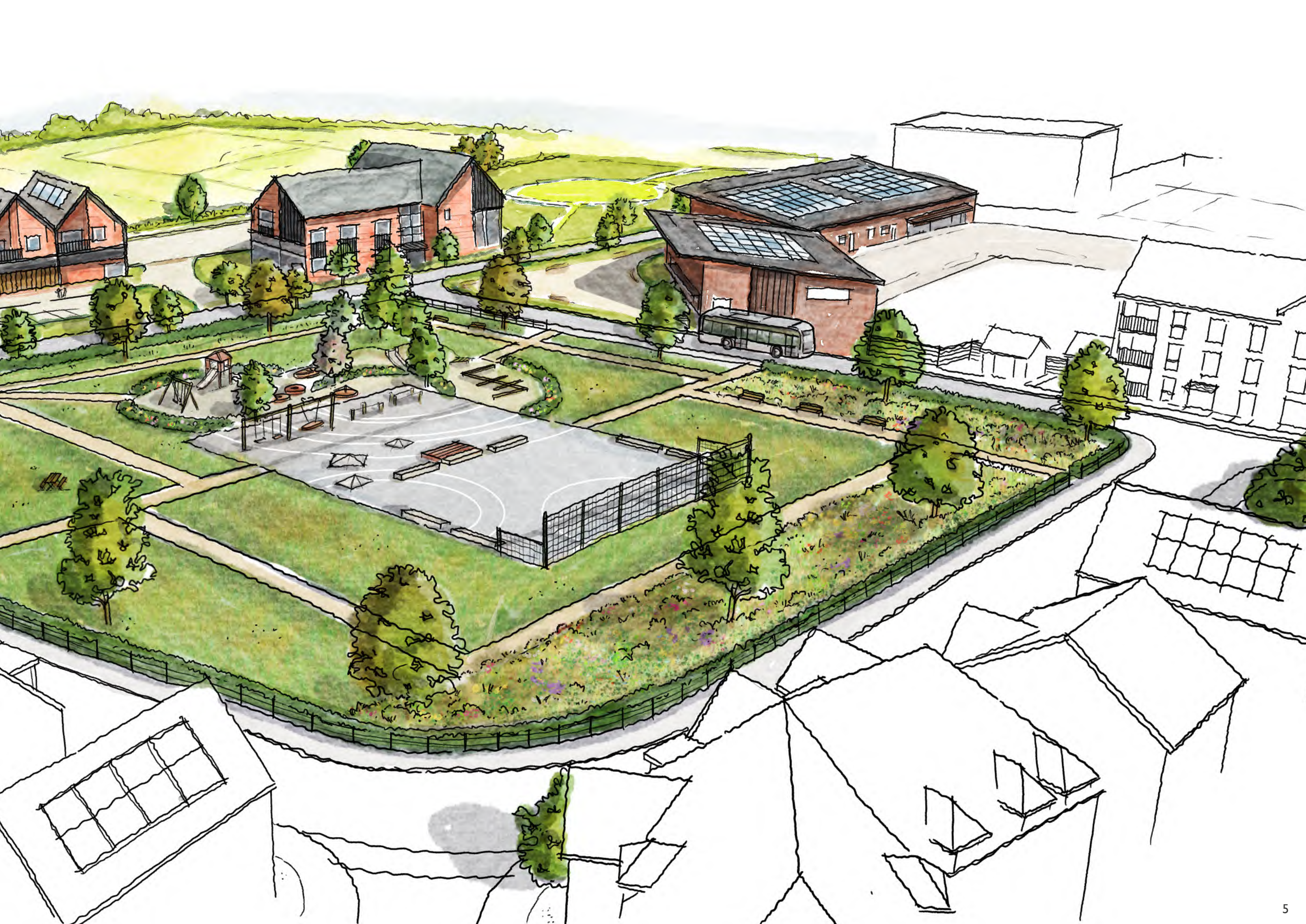




A LANDSCAPE LED DEVELOPMENT
DELIVERING SUSTAINABLE HOMES TOGETHER
WITH ENHANCED CONNECTIVITY AND
PUBLICLY ACCESSIBLE OPEN SPACE

PROVIDING THE PLATFORM
FOR FUTURE COMMUNITY USES
CENTERED AROUND FOCAL
SPACES FOR ALL AGES AND
ABILITIES







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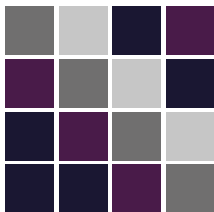


DAVID WILSON HOMES
WHERE QUALITY LIVES



ECE Planning

PLANNING



COOPERBAILLIE

RESIDENTIAL
DESIGN



GREENLANDSCAPE
STUDIO

LANDSCAPE
DESIGN

ARDENT
CONSULTING ENGINEERS

ENGINEERING AND
TRANSPORT



ECOLOGY



HERITAGE



ARBORICULTURE

CONTENTS

I. INTRODUCTION	8	4. DEVELOPMENT CHARACTER	32	6. ARCHITECTURAL STYLE	72
ABOUT THIS DOCUMENT	8	DEVELOPMENT FRAMEWORK	32	PROPOSED CHARACTER AREAS	72
SITE LOCATION	8	URBAN FORM	34	EXTERNAL FINISHES	73
2. SITE CONTEXT	10	BUILDING HEIGHTS	35	PRINCIPAL ROUTE	74
PLANNING CONTEXT	10	LAND USE	36	EASTERN QUARTER	78
EXISTING FACILITIES	12	MIXED USE AREAS	38	GREEN EDGE	82
CONSTRAINTS & OPPORTUNITIES	14	HOUSING MIX	40	WESTERN QUARTER	86
LANDSCAPE CONTEXT	16	AFFORDABLE HOUSING	42	CORE AREA	90
EXISTING CHARACTER	18	M4(2) & M4(3) COMPLIANCE	43	7. ACCESS AND MOVEMENT	94
SUMMARY OF EXISTING CHARACTER	20	5. LANDSCAPE DESIGN	44	SITE ACCESS	94
3. DESIGN EVOLUTION	22	LANDSCAPE STRATEGY	44	STREET HIERARCHY	94
INITIAL CONCEPT MASTERPLAN	22	OPEN SPACE AREA	46	PERMEABILITY	95
PRE-APPLICATION ILLUSTRATIVE MASTERPLAN	23	CENTRAL PLAY SPACE	48	PARKING	96
THE PRE-APPLICATION PROCESS	25	POCKETS OF PLAY	52	BIN AND CYCLE STORAGE	97
DESIGN REVIEW PANEL & PROVING LAYOUT	26	NORTHERN OPEN SPACE	54	8. SUSTAINABILITY	98
PUBLIC CONSULTATION	27	SOUTH WESTERN OPEN SPACE	58	SUMMARY	98
THE RESERVED MATTERS APPLICATION LAYOUT	28	PLANTING STRATEGY	62	EV CHARGING PLAN	100
THE OVERALL APPLICATION LAYOUT	30	HARD LANDSCAPING STRATEGY	66	9. LIFESPAN	102
		EXTERNAL ENCLOSURES	68	PUBLIC, SEMI-PRIVATE&PRIVATE DESIGNATIONS	102
		ECOLOGY	70	COMMUNITY SAFETY	102
		DRAINAGE STRATEGY	71	PHASING PLAN	104
				CONCLUSION	106

