

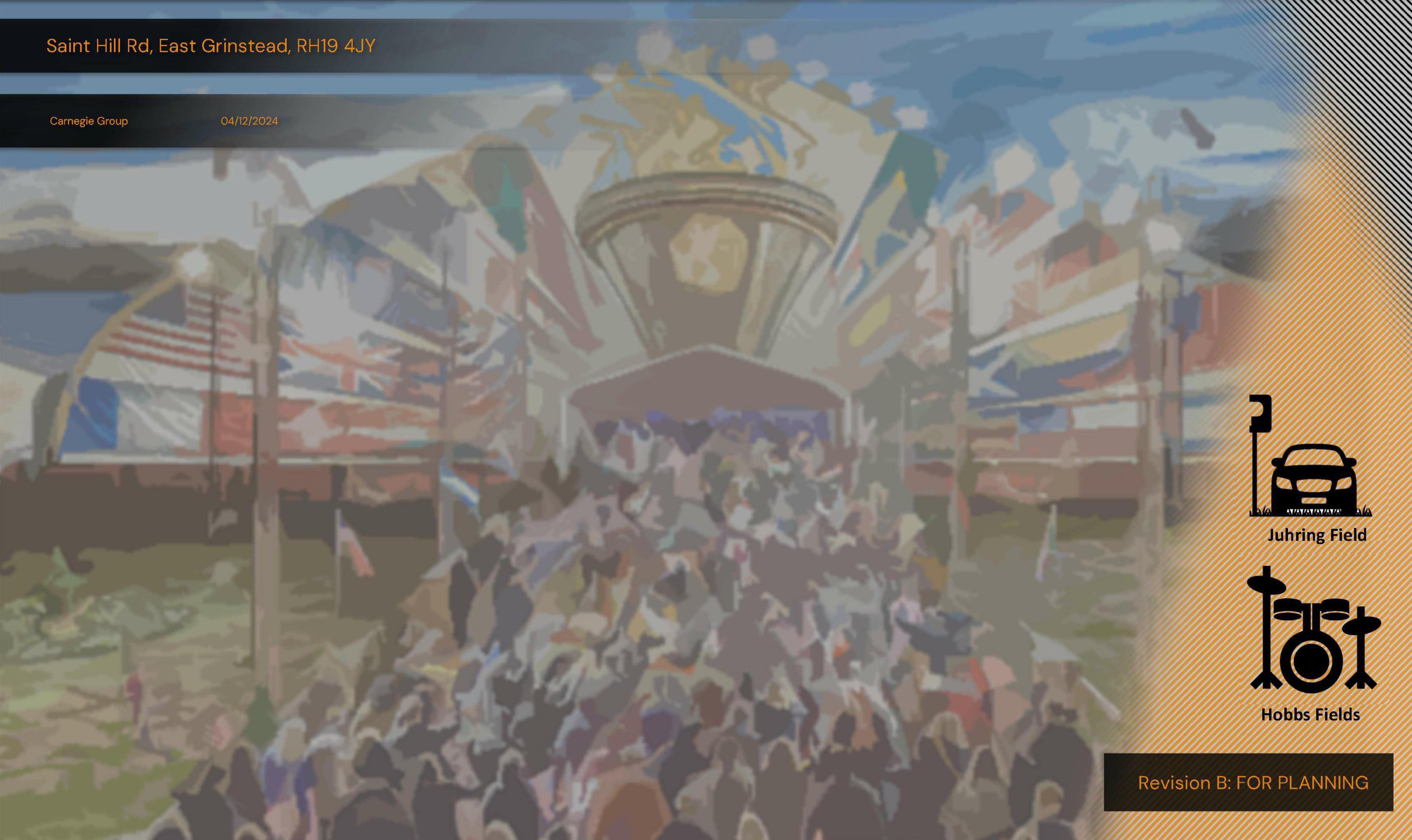
Design and Access Statement

JUHRING AND HOBBS FIELD

Saint Hill Rd, East Grinstead, RH19 4JY

Carnegie Group

04/12/2024



Juhring Field



Hobbs Fields

Revision B: FOR PLANNING

Contents

Drawings:2

INTRODUCTION.....3

SITE ANALYSIS AND CONTEXT.....3

PROJECT OVERVIEW4

EVENTS.....6

DESIGN DEVELOPMENT7

PRE-APPLICATION ADVICE7

DESIGN CONCEPTS8

.....2

CARPARK DESIGN PRINCIPLES.....9

LANDSCAPE MASTERPLAN.....10

ILLUSTRATIVE LANNDSCPAE VIEW.....11

ACCESS AND MOVEMENT12

ACCESS AND MOVEMENT13

ACCESS AND MOVEMENT14

ACCESS AND MOVEMENT15

MATERIALS16

MATERIALS17

MATERIALS18

MATERIALS19

MATERIALS20

MATERIALS21

MATERIALS22

MATERIALS23

COMMUNITY INVOLVEMENT24

DESIGN INPUT26

DRAINAGE27

CONCLUSION.....27

Revision Schedule			
Prepared by:	Rev:	Date:	Checked By:
C.G.	A	04.12.2024	C.G.
C.G.	B	01.09.2025	C.G.



Image O. Event attendees entering the castle with the tent behind.



DRAWINGS:

Drawing No.	Drawing Title	Revision
1093.03-SK24	Washroom Plans and Elevations	D
1093.03-SK25	Washroom Plans and Elevations	B
1093-001	Location Plans	J
1093-002	Block Plan	E
1093-003	Proposed site plan	N
1093-004	Proposed Juhring Field Plan	Q
1093-005	Hobbs Field Plan	K
1093-015	Event Field Elevation	A

