



FIGURE 2.14: LANDSCAPE CONTEXT PLAN



THE SITE

EXISTING CHARACTER

2.20 An assessment of the surrounding development character has been carried out to inform the future design and elevational treatment of the proposed housing.

2.21 The key areas within the study are:

- A - KINGSCOTE WAY
- B - IMBERHORNE LANE
- C - BLUEBELL CLOSE
- D - HEATHCOTE DRIVE / FAIRLAWN DRIVE



A - KINGSCOTE WAY

2.22 This character area neighbours the eastern boundary and is the latest development local to the site. The use of detached, semi-detached and the occasional terraced houses are seen throughout with heights of 2-2.5 storeys being consistent. Roof forms vary with front-to-back and hipped being prominent, as well as gable features. The main facing materials consist of red and buff multi brick, with white eternit cladding, red and brown tile hanging used as feature materials. Other significant details used in this area are stone cills, brick plinths, splayed and soldier course headers, as well as chimneys featuring on focal buildings. Windows are predominantly plain white casement, with a variation on window bar positioning to add character to each house. The properties are set back from the road by grass verges, planting and hedges. Other enclosures in this area consist of brick walls with piers and timber post and rail fences, creating a softer feel to the site.



B - IMBERHORNE LANE

2.23 East of the site lies Imberhorne Lane and is located on the main road that leads onto the proposed development. This road mainly consists of large 2 storey detached dwellings. Roof styles consist of hipped, dutch gable and the occasional use of gable features and cat slides, comprising of red and brown tiles. With the focus being the roof and building style, materials are generally simplistic, with varied tones of mottled brick and tile hanging used throughout, along with soldier course headers corbel detailing. Chimneys are also present in this area, as well as simple white casement windows. Houses are set back from the road by drives and are typically behind low brick walls, fencing or hedging.





C - BLUEBELL CLOSE

2.24 Bluebell Close is located south east of the site and follows a very traditional vernacular. This character consists of primarily larger 2 storey detached houses. Half hipped, front-to-back and gable fronted roofs make up most of the roof forms with the appearance of gablets also present. The primary materials used are darker tones of red and buff multi brick, with a lighter red feature brick used on details such as brick quoining, arched and soldier course headers, and projecting eills. Other feature materials include tile hanging with club details, white eternit cladding and the occasional use of flint and render. Rafter feet on roofs and chimneys are also a key detail in this character. Window styles are generally white casement. The majority of dwellings are bound from the road by a small grass verge and hedging, with the occasional property set behind a range of fenced enclosures and low brick walls.



D - HEATHCOTE LANE / FAIRLAWN DRIVE

2.25 This area continues on from Imberhorne Lane with the same characteristics being used, as well as the use of 1 storey bungalows. Hipped roofs and dutch gables are most common, with the occasional use of gable features. Different tones of red multi brick are used, along with red and brown tile hanging and light-coloured render featuring on dwellings. White uPVC windows are common with the slight use of darker windows featuring across this area. Chimneys are a common detail. These properties have generous sized front gardens set back behind low brick walls and hedges.

EAST GRINSTEAD TOWN CENTRE

2.26 The town of East Grinstead reflects its long history, with buildings spanning several centuries, each telling a story of its evolution. Buildings predominantly comprise of 2-2.5 storey Victorian and Edwardian buildings. Materials within the town consist of different tones of red brick, along with the occasional use of buff brick. Other materials that feature throughout are tile hanging, cladding, mock tudor boarding, painted brick and a vast amount of light-coloured render. Sashed windows, bay windows, dormers and chimneys are all key details that add to the character of the town. Brick detailing is also a strong factor. The use of quoining in cream tones is an addition to this varied palette. Boundaries are typically defined by low brick walls, black railings and planting within front gardens. These elements, combined with modern structures, create a unique and visually diverse townscape, which will be integrated into the proposed site.



SUMMARY OF EXISTING CHARACTER

BUILDING TYPES

- A variety of building forms are found, with an emphasis on semi-detached and detached dwellings.

ROOF LINE & BUILDING HEIGHTS

- There is a mixture of roof forms across the area, predominantly front-to-back, hipped and gable fronted roof forms. Dutch gable roofs also feature in some areas. Building heights range from 1 to 2.5 storey.

MATERIALS

- Dark red and buff multi brick are the most dominant materials, with brick being the base material to the majority of properties. A range of feature materials appear across this area, which consist of tile hanging, cladding, render and the occasional flint. Roof tiles are a mix of red, brown and grey.

FENESTRATION

- Window forms are predominantly simple white uPVC casements.