I. INTRODUCTION

ABOUT THIS DOCUMENT

1.1 This document has been written on behalf of Vistry Homes to support a Reserved Matters Application for residential development along with landscape proposals for the site known as Land West of Imberhorne Lane, East Grinstead.

1.2 The application comprises of 550 new residential dwellings of mixed type and tenure, together with green infrastructure including landscape, informal open space, a play space, and enhanced Public Right of Way. Several detailed technical and environmental surveys have been undertaken to respond to the constraints and opportunities of the site and to inform the development proposals.

1.3 The Design and Access Statement structure follows the headings of the National Design Guide, published in October 2019, and complies with the regulations of the guidance in the DCLG document 'Guidance and Information Requirements and Validation' March (2010) Design and Access Statement (2006).

SITE LOCATION

1.4 The site is 76.527 acres / 30.969 hectares in size and is located in the town of East Grinstead, West Sussex.

1.5 The land is bound by green fields, ancient woodland and Imberhorne School playing fields to the north and existing residential development to the east, along Imberhorne Lane. Along the southern and western boundary lies an existing bridleway, as well as green fields and farmland to the west.

1.6 Vehicular access will be provided from Imberhorne Lane along the eastern boundary.



FIGURE I.1: STRATEGIC LOCATION PLAN



1:2500 LOCATION PLAN

- PLANNING APPLICATION SITE BOUNDARY
76.527ac / 30.969ha
- LAND WITHIN APPLICANTS CONTROL BUT NOT PART OF THE APPLICATION
34.257ac / 13.864ha
- SANG
95.552ac / 38.669ha
- FULL PLANNING APPROVED UNDER DM/23/2699

WHAT3WORDS:
[///export.moves.sentences](http://export.moves.sentences)