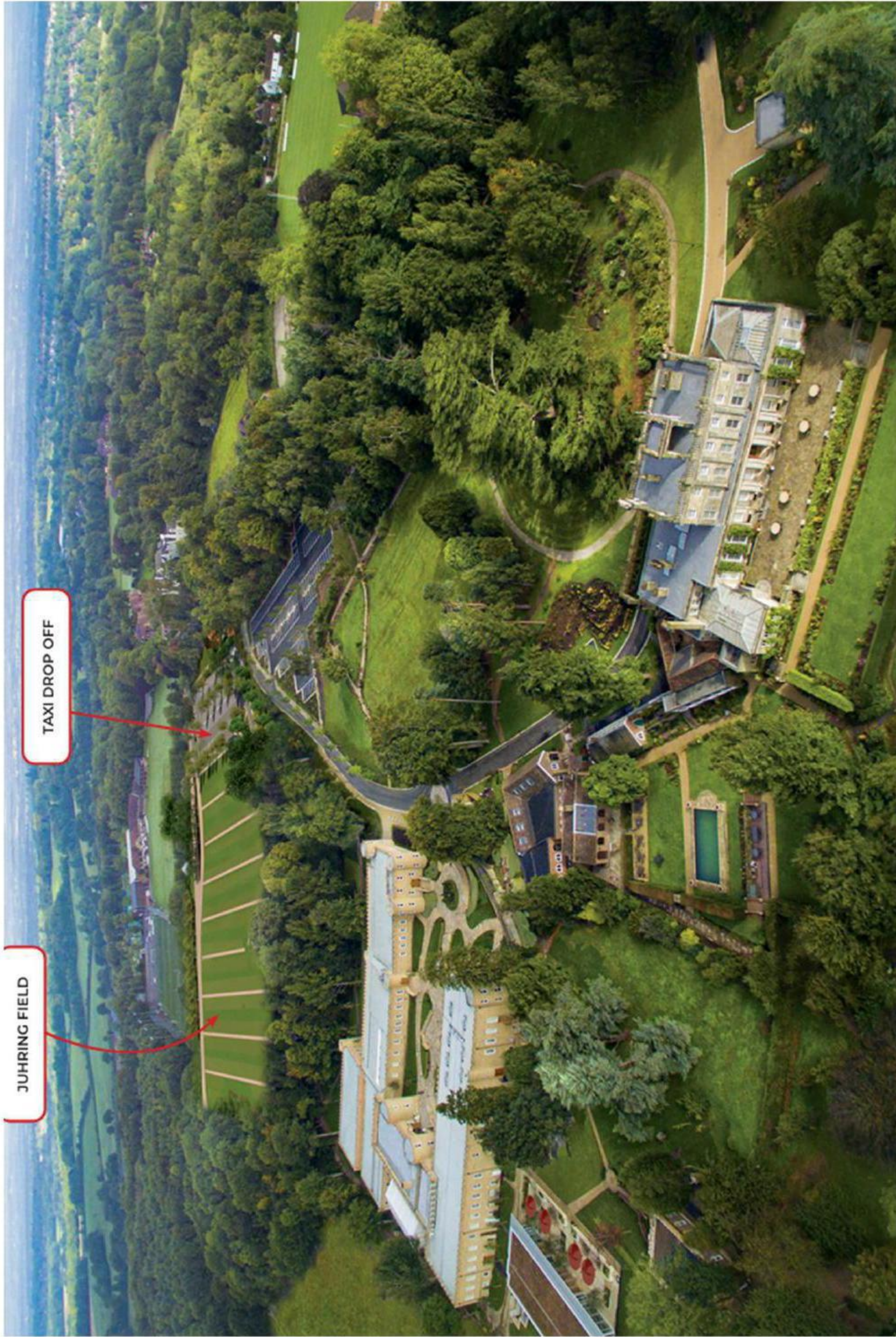
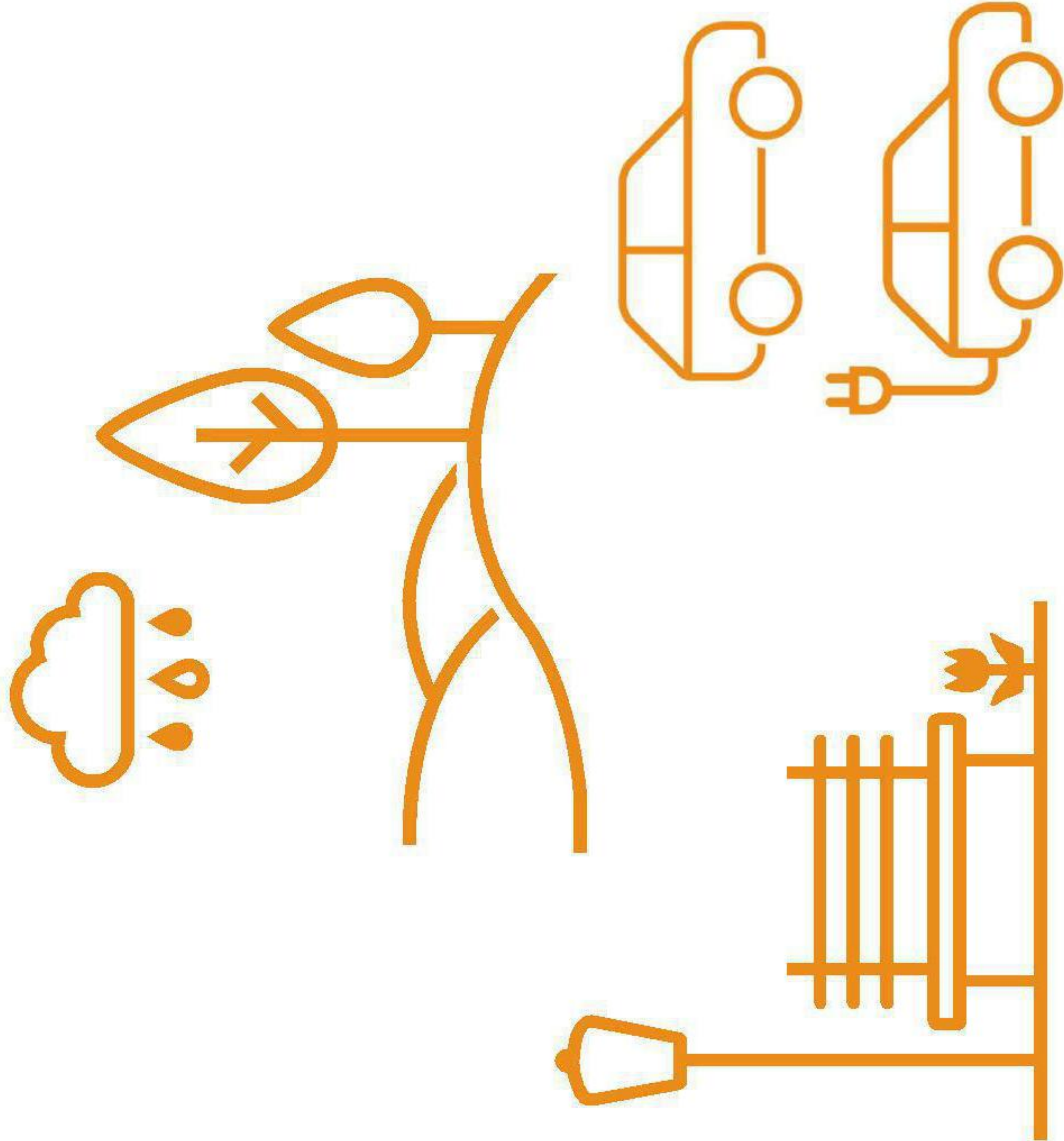


Image 1. Changes to Juhring field as seen from above.



INTRODUCTION

This Design and access statement has been prepared by Carnegie architecture for the purpose of supporting the planning application to augment the existing fields near St. Hill Manor.

Situated near St. Hill Green, Juhring field is currently used intermittently as a car park and event venue for nearby sports clubs and the occupants of St. Hill Manor. This historic use has a detrimental effect on the condition of the ground and is currently economically unviable to continue running in this way. To alleviate the stress on the ground we are proposing to reinforce it with a system of plastic permeable pavers. These pavers would be replanted with grass to minimise the visual impact of the improvement to the fields.

Hobbs field is used to host the IAS. These events also require improvement to the ground conditions and subtle grading of the ground levels. There are also proposed washroom blocks to further improve the running for the events at St. Hill. These washrooms are of similar design and bespoke dimensions for their situation. We believe their design is sensitive to their surroundings while offering a great benefit to the fields.

SITE ANALYSIS AND CONTEXT

The site is located on the outskirts of East Grinstead, a historic market town in West Sussex known for its medieval timber-framed buildings and proximity to the High Weald Area of Outstanding Natural Beauty. East Grinstead has long served as a gateway to the Ashdown Forest and the wider Sussex countryside, offering a blend of heritage, natural beauty, and community life. Saint Hill itself is a distinctive part of this landscape, characterised by its wooded valleys, rolling fields, and scattered rural estates.

Saint Hill Manor has been the UK headquarters of the Church of Scientology since 1959. Over the decades, the site has evolved to accommodate a variety of functions, including religious, administrative, and community uses. Today, it continues to host events throughout the year, serving both the Church and the local community. These events are supported by the surrounding fields, which have gradually been incorporated into the operational landscape of the site over the past 30 years.

Juhring Field typically functions as an overflow car park during events, while Hobbs Field is used to host the events themselves. This pattern of use is intermittent and seasonal, allowing the pastoral character of the landscape to remain largely undisturbed for most of the year. The fields are framed by a bund of ancient woodland, a rare and irreplaceable habitat that has been continuously wooded since at least 1600 AD. Ancient woodland supports a rich diversity of flora and fauna, including rare and threatened species, and is recognised as a critical ecological asset.

To protect this sensitive habitat, the proposed scheme includes a 15-metre no-development buffer zone around the ancient woodland. This area will be transformed into a wildflower meadow, enhancing biodiversity while providing a natural buffer that safeguards tree roots and wildlife from construction impacts.



Image 2. Juhring Field

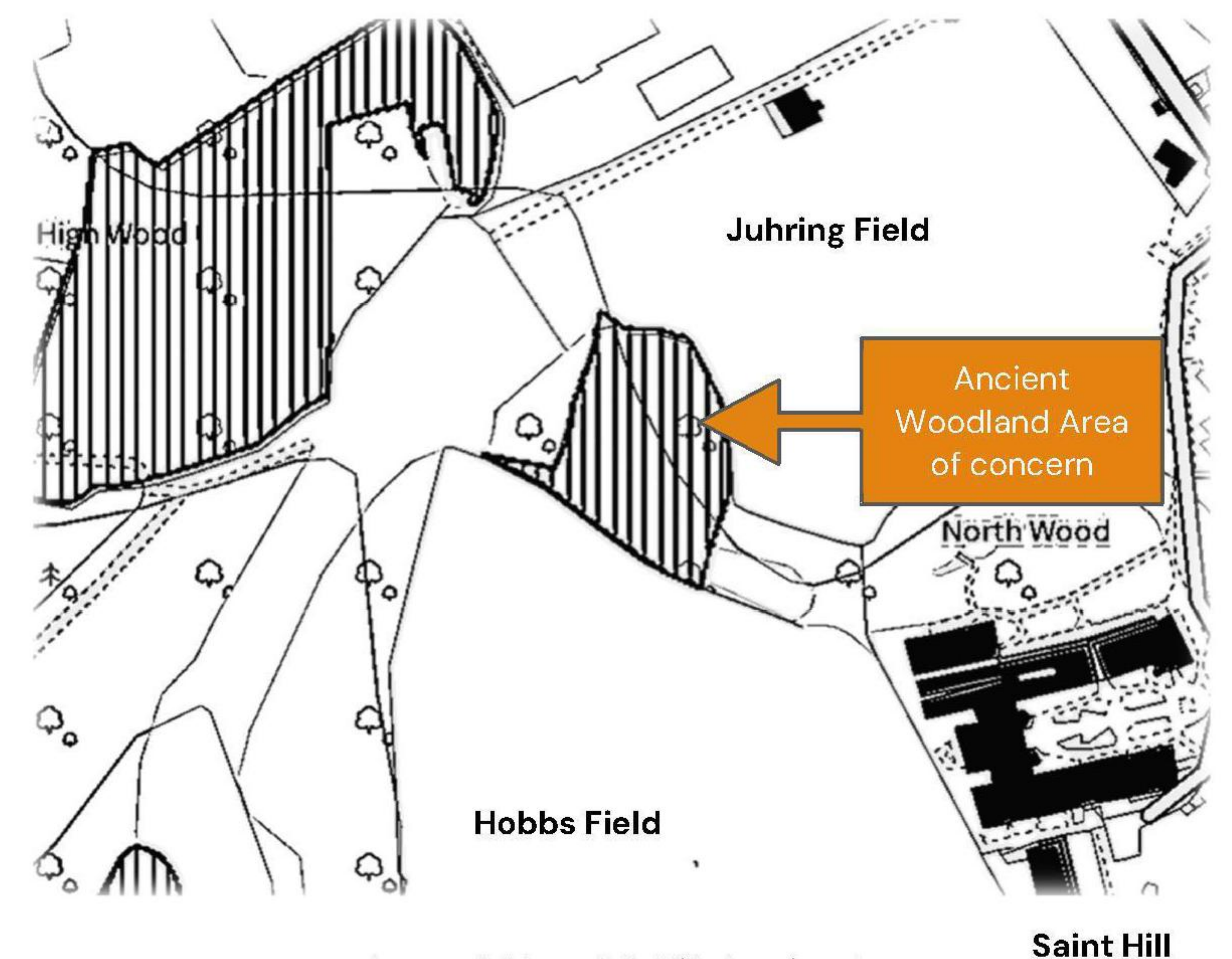


Image 3. Map of St.Hill showing the setting of the ancient woodland

The wider landscape is characterised by agricultural fields and woodland used for farming and hunting, with limited public access and few formal footpaths. The site lies within the High Weald, a nationally designated Area of Outstanding Natural Beauty, and is in close proximity to the Ashdown Forest, a protected area of heathland and woodland. The site is also visible from one of the main approaches to Saint Hill Manor, making visual sensitivity and landscape integration key considerations in the design process.