DETAILING

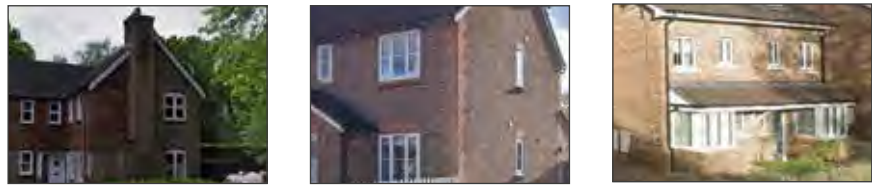
- Brick detailing is generally simplistic, with a mix of tones and patterned features. Chimneys are common on the 2 storey dwellings used to create character.

BOUNDARY TREATMENTS

- Front gardens are grassed areas with hard standing to cater for on-plot parking. The occasional dwarf brick wall, timber fences or hedge provide clear boundary definition.

TONES & COLOURS

- A wide range of tonal variations exist across the locality and stem from a range of colours across a few consistent materials.



WALLS

ROOFS

DETAILS

PRINCIPLES TO TAKE FORWARD

- The site will need to respond to the local setting, as well as a range of market and policy needs.
- All buildings are to be mostly 2-2.5 storey. A mix of roof forms should be part of any proposal relating to its context and legibility.
- Using the local materials palette will help integrate the scheme into the town setting and its immediate context.
- Fenestration can assist with the reinforcement of the proposed character and will need to be considered in a wider context.
- The use of detailing and feature detail is a common theme in the area and will be carried through in the overall design of the buildings.
- Grass verges and hedges could create a softer boundary to the dwellings facing onto open space. Timber posts could be used on focal areas to reflect the area's landscape.
- A simple palette of colours is appropriate for the site that will be largely determined in relation to the use of local materials within the construction of buildings.

3. DESIGN EVOLUTION

INITIAL CONCEPT MASTERPLAN

3.1 The design development sought to build on the principles of the illustrative masterplan and test some of the principles that had been established through the Outline Planning Application process. A review by the client and design team was carried out and there were some elements that were felt to be less than optimum in terms of protection of the existing on-site assets and future delivery of elements such as the Primary School, which was adjusted in the testing masterplan as well.