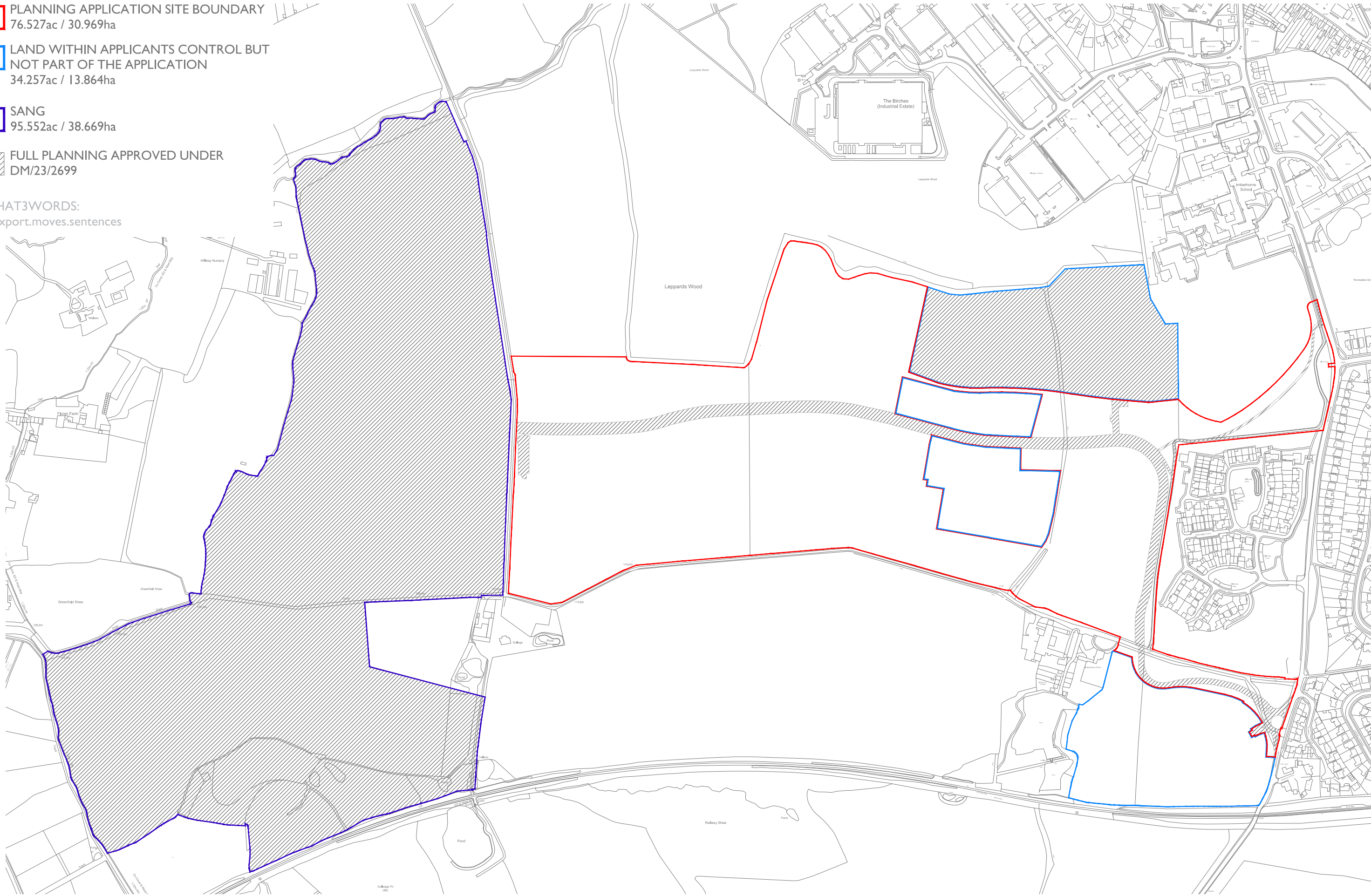


FIGURE 1.2: SITE LOCATION PLAN



2. SITE CONTEXT

PLANNING CONTEXT

- 2.1 This application has been submitted in support of an upcoming Reserved Matters Application (RMA) at Land West of Imberhorne Lane, following a Hybrid Application under reference DM/23/2699. The full development description for the Hybrid Planning Application is set out below:
- 2.2 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 Education 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.
- 2.3 The RMA would follow on from the outline element of the hybrid, and would seek to tie in with the full planning permission element of the hybrid.
- 2.4 The land use and access parameter plan which supported the Hybrid application can be seen to the right.