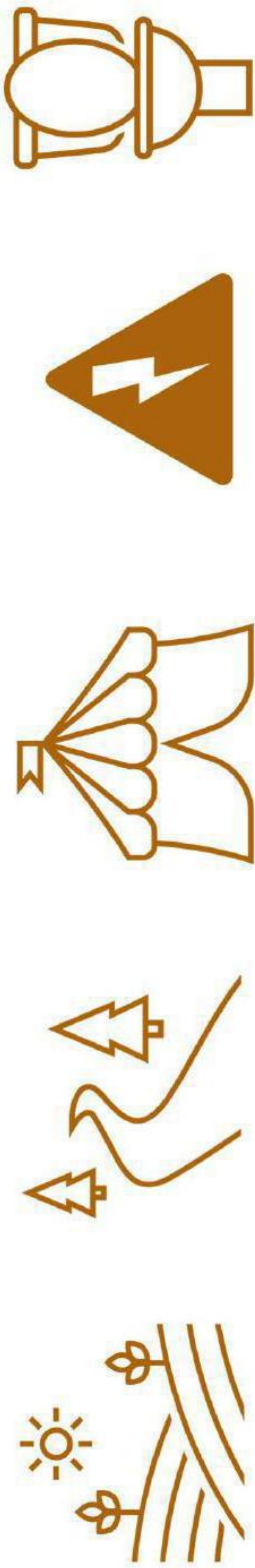
Ecologically, the fields are currently of low habitat quality. Many of the ash trees on site are showing signs of ash dieback, a disease that threatens the health and longevity of native woodland. The proposed development seeks to reverse this decline by dedicating large areas to ecological enhancement, including habitat restoration and planting schemes that support native species. The design demonstrates a clear Biodiversity Net Gain and is supported by additional offsite biodiversity enhancement proposals in the surrounding area.

Hydrologically, the site is situated within Flood Zone 1, indicating a very low risk of flooding. It occupies elevated ground surrounded by a watercourse that flows toward the Weir Wood Reservoir. This natural topography, combined with the findings of the Flood Risk Assessment conducted by QED Structures, confirms the site's suitability for development from a flood risk perspective.

The planning history of the site reflects its sensitive status. A Certificate of Lawfulness application to use part of the field as a car park was refused (DM/16/O734), and Juhring Field was included in application DM/18/3327, which sought to upgrade the bio-sewage plant located below the lake visible from Saint Hill Manor.

The proposed scheme responds to these constraints and opportunities by integrating ecological restoration, respecting planning precedents, and ensuring resilience to environmental risks. It is designed to enhance the site's functionality while contributing positively to the surrounding landscape and community.

PROJECT OVERVIEW



There are three main parts to the proposal. The car park, the access road, and the event field.

The car park is comprised of 619 temporary spaces, used less than once a month, 121 standard spaces that will be in regular use and 10 accessible bays. 10% of the standard spaces will be equipped with electric vehicle spaces.

The majority of the surface treatment for our proposal will be finished with Cellpave or similar product laid over a structural and drainage layer. The Cellpave or similar ground reinforcement grid system will be seeded with grass across the majority of the fields, with gravel fill for pedestrian paths and vehicular access to Hobbs Field. This area is intended to be an overflow car park for the

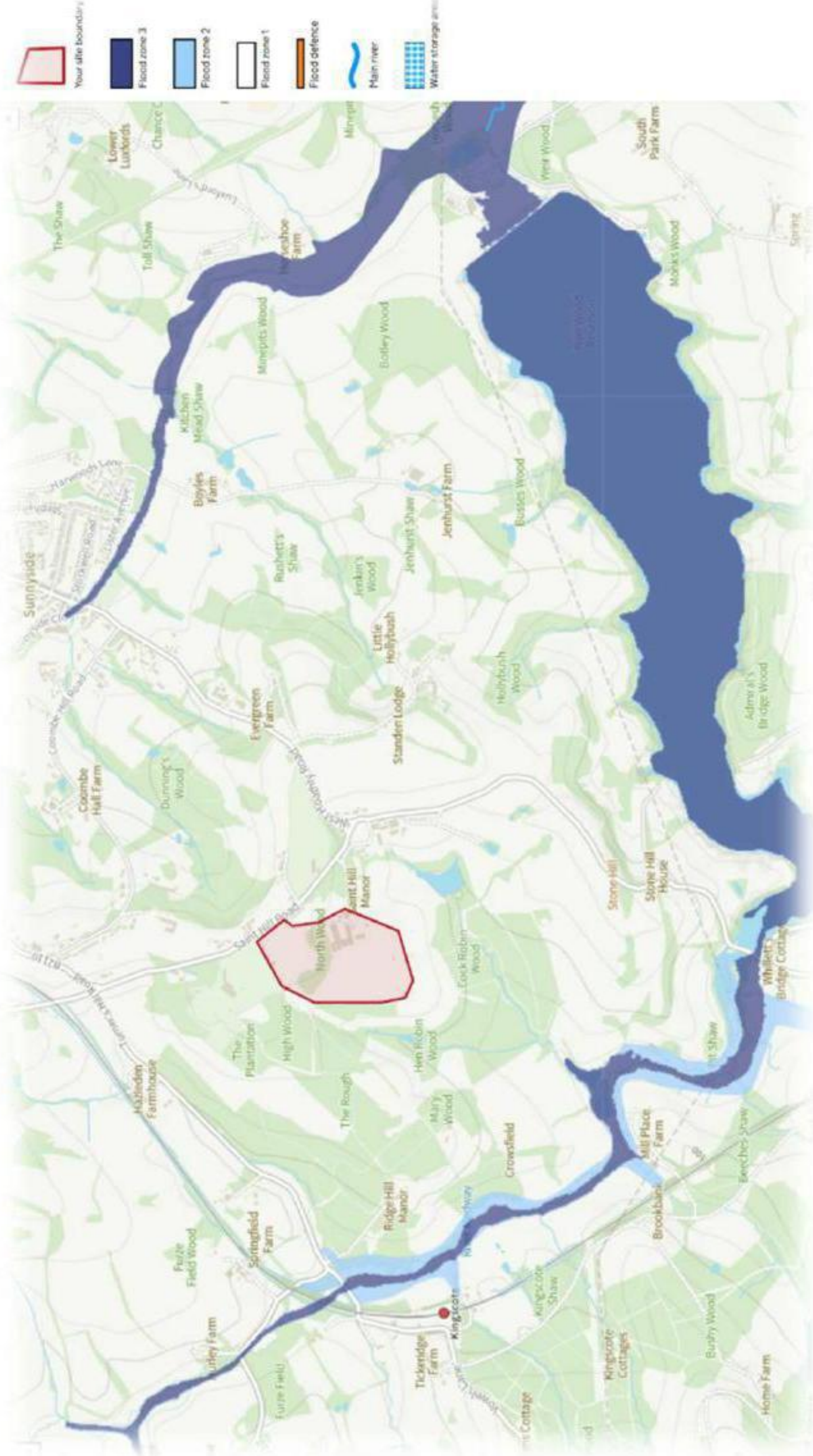


Image 5. Map of St.Hill showing the local flood zones



Image 6. Image showing the relationship between Jurhing field and the castle.



events held at the rugby club, other sporting events and the events held at St. Hill throughout the year. The largest event will be the ISA event. During this event, many hedgerows are consistently damaged in the surrounding area due to the lack of space to park. The damage to the field is also considerable and requires large plastic track to be installed and uninstalled from the field every year.

The permanent surface will be permeable asphalt. This area is intended to be used for casual parking to use the St. Hill site. There will also be a bus and taxi drop off area which sits adjacent to the waiting shelter and W/Cs for the carpark. This W/C will have two accessible toilets and two regular toilets.

The space between the two car parks will be well planted to disrupt the view into the larger area. This will reduce the visual impact of the development on the surrounding area. A new access route will connect Juhring Field and Hobbs Field. This route will link the two sites. Its path is not currently in the ownership of COSRECI. We are hoping to negotiate this shortly. The part of the access road avoids the neighbouring ancient woodlands. Any new road or infrastructure built here will require a no dig construction to preserve the integrity of the nearby trees. This new route would improve the access between the two sites and would address the damage the events have on the fields and roads in the area.