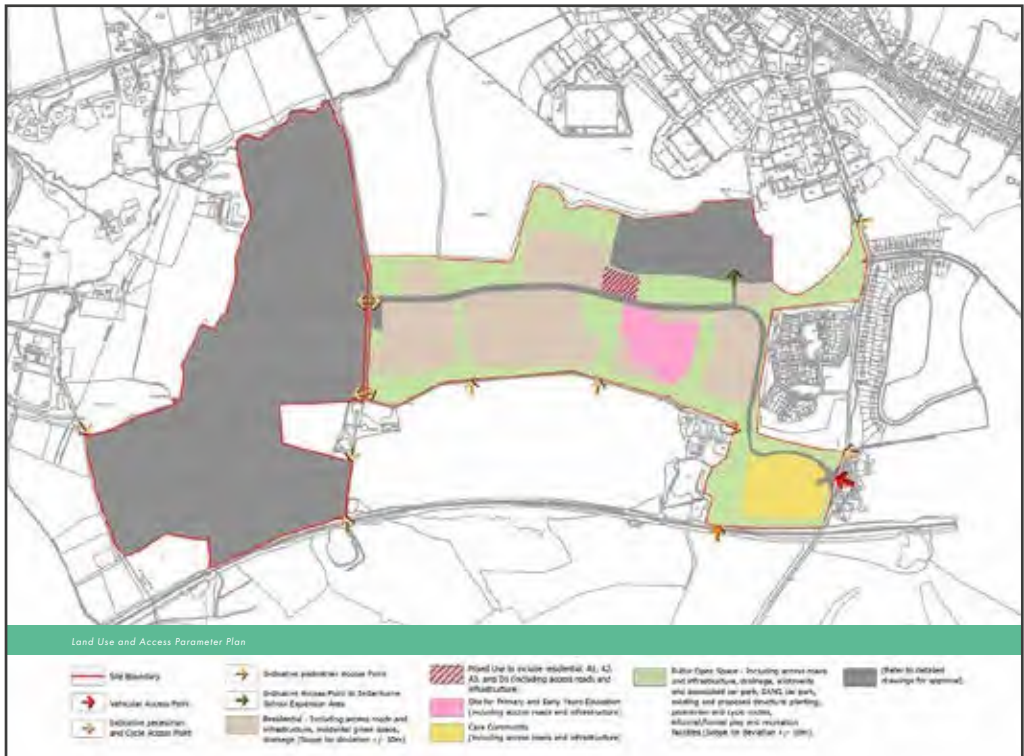


FIGURE 3.1: LAND USE AND ACCESS PARAMETER PLAN TAKEN FROM THE OUTLINE DESIGN AND ACCESS STATEMENT



FIGURE 3.2: CONCEPT MASTERPLAN



3.2 Key features of the Masterplan include:

- 1 The school area was modified in shape to create a more useable area for the school, as well as allowing more frontage on to open space.
- 2 The development area was tested with development blocks to ensure there was sufficient space for 550 dwellings.
- 3 Assessment of the site's utility needs were also assessed to understand general locations and needs for the proposed development.

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FIGURE 3.4: PRE-APPLICATION ILLUSTRATIVE MASTERPLAN





FIGURE 3.5: APPROVED PARAMETER PLAN OVERLAY



THE PRE-APPLICATION PROCESS

3.3 Through the course of the detailed proving layout and technical review process by a wide range of disciplines, a number of structural changes to the Masterplan were discussed with the LPA, as well as how to evolve the Masterplan for the Design Review Panel process.

KEY CHANGES:

- 1 The school area was modified in shape to create a more useable area for the school, as well as allowing more frontage on to open space.
- 2 The development area was tested with development blocks to ensure there was sufficient space for 550 dwellings.
- 3 Assessment of the site's utility needs were also assessed to understand general locations and needs for the proposed development.
- 4 The proposed development now retained the existing hedgeline to the west, to create a green corridor and assist with the BNG requirement for the site.

DESIGN REVIEW PANEL & PROVING LAYOUT

3.4 The overall masterplan has evolved through a series of technical design reviews with the multidisciplinary design team, building on the concept design and principles within the Outline Planning Application.

FIGURE 3.6: PRE-APPLICATION LAYOUT



KEY FEATURES:

- 1 A centralised play provision that consolidates the neighbourhood equipped area of play requirements for the development following discussions with Mid Sussex District Council Officers.
- 2 Initial design for the Primary School layout that will seek to deliver the correct area as per the approved parameter plan that enables the school land to be used outside of school hours without the need to access the main school building.
- 3 Attenuation features have been designed to support the drainage needs of the development whilst also alleviating the onsite surface water to deliver the approved residential area.
- 4 Additional focal spaces have been provided around the development to support variation in character to respond to the localised context and evolving architectural expression.
- 5 The play strategy was recalibrated, in some instances to respect the environment of the off-site listed buildings and a Super LEAP has been created at the heart of the development.

DESIGN REVIEW PANEL

3.5 A meeting with the Mid Sussex Design Review Panel was held online on the 16th July 2025. Overall the panel welcomed the change to the pre-application and were encouraged by the level of thought between all the disciplines and the contribution to the emerging designs. Key points to be addressed were:

- Defining what was going in the Mixed Use area and to facilitate as much flexibility as possible;
- Consult with authorities in terms of school needs and layout;
- Continue to deploy tree species that can serve a changing climate with native planting focused in POS areas and the future SANG;
- Maximise permeability;
- Integrate elements such as pump stations and substations in the overall development form and not pavilions within the open space and street scenes.



FIGURE 3.8: DRP / CONSULTATION LAYOUT



FIGURE 3.7: EAST GRINSTEAD PUBLIC CONSULTATION BOARDS

PUBLIC CONSULTATION

3.6 In support of the Reserved Matters Application for 550 dwellings at Land West of Imberhorne Lane, East Grinstead, Vistry Homes undertook an extensive programme of community engagement in accordance with Mid Sussex District Council's Statement of Community Involvement and the principles of the Localism Act 2011. Engagement activities included a presentation to East Grinstead Town Council in August 2025, a pre-application meeting with West Sussex County Council's Education Department, and both online and in-person public exhibitions. Invitations to the consultations were distributed to 2,731 local households and businesses, with the in-person exhibition held at East Grinstead Town Council on 16th September 2025 attracting 142 attendees, including the ward member for Imberhorne and representatives from the Town Council.

3.7 A range of communication channels were made available to ensure the consultation was accessible to all members of the community. These included a dedicated project website featuring exhibition materials and an online feedback form, a freepost address for requesting printed materials, a consultation phone line, and a project email address. A total of 77 feedback responses were received, with key themes including transport and traffic concerns, social infrastructure capacity, utilities provision, and environmental considerations. The Applicant has carefully reviewed all feedback and, where possible within the scope of the Reserved Matters application, has sought to address the issues raised in the final proposals.