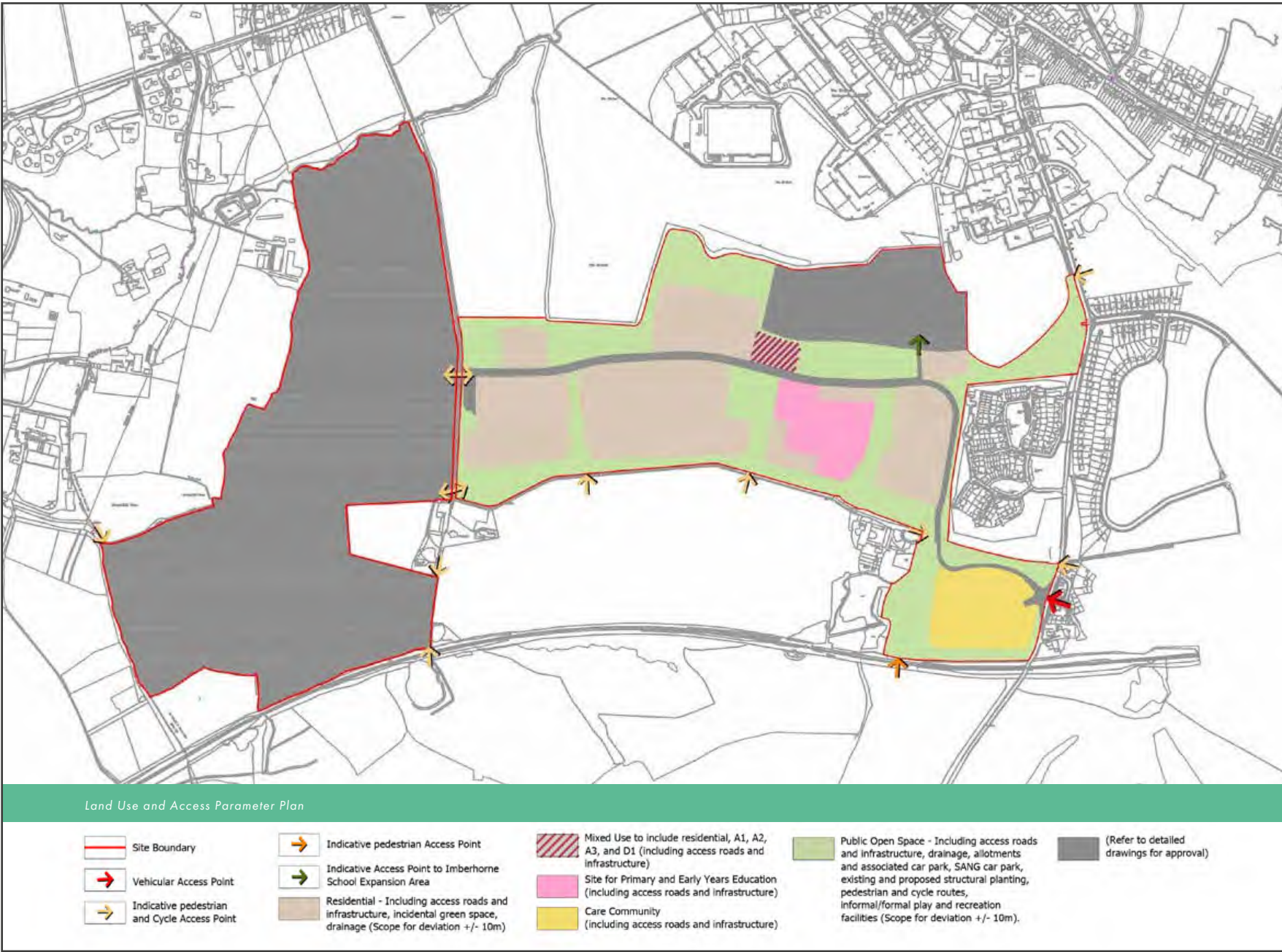


FIGURE 2.1: LAND USE AND ACCESS PARAMETER PLAN TAKEN FROM THE OUTLINE DESIGN AND ACCESS STATEMENT

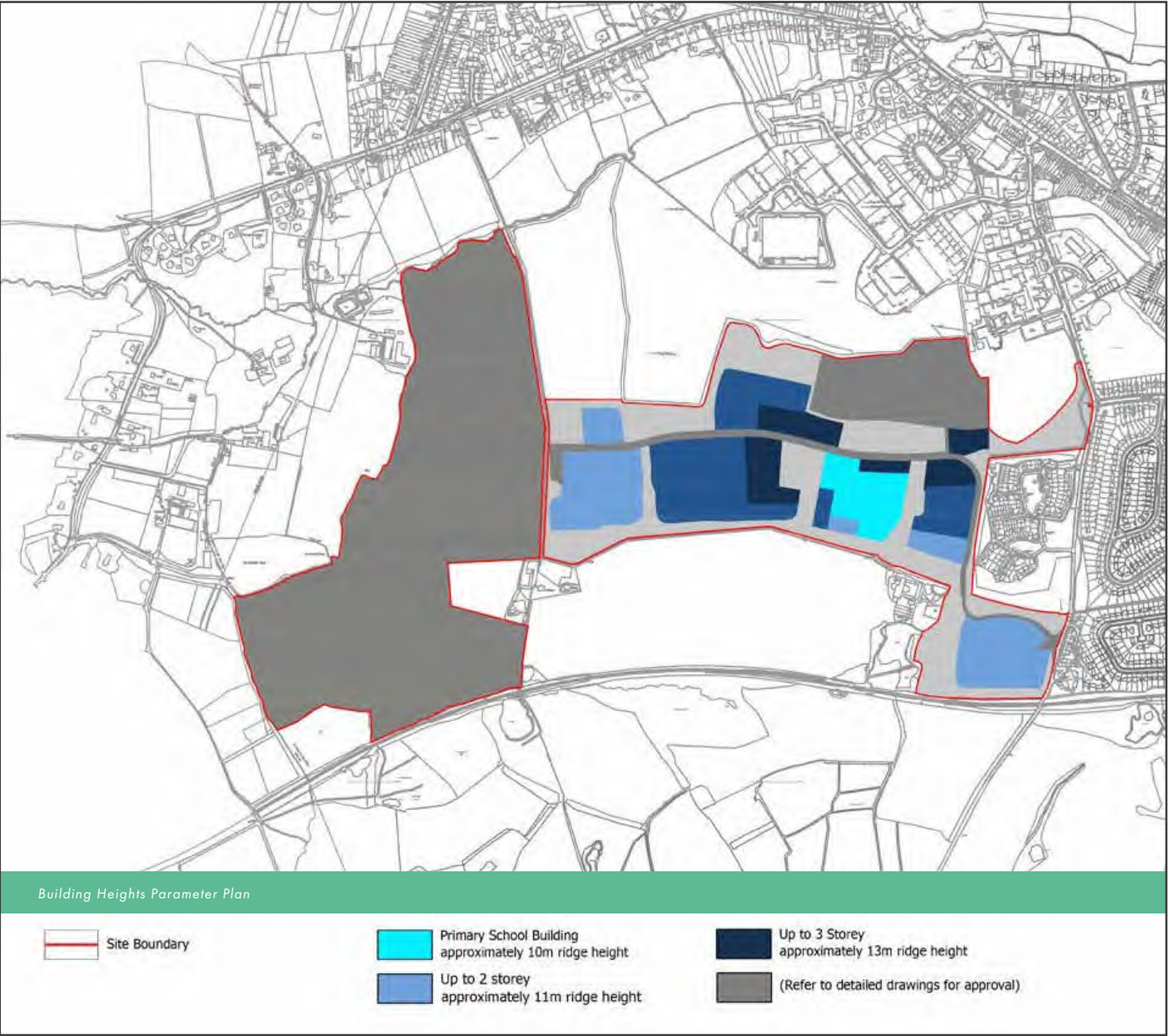


FIGURE 2.2: BUILDING HEIGHTS PARAMETER PLAN TAKEN FROM THE OUTLINE DESIGN AND ACCESS STATEMENT

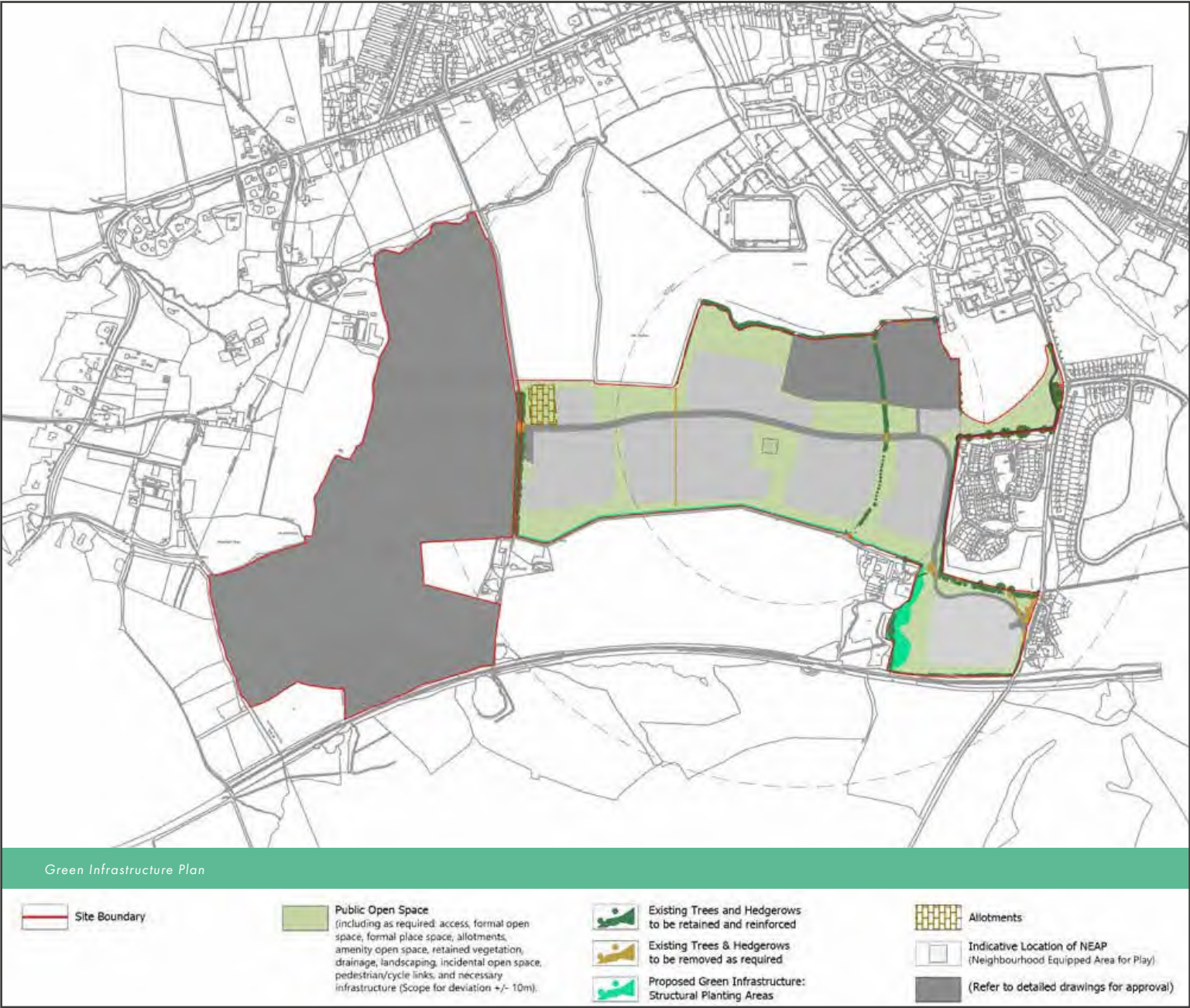


FIGURE 2.3: GREEN INFRASTRUCTURE PLAN TAKEN FROM THE OUTLINE DESIGN AND ACCESS STATEMENT

EXISTING FACILITIES

2.5 The site is located within the town of East Grinstead which benefits from a wide range of amenities and facilities within the surrounding area. An assessment of the existing facilities has been undertaken to help understand the physical, social and economic context within which the proposed development will sit. This overview highlights the current retail, employment, leisure, community and open space provision. Figure 2.9 shows some of the local facilities and their locations in relation to the site area. East Grinstead Railway Station is within a 2km radius of the site.



FIGURE 2.4: IMBERHORNE SCHOOL - 5 MINUTE WALK FROM THE SITE



FIGURE 2.5: IMBERHORNE RECREATION GROUND - 2 MINUTE WALK FROM THE SITE



FIGURE 2.6: EAST GRINSTEAD RAILWAY STATION - 20 MINUTE WALK FROM THE SITE



FIGURE 2.7: EAST GRINSTEAD HIGH STREET - 33 MINUTE WALK FROM THE SITE

PROPOSED FACILITIES

2.6 The Hybrid Masterplan will ensure the delivery of a SANG area to the west of the site, with a car park for ease of access, new sports facilities and pitches to the north-east, as well as land for a new two-form entry primary school, and mixed use development which could include shops, medical centre and additional residential dwellings.

2.7 These elements have been considered and discussed throughout the design evolution of the proposed development for this Reserved Matters Application.