The event field is currently used for hosting the IAS event among others in the year. The proposed improvements are essential upgrades required for running the event in the future. Like the car park, much of the surface of the field is proposed to be a ground reinforcement grid system seeded with grass, which will look like a grassy field throughout the year. The areas covered by the new surface will be, an access road joining the access road to the tent area, a staging area which is essential to constructing the event and running the event and the tent area itself.

The footprint of the tent will have a concrete ring beam running around the base of the tent to support its weight. The area under the tent will also be graded to a fall beneficial for running the event. The ring beam will be surrounded by grass filled cellpave. This grass will be allowed to grow tall in the summer encouraged to encroach on the ring beam surface itself. By doing so, the visual impact of this thin concrete strip, in a very large field, that can only be seen for very far away, will be negligible.

The event field will also host a washroom block. This will consist of 30 Female toilets, 15 Male toilets, 20 Urinals, 2 Accessible toilets, 35 Sink spaces and two plant rooms. The design will be similar to the W/C block in the car park. Timber cladding with a green roof and roof lights.



Image 7. Event tent levelling structure.



Image 8. Tent Ring Beam seen from 2 meters distance and seen 50 meters distance

EVENTS

The primary reason that the applicant wishes to develop their site is to improve their hosting capabilities and reduce the impact on the fields when running and assisting community events. These community events are held for the benefit of the local community and provide an economic boon to local vendors and suppliers. These events have positive effects on local transport local transport and accommodation providers as well as producing additional foot traffic to the nearby town centres and marketplaces.

To run these events St.Hill draws together all the resources it has at its disposal to create a great experience for all who attend. To run the events St.Hill also commits a large amount of volunteer time to their carry out the tasks that cannot be outsourced. These volunteers are not paid for the time spend preparing the event. We estimate that this time is as follows:

Event	Volunteer peak number	Total hours worked
Easter Egg Hunt	60	850
Medieval faire	60	840
I.A.S.	400	67200
Bonfire Night	20	290
Christmas Lights	20	310

We have submitted the vendor data separately as part of this planning application. This demonstrated the high level of integration these events have with local businesses. The business that do work with COSRECI on their events typically can rely on they for repeat hires as this table shows:

Type of Vendor	Times hired per year	Number of years invited
Recreation	5	15
Food	3	8
Recreation	7	3
Food	7	8
Entertainers	7	3
Entertainers	2	2
Food	9	25
Equipment	7	11
Food	7	20

In addition to the longstanding relationships with local business these events draw attendees from around the UK and the world. This attendance is at its peak for the IAS event. For this event all the hotels, B&Bs and Air B&Bs are filled for this event with I high level of occupancy reaching out to Gatwick and Crawley. To ensure all attendees are at the event at the right time and are able to return to where they are staying COSRECI also maintain close communications with all taxis and private transport companies in the area. This annual influx of business provided reliable, dependable income to a diverse section of the local economy.

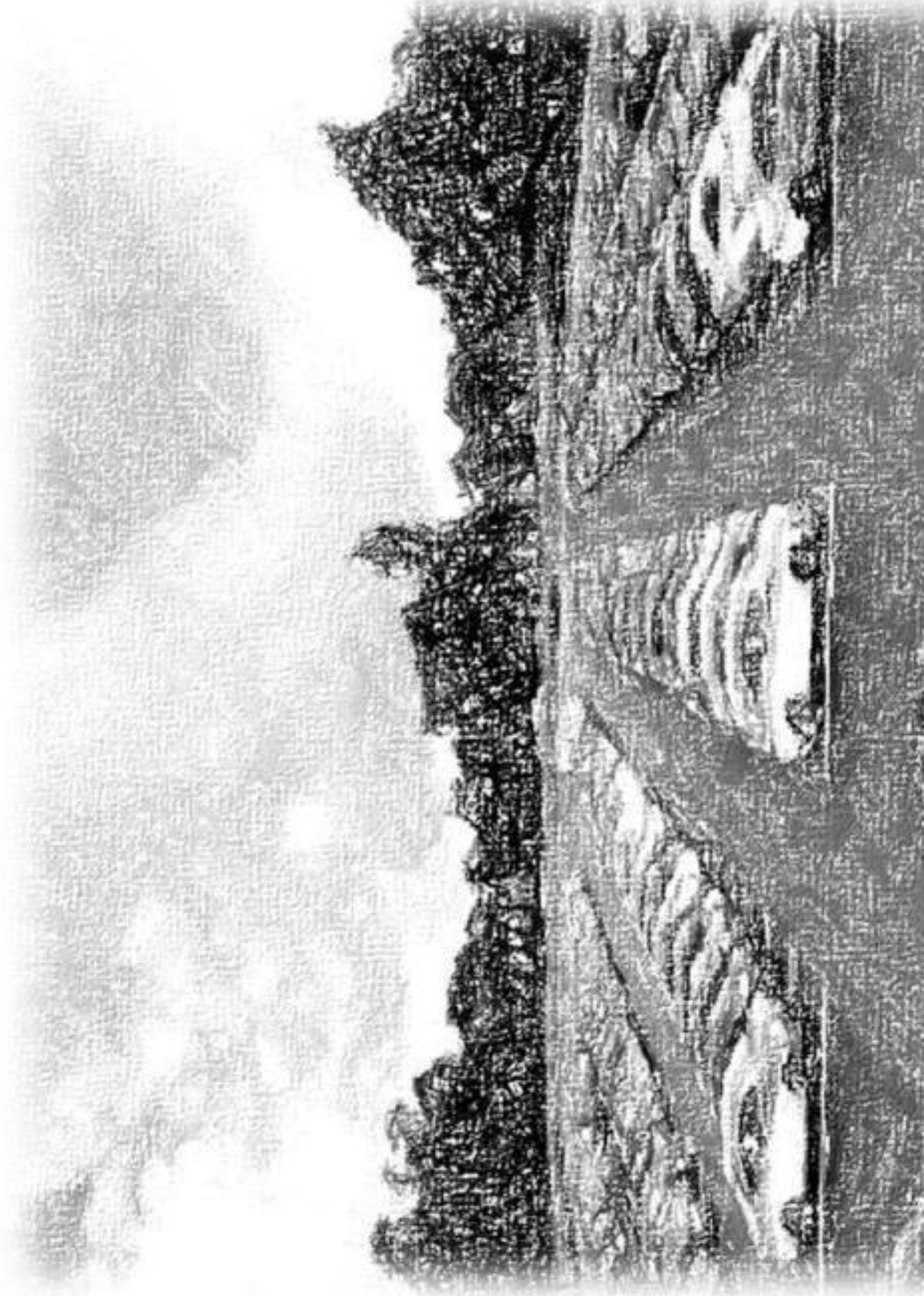


Image 9. Early car park proposal.

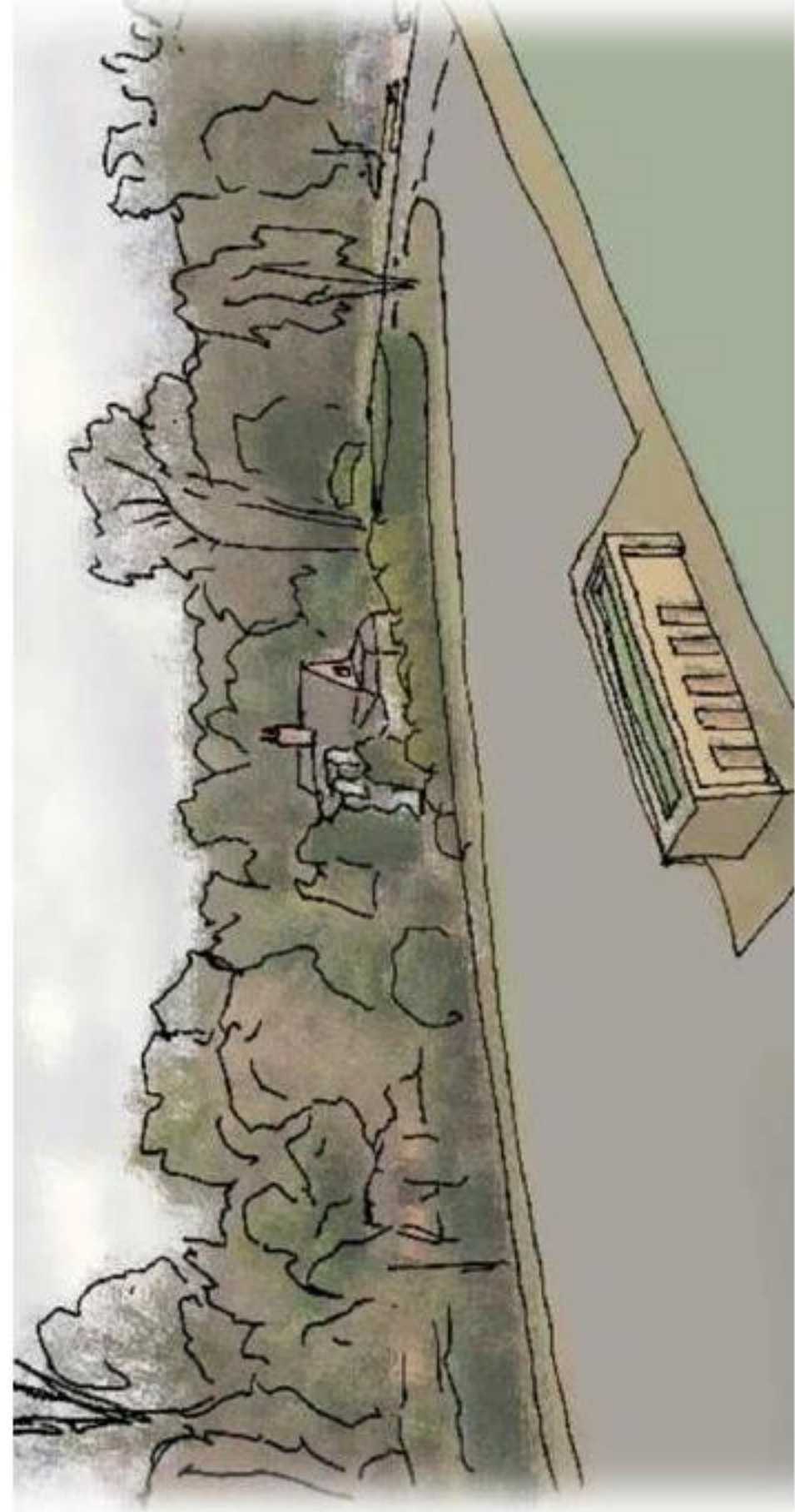


Image 10. Washroom sketch in context.