THE RESERVED MATTERS APPLICATION LAYOUT

3.8 Following on from the Design Review Panel, further detailed works were carried out in regard to vehicular tracking and more detailed planting, lighting and fire distance requirements features of the proposed application layout. These include:

KEY FEATURES

- 1 The application red line has been amended to cater for the elements included in this Reserved Matters Application, with a larger area left for the mixed use element to allow for greater flexibility in the future.
- 2 The drainage strategy has evolved and requires less areas of SuDS provision and rationalisation of the features, resulting in less area required for this use.
- 3 Only 3 substations are needed for the whole development to meet the needs of the homes and EV charging requirements
- 4 The area of Ancient Woodland buffer had been developed within and this area was redesigned in order to ensure there are no issues moving forward.
- 5 There was notable change in the Section 106 affordable housing mix (The Reserved Matters had been developed concurrently whilst the Section 106 was being discussed and confirmed). The newly proposed mix saw a notable increase in the number of smaller dwelling typologies that resulted in changes to clusters and housing forms.
- 6 The school area was given more definitive parameters in terms of access to the northern boundary and the eastern with more prominent frontage to address the new focal space and Mixed Use area.





THE OVERALL APPLICATION LAYOUT



FIGURE 3.10: THE OVERALL APPLICATION LAYOUT



FIGURE 3.11: OVERALL MASSING OF THE DEVELOPMENT



4. DEVELOPMENT CHARACTER

DEVELOPMENT FRAMEWORK

4.1 The proposed framework responds to the constraints and opportunities and approved design principles of the site, ensuring the existing landscape and vegetation enclosing the site are given prominence within the development. Residential homes are to be integrated within the landscape-led setting, enabling the overall development to deliver a sequence of routes, streets and notable spaces.

BLOCK STRUCTURE

4.2 The block structure is highly permeable with strong degrees of natural surveillance through the perimeter block forms and with all views terminating on buildings or vegetation to enable a heightened sense of legibility.



FIGURE 4.1: BLOCK STRUCTURE PLAN

ROAD ALIGNMENT

4.3 The proposed road alignment will deliver a range of routes through the development creating a sequence of linked streets and spaces. These utilise the existing landscape assets to provide a sense of verdancy and maturity, where possible, as well as newly proposed planting of street trees.

FRONTAGE

4.4 Frontage is proposed across the development and will provide natural surveillance and activity to the streets, focal spaces, footpath routes and open space. The types of frontage forms vary throughout the development to reinforce the newly created pockets of distinctive character delivered through the landscape-led masterplan, and planned focal spaces.

FOCAL BUILDINGS

4.5 Strategically placed focal buildings are located throughout the development to terminate and frame vistas within the site to support legibility and give localised distinctiveness throughout the development, in terms of height and/ or design and materials.

LEGIBILITY

4.6 Legibility within the layout is an important consideration. How residents and visitors interpret and understand the development adds to the success of a place. The overall sequence of spaces and streets will assist with understanding the area and provide ease of movement.





FIGURE 4.2: URBAN FRAMEWORK PLAN

- KEY
- SITE BOUNDARY
 - BUILDING FRONTAGE
 - PROPOSED BLOCK STRUCTURE
 - PLAY AREA
 - ALLOTMENTS
 - ATTENUATION FEATURE
 - PROPOSED PUMP STATION
 - FOCAL SPACE
 - PRIMARY SCHOOL
 - MIXED USE AREA
 - CARE COMMUNITY
 - FOCAL BUILDING
 - OPEN SPACE
 - EXISTING TREES
 - PROPOSED TREE
 - SITE ACCESS
 - PEDESTRIAN/CYCLE ACCESS
 - SANG ACCESS
 - CYCLE ROUTE
 - PUBLIC RIGHT OF WAY
 - OPEN SPACE PATH
 - SUBSTATION

URBAN FORM

4.7 The proposed urban form to the edges of development seeks to respond to the grain of existing development and is in line with the overall context of Imberhorne, with variation in grain and building typologies.

URBAN GRAIN

4.8 Overall the patterns and forms of development reflect the mixed character of Imberhorne and are held together by the proposed hierarchy of streets and spaces. The southern and northern edges contrast with the central and eastern areas to respond to the edge of the site and relationship to the landscape setting.



FIGURE 4.3: FIGUREGROUND PLANS SHOWING THE PROPOSED URBAN GRAIN



FIGURE 4.4: MASSING MODEL SHOWCASING HEIGHTS