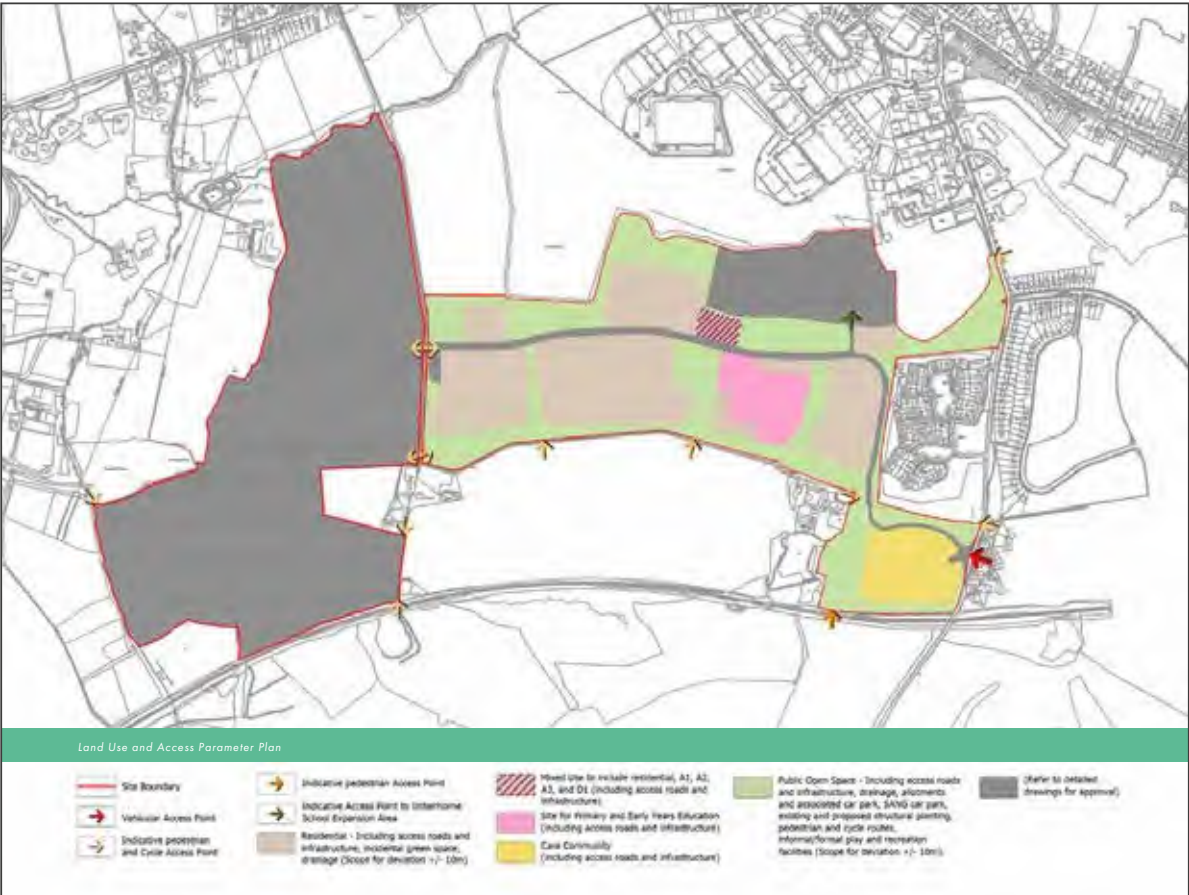


FIGURE 2.8: LAND USE AND ACCESS PARAMETER PLAN TAKEN FROM THE OUTLINE DESIGN AND ACCESS STATEMENT

FIGURE 2.9: FACILITIES PLAN

KEY

- SIT E BOUNDARY
- SANG
- EDUCATION
 - 1. Imberhorne School
 - 2. Halsford Park Primary School
 - 3. Saint Peter's Catholic Primary School
 - 4. Imberhorne Lower School
 - 5. Baldwins Hill Primary School
 - 6. Felbridge Primary School
 - 7. St Mary's C of E Primary School
 - 8. Jack and Jill Pre-School
 - 9. The Childrens House Pre-School
 - 10. Blackwell Primary School
 - 11. Little Chums Pre-School
 - 12. Paddington Pre-School
- EMPLOYMENT & MIXED RETAIL
- SPORTS & PARKS
 - A. East Grinstead Meads Football Club
 - B. Boxing Gym
 - C. Rock Climbing Gym
 - D. Felbridge & Sunnyside Cricket Club
 - E. Oak Farm Playing Fields
 - F. Felbridge Bowling Club
 - G. Felbridge Show Ground
 - H. Chartham Park Golf & Country Club
 - I. King George's Skate Park
 - J. Kings Centre Leisure Centre
 - K. énergie Fitness Centre
 - L. Pure Gym East Grinstead
 - M. East Grinstead Tennis, Squash & Racketball Club
 - N. Mount Noddy Tennis Courts
 - O. East Grinstead Bowling Club
- ALLOTMENTS
- MAIN ROAD
- RAILWAY STATION
 - East Grinstead Station
- EAST GRINSTEAD TOWN
- POST OFFICE
- PLACE OF WORSHIP
- HEALTH SERVICES
- LOCAL SUPERMARKETS
- PLAYGROUND / PARK
- EAST GRINSTEAD RECYCLING CENTRE
- POLICE STATION
- FIRE STATION
- MAIN BUS STOPS



CONSTRAINTS & OPPORTUNITIES

2.8 A series of constraints and opportunities are presented on the site, which have been subject to a series of surveys and other technical and non-technical assessments. These include:

- Topography survey
- Ecological surveys
- Transport
- Drainage Assessment
- Utilities assessment
- Arboricultural survey
- Planning policy appraisal
- Assessment of character
- Archaeological and heritage assessment

TOPOGRAPHY

2.9 The site slopes from southeast to north, with its highest elevation of approximately 123.0 located near the south-eastern boundary. From this point, the terrain gently descends across the site, reaching its lowest elevation of around 92.0 toward the northern edge. This creates a natural drainage pattern flowing northward.

ACCESS

2.10 A single access point has been approved in detail, together with the principal route, providing a connection to the SANG and its associated car park, which already holds detailed planning consent. In addition, a cycle link has been approved, running through the north-eastern corner of the site to connect with the neighbouring secondary school.

USES

2.11 The Care Home, Mixed-Use Area, and two-form entry Primary School have been determined and will be subject of separate Reserved Matters submissions.

2.12 The design has facilitated the delivery of these uses; however, their shape and placement have been reviewed to ensure the correct areas are provided and to refine their form. This has resulted in additional benefits, such as improved development frontages and more practical, coherent layouts for delivering the school facilities.

2.13 The proposed SANG to the west of the site has also been designed and approved in detail.

EXISTING VEGETATION

2.14 The existing vegetation is to the edge of the site with occasional hedgerows running north-south, bisecting the development area. While the approved Outline Planning Permission allowed for the removal of some of these hedgerows, ongoing discussions with the LPA and key stakeholders have led to a commitment to retain significantly more of them than originally proposed.

2.15 Trees designated for removal were identified during the Outline Planning Stage, and no additional tree removal is proposed as part of this Reserved Matters application.

ANCIENT WOODLAND

2.16 Leppards Wood is a replanted ancient woodland situated directly to the north of the site, and it represents a key environmental constraint. A 15-metre buffer must be maintained along its boundary to safeguard its ecological value, limiting development in this area and ensuring the woodland's long-term protection.

SURFACE WATER

2.17 New surface water modelling identifies areas susceptible to surface water, which can be addressed through the proposed sustainable urban drainage strategy. While this is unlikely to impact the developable area, it may influence the form or type of public open space to be provided.

BRIDLEWAY

2.18 An existing bridleway runs along the southern and western boundaries of the site, providing valuable recreational and pedestrian connections. The development will include links to this bridleway, ensuring safe and convenient access for residents and promoting sustainable movement around and beyond the site.

KEY

SITE BOUNDARY

SANG BOUNDARY

FULL PLANNING APPROVED UNDER DM/23/2699

SITE ACCESS

SANG ACCESS

EXISTING PEDESTRIAN ACCESS

PROW
(WS|EAG|45EG/2 & WS|WOR|44W/I)

BRIDLEWAY
(WS|EAG|40aEG/I & WS|EAG|44bEG/I & WS|EAG|44cEG/2 & WS|EAG|44cEG/I & WS|EAG|40bEG/I & WS|EAG|44aEG/I)

WORTH WAY

LISTED BUILDING

DIRECTION OF FALL

EXISTING DEVELOPMENT FRONTING ON TO THE SITE

OVERHEAD CABLE

OPEN GREEN SPACE

SCHEDULED MONUMENTS

HISTORIC LANDFILL

PROPOSED FACILITIES

CARE VILLAGE

MIXED USE

PRIMARY SCHOOL

FORMAL SPORTS PROVISION

TREE CONSTRAINTS

CATEGORY A TREE OF HIGH QUALITY AND VALUE

CATEGORY B TREE OF MODERATED QUALITY AND VALUE

CATEGORY C TREE OF LOW QUALITY AND VALUE

CATEGORY U TREE OF POOR QUALITY AND VALUE

TREES / HEDGEROW TO BE REMOVED

ROOT PROTECTION AREA

INFORMATION FROM ENVIRONMENT.DATA.GOV.UK:

ANCIENT & SEMI-NATURAL WOODLAND INCLUDING 15M OFFSET

ANCIENT REPLANTED WOODLAND INCLUDING 15M OFFSET

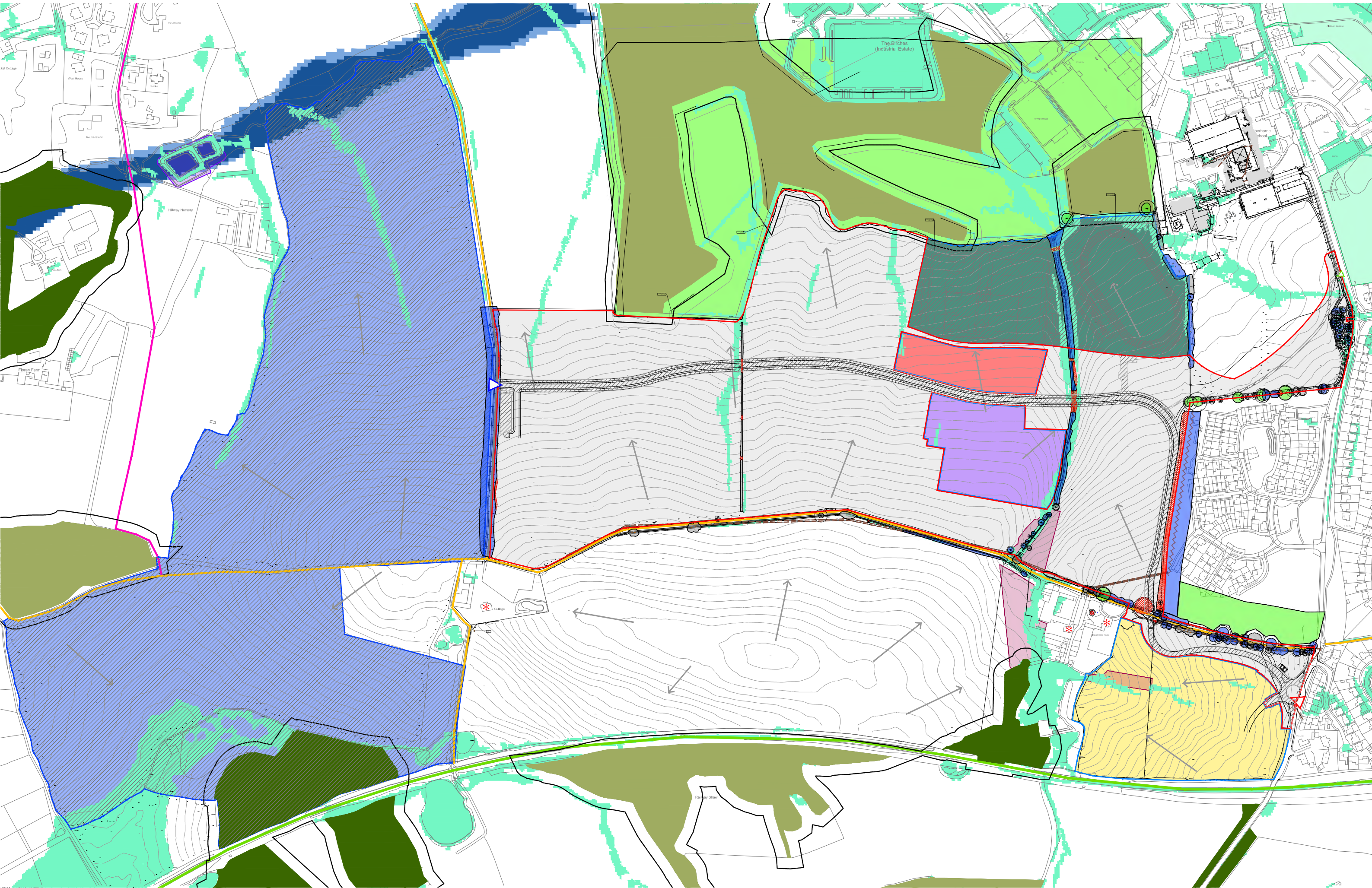
SURFACE WATER

FLOOD ZONES

FLOOD ZONE 2

FLOOD ZONE 3

FIGURE 2.10: CONSTRAINTS AND OPPORTUNITIES PLAN



LANDSCAPE CONTEXT

2.19 The site is located on the western boundary of East Grinstead, comprising a series of agricultural fields bordered largely by mature tree lined hedgerows. To the north of the site lies Leppards Wood; to the west is the proposed SANG; to the south further agricultural land and the listed buildings of Gullege House, Imberthorne Farmhouse and Imberthorne Cottages. The north east corner of the site borders school playing fields. The area is served by an extensive network of footpaths running both north to south and east to west, providing links to East Grinstead and also to the Sussex Border Path long distance trail. The land slopes gently down to the north, to meet Leppards Wood and Felbridge Water.