Image 11. Developing carpark proposal.

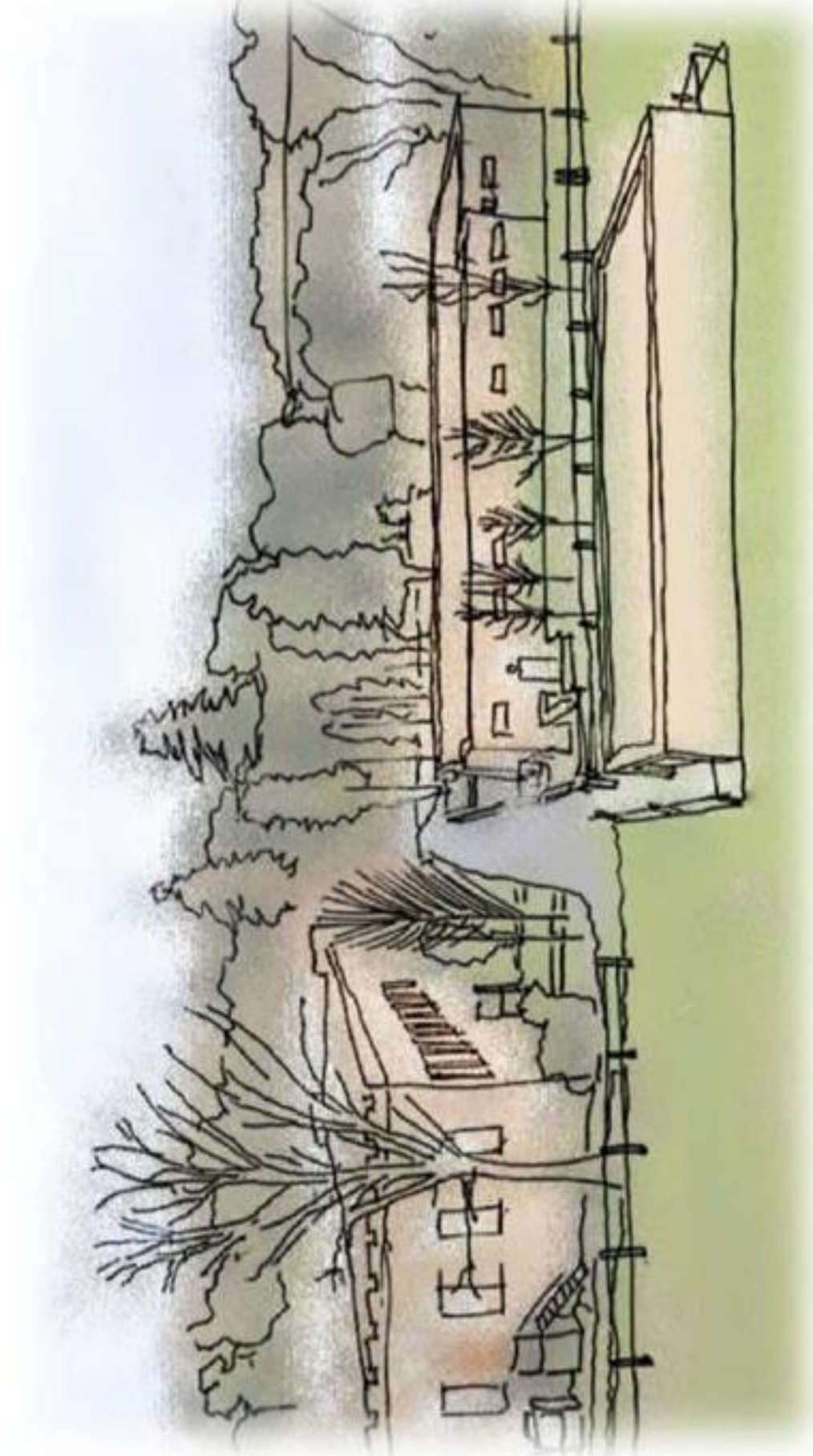


Image 12. Washroom sketch near castle.



Image 13. Early fields proposal.



Image 14. Developing field proposal.



Image 15. Near final design of carpark.

DESIGN DEVELOPMENT

During 2024 Carnegie Group submitted a design for Pre-application advice. [DM/24/0951]. The discussion on site highlighted several features of the design that could be improved to become more sensitive to their surroundings.

In particular the surface and layout of the car park was seen as presenting potential issue to The High Weald due to its visual appearance. Since then we have redesign the carpark significantly to specifically in improve the visual impact. These changes include improving car park layout and finishes, rearranging the access and amount of parking spaces and strengthening the planting strategy.

The event field has also been modified to reduce its need for grading and the road surface has also been redesigned. These changes mean the development to Hobbs field will be hard to notice from any key locations.

PRE-APPLICATION ADVICE

During the Pre-Application engagement with Mid-Sussex Planning Authority some parts of the scheme were well received and we have continued to retain these aspects of the design. Where feedback suggested the need for revision, we have reviewed the design in response to the comments.

In particular the Heritage officer prepared a lengthy commentary on the proposal and its impact on the local heritage assets. To remedy their concerns we have developed the scheme in coordination with WS Heritage who provided expert advice on the development of the design. The outcome of this collaboration is a scheme that has considered the views into the proposal more closely as discussed previously.

The Pre-application advice also established the essential role of The High Weald Nation Landscape in determining a full planning application on this site. The primary concern would be the visual impact on the surrounding area. We have sought to mitigate the impact often proposal on the surrounding landscape by working directly with Enplan who have provided landscape design and a Landscape Visual Impact Assessment. Through a series of design stages we have worked together to present a more sensitive and low impact scheme. As discussed in the design development section we believe the scheme we are submitting now integrates well into its surroundings.

The pre application advice also highlighted which documents would be validation requirements for this application. From this we have gathered a wide range of expertise to input into the design and its' impact on the surrounding area. Through this series of consultations we have dramatically improved the design overall. Through the associate reports we can demonstrate where and how we comply to all relevant requirements of the site.



Image 16. Temporary Carpark plastic cover being installed. This area is similar to the proposed permanent parking in our design.



Image 17. Area for proposed access route.

DESIGN CONCEPTS

The proposal is focused on providing a design sympathetic to its location and surrounding landscape. The scheme has been evaluated within its setting in the Landscape and Visual Impact Assessment (LVIA) prepared by Enplan. The low impact on the site on the surrounding area has been achieved through the use of materials and strategic planting.

The washroom pavilions that are to be erected as part of this scheme are clad in natural materials and feature green roofs. These choices were made to blend their mass into their surroundings and create a please aesthetic for the users. The small quantum associated to each structure will also emphasize the scale of the large open spaces.

The views of the car park, from the public right of ways, are broken up and softened through carefully considered and positioned planting. The planting palette compliments the vegetation already established within the estate and creates a strong sense of arrival. The arrangement for the proposed permanent section of the car park allows for low level shrub planting and trees. This breaks up the banks of parking and provides additional greening and shading. A naturalistic planted buffer provides a soft transition between the hardstanding and the field beyond, which, thanks to the seeded reinforced grid system, appears as a natural grass field and blends into the surrounding.

The materials palette proposed for the car park is in keeping with the finishes of the existing car park and retains the same design language. This will present as a natural extension of the existing parking provision.

Once inside the car park the details are going to match the design language of the existing car park. This will present as a natural extension to the existing car park. The current proposal features more planting than the existing car park but by specifying similar fixtures, a continuity will be retained.



Image 18. The approach to St. Hill Manor
During an event.



Image 19. View of the castle during an event at
night. Juhring field to the right of the image.

CARPARK DESIGN PRINCIPLES

The concept for the Juhring Field car park has taken into consideration the parking requirements for daily operations and different events held at Saint Hill Manor throughout the year.

The design is based around a permanent car park provision in the eastern part of the site. This ties in with the location of the current parking and utilises the main site entrance with a single access point provided from the main drive. The car park is designed with standard perpendicular parking bays 5x2.5m and a 6m wide two-way road system.

A secondary point of access from the north has also been allowed for, however this would remain closed during the everyday operations.

Ten disabled spaces have been located to the side from the main car park entrance, close to the main drive and footpath.

A taxi drop off, with a small toilet block and shelter, is located centrally in the car park, which is connected by a footpath with the main drive. A planted swale along the western edge of the permanent car park provides a green buffer between the car park and the field. It serves as visual amenity and a drainage feature, improving surface water management and supporting biodiversity.

A substantial planted buffer of shrub, perennial and tree planting along the main drive will provide visual screening to the disabled car park area and a focal point when viewed from the main entrance. Low level shrub planting and trees amongst the permanent parking bays will break up the parking visually and provide shading.

The design allows access to the field parking from the north via the permanent car park or off Saint Hill Road and from the south past the disabled bays. The access will be controlled via gates, which will remain shut on a daily basis. During events, depending on the projected number of vehicles, the access and exit routes can either all be opened or a one-way system with limited access can be in place. The car park spaces in the field will be used on rotation, when only a part of the field car park would be required during smaller events, to maintain the grass in good condition.

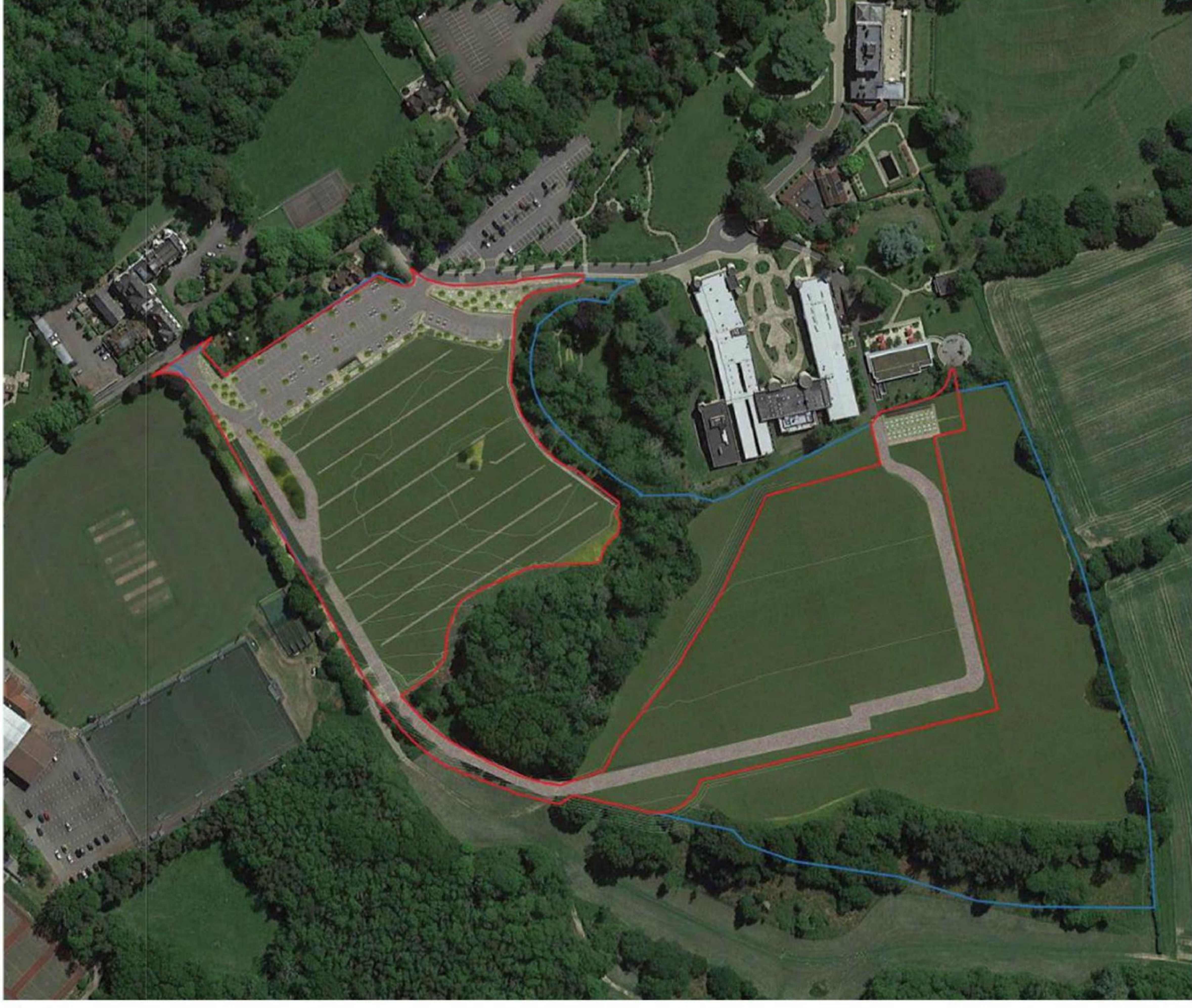
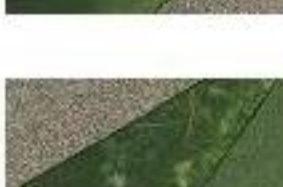
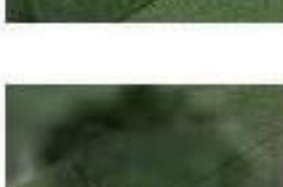


Image 20. Landscape Illustrative Masterplan for Juhring and Hobbs Field

LANDSCAPE MASTERPLAN



KEY

-  Permanent asphalt car park with tree and shrub planting
-  Drop off, shelter and WC block
-  Disabled car park bays
-  Temporary field parking with reinforcement grid, gravel paths
-  Gravel access route
-  Ornamental shrub and perennial planting with trees
-  Swale
-  Wildflower meadow planting
-  Native shrub mix
-  Existing trees to be retained

ILLUSTRATIVE LANDSCAPE VIEW



View towards Juhring Field from the main site entrance

ACCESS AND MOVEMENT

PARKING REQUIREMENTS - Existing provision - 132spaces

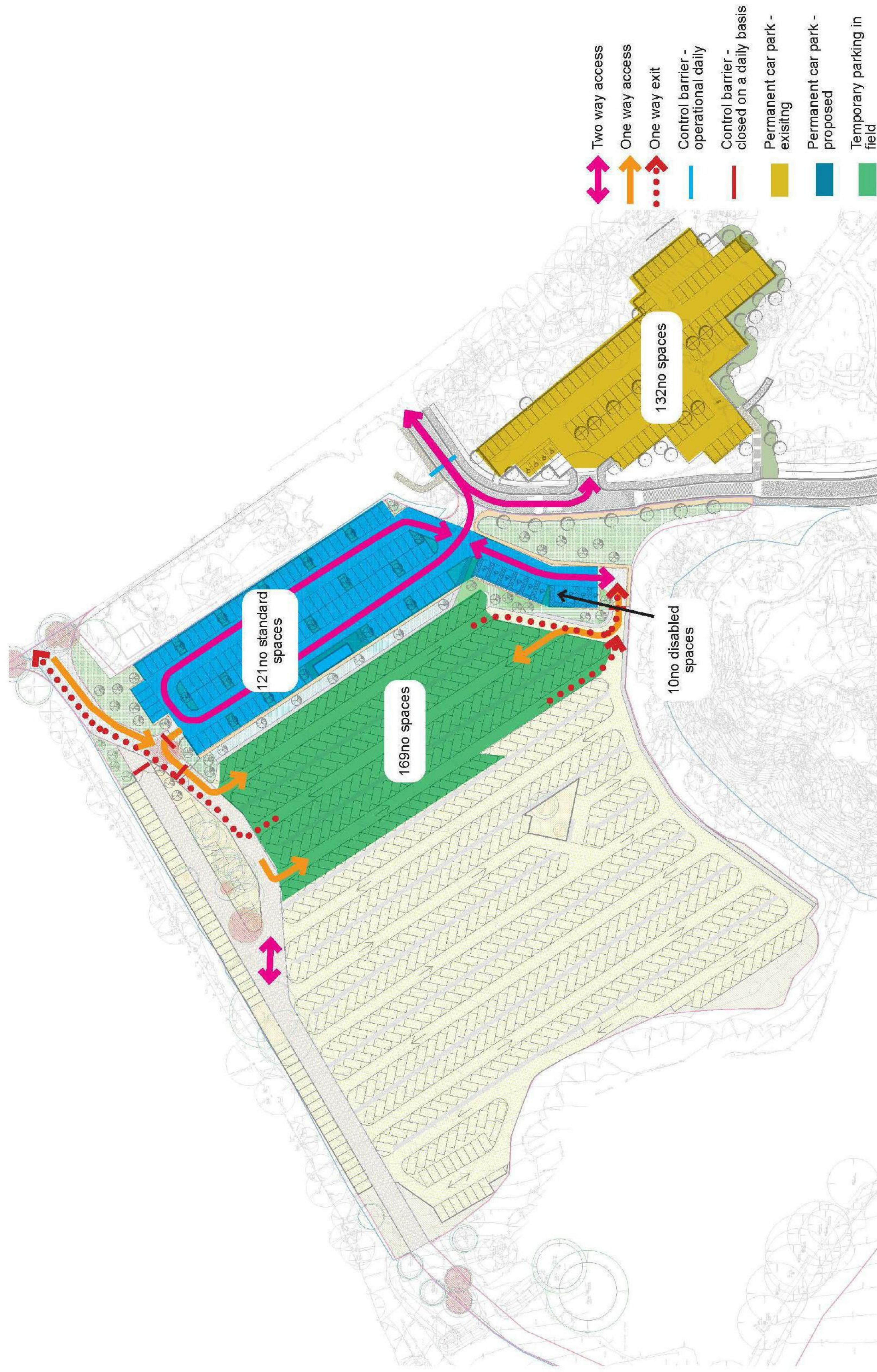
The maximum number of cars during routine operations at Saint Hill is about 128.
The current car park provides 132 spaces, therefore it is of sufficient size for the everyday requirements.



ACCESS AND MOVEMENT

PARKING REQUIREMENTS - Community Event provision - 432 spaces

The maximum number of cars during community events such as Christmas lights turn-on ceremony, Guy Fawkes Day, etc, is about 432. This would be accommodated with the current car park 132, new permanent car park 131 and 169 cars in the field. The spaces in the field could be located in any area.



ACCESS AND MOVEMENT

PARKING REQUIREMENTS - IAS Event provision - 850 spaces

During the IAS Event, the highest number of cars was 850.
With a total provision of 263 parking spaces on the permanent car parks and 572 spaces within the field the total number of available spaces is 835. On the day of the event the cars can be parked tighter together, and the remaining 15 cars can be accommodated on the field, due to a larger size of the bays.



ACCESS AND MOVEMENT

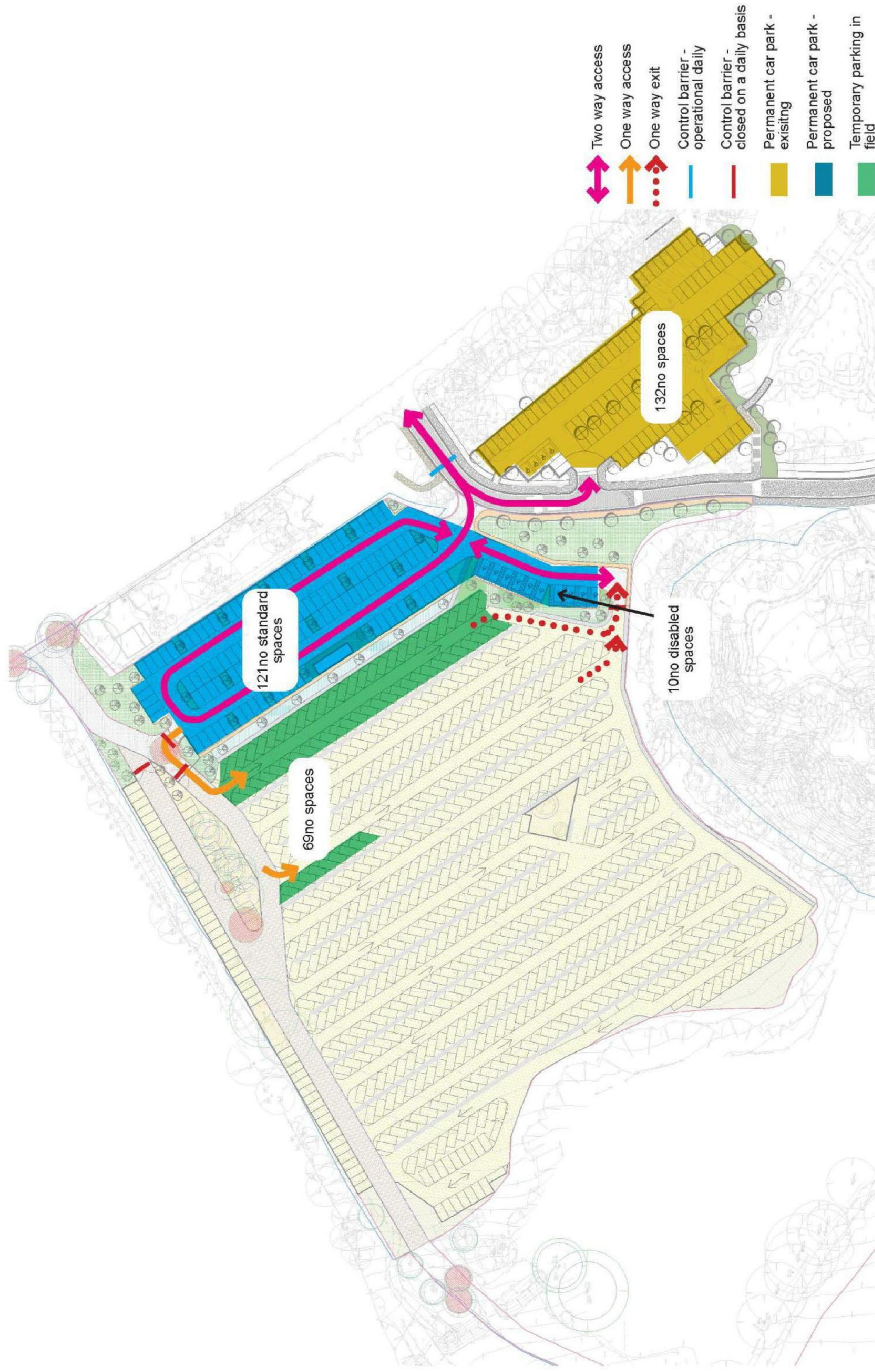
PARKING REQUIREMENTS - External use provision - 200 spaces

The sports clubs (East Grinstead Rugby Club and East Grinstead Sports Club) have used about 200 spots in the Juhring field for their large events.

With the current permanent parking provision of 132 and new permanent car park provision of 131 this would cover the parking requirements (yellow and blue).

If during the events the clubs were to use the new permanent car park only, rather than both, the reminder 69 spaces would be provided in the field (blue and green).

The spaces in the field could be located in any area.



MATERIALS

PROPOSED CAR PARK MATERIALS

The permanent car park will be surfaced with permeable asphalt, similar to the existing car park provision, with a resin bound gravel footpath to match the existing walkway along the main drive.

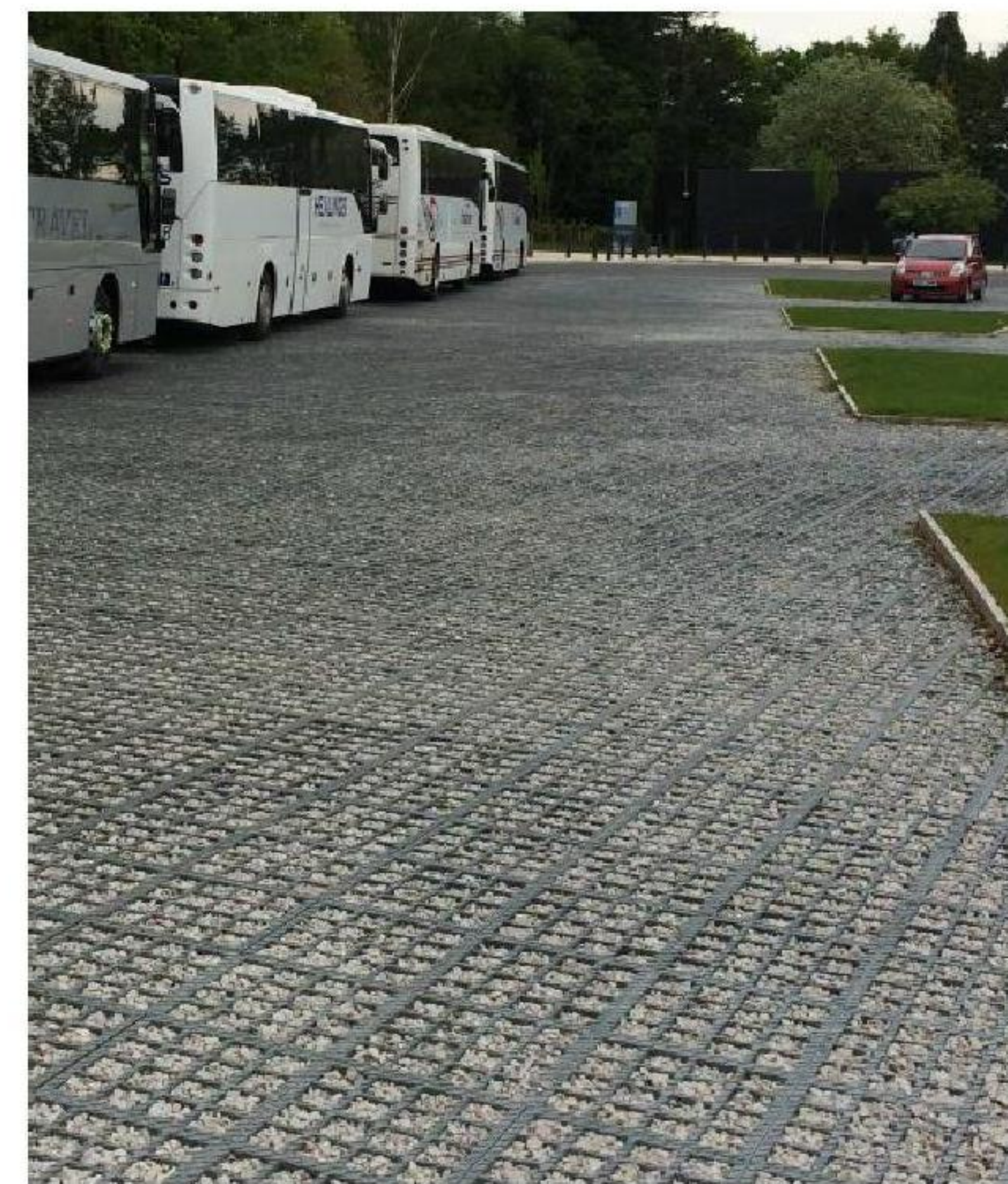
The field will have a grass surface finish, with a reinforced plastic geocell laid across all areas of parking and standard vehicle use, with gravel paths for pedestrian movement between the aisles. Where lorry access is required, the geocell will need to be of a heavy duty type, filled with gravel, to provide a robust access route to Hobbs Field.

Both these systems require an appropriately engineered sub bases to maintain integrity for the different vehicular uses.

The materials currently being considered are manufactured by Geosynthetics Ltd (www.geosyn.co.uk). For the northern main access route, gravel filled Total Traffic Exopave (TTE) is proposed, whilst grass filled Golpla is proposed for the parking bays.

Enplan has previously advised the National Trust on the use of geocell systems for their car parks and identified schemes where the Trust were already successfully using these systems. Examples and a product data sheets are provided on the coming pages.

The Geosynthetics website also illustrates many case studies including examples of car (and boat) parks relatively recently constructed at National Trust Properties and other public spaces.



TTE grid with gravel fill



Golpla grid with grass and gravel fill

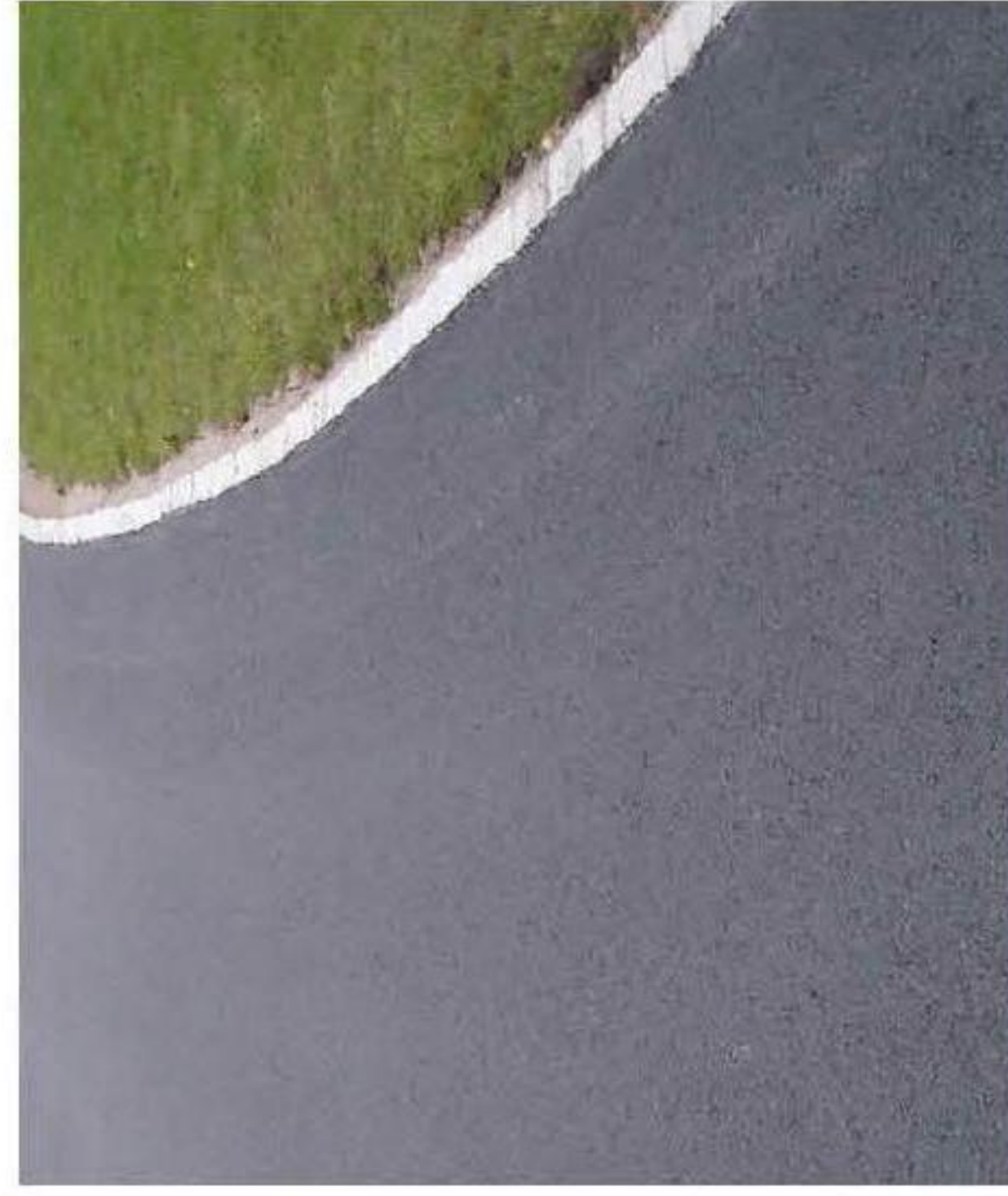


Existing footpath and road treatment at Saint Hill Manor

MATERIALS

MATERIALS PALETTE

The images on this page illustrate the materials selected for the pedestrian and vehicular areas, as well as the edges, railing and gates. The palette has been selected to be in keeping with the existing materials on site, respond to the rural setting and be sympathetic to its surroundings.



P1 - Pervious Asphalt
Supplier: Aggregate Industries or similar
Type: Black with buff aggregate



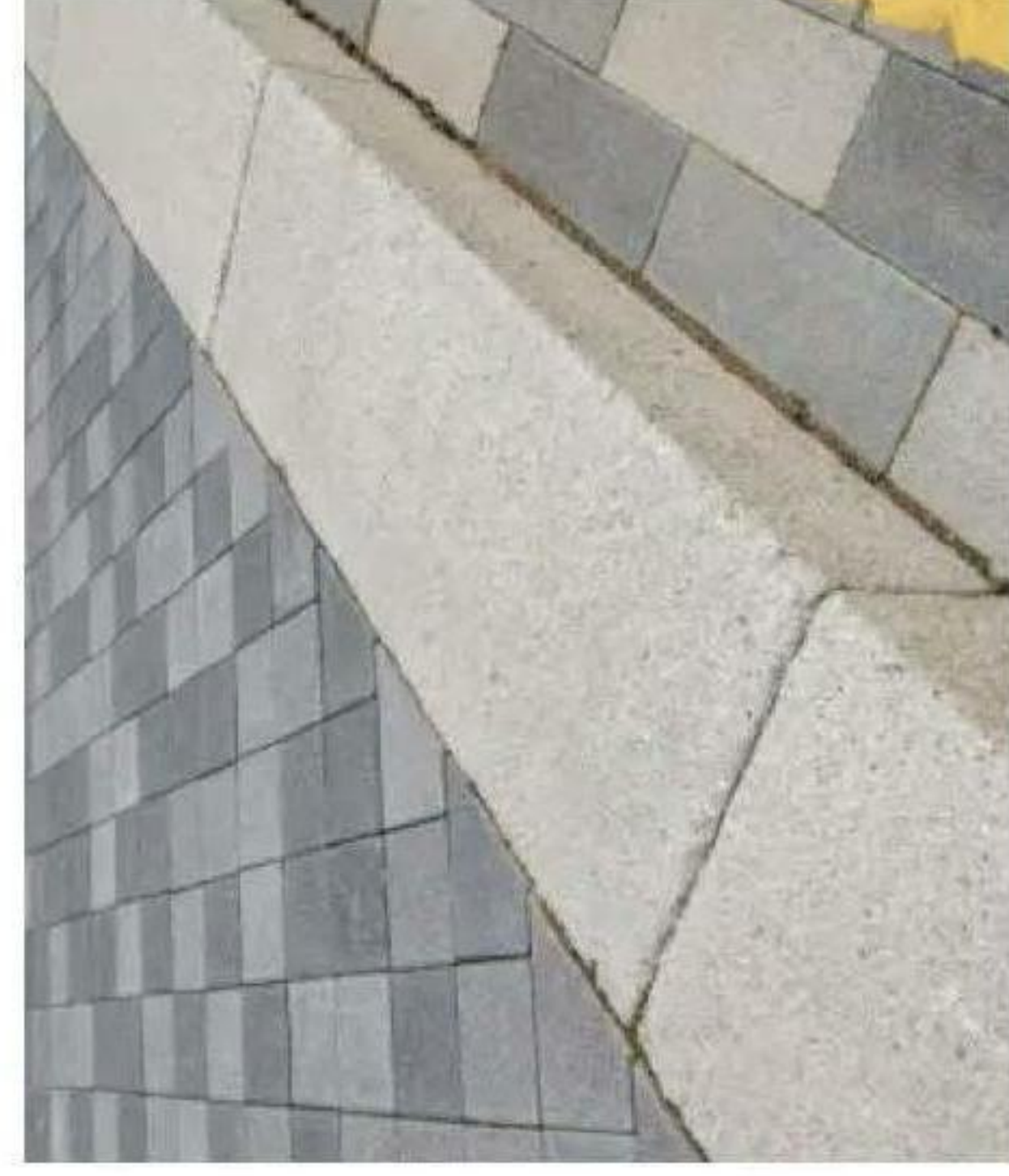
P5 - Ground reinforcement grid system with gravel fill
Supplier: Geosynthetics Ltd or similar
Type: Golpla
Gravel: Buff in line with grid suppliers recommendations