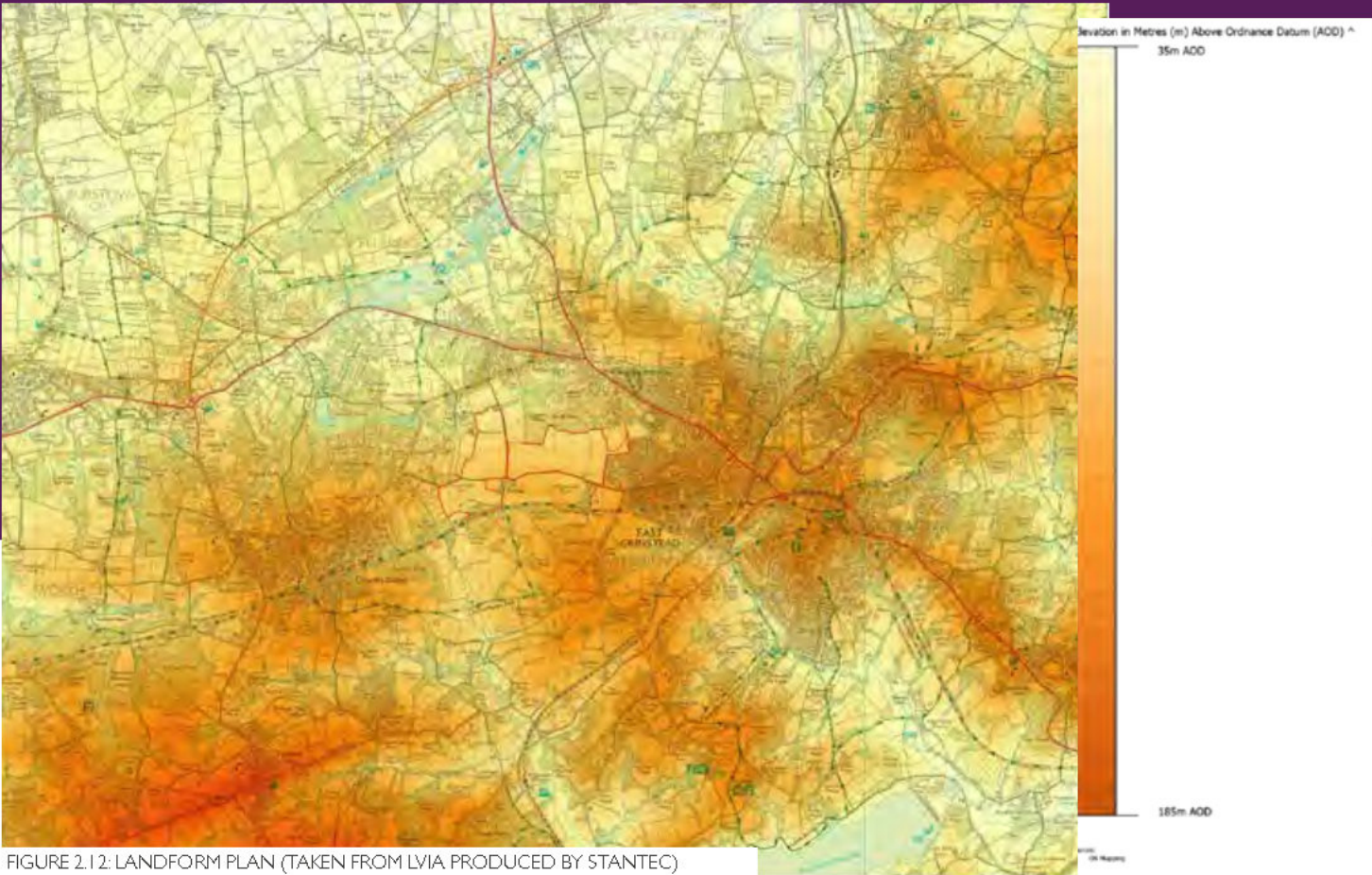


FIGURE 2.12: LANDFORM PLAN (TAKEN FROM LVIA PRODUCED BY STANTEC)



FIGURE 2.11: AERIAL PHOTOGRAPH OF THE SITE

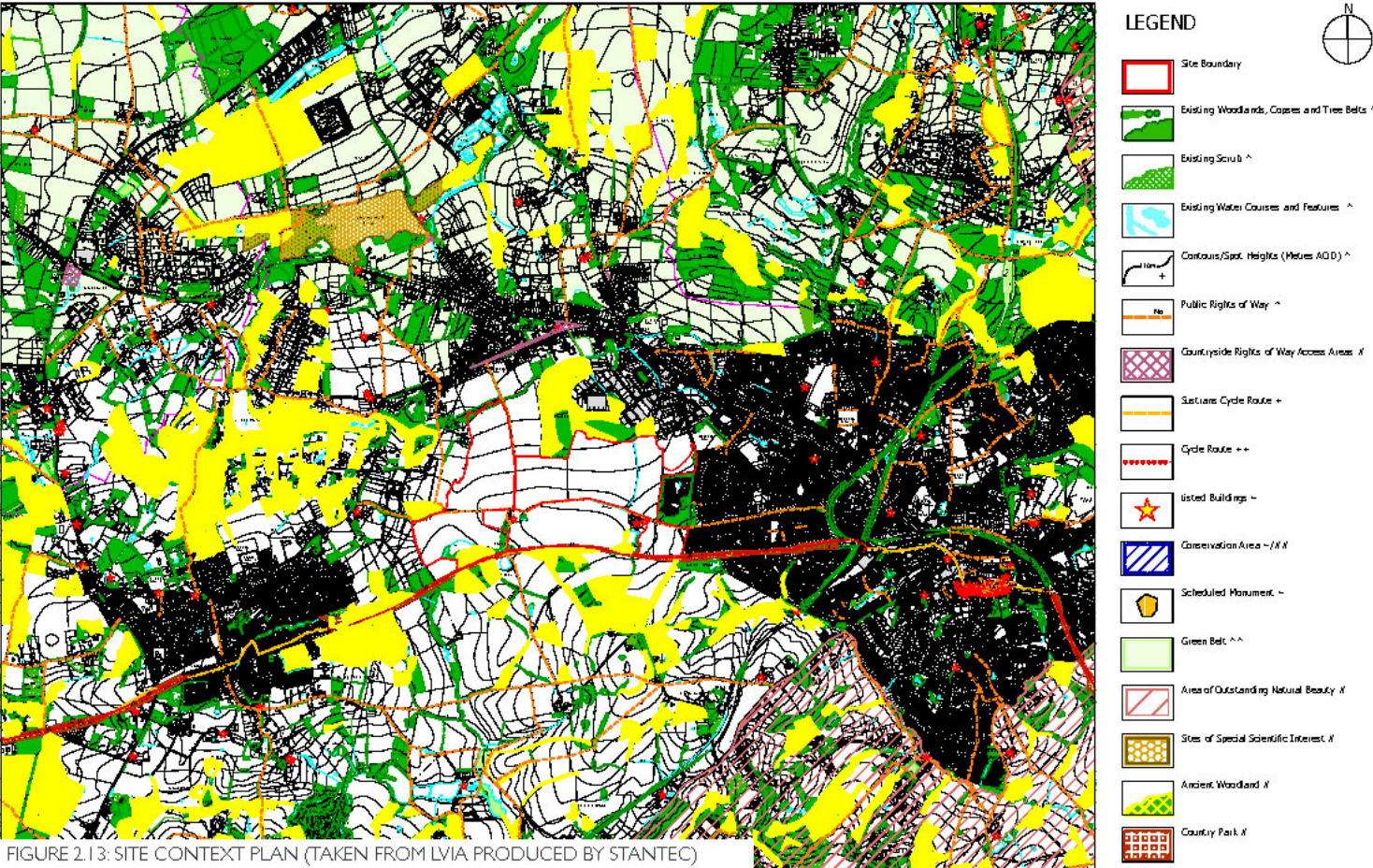


FIGURE 2.13: SITE CONTEXT PLAN (TAKEN FROM LVIA PRODUCED BY STANTEC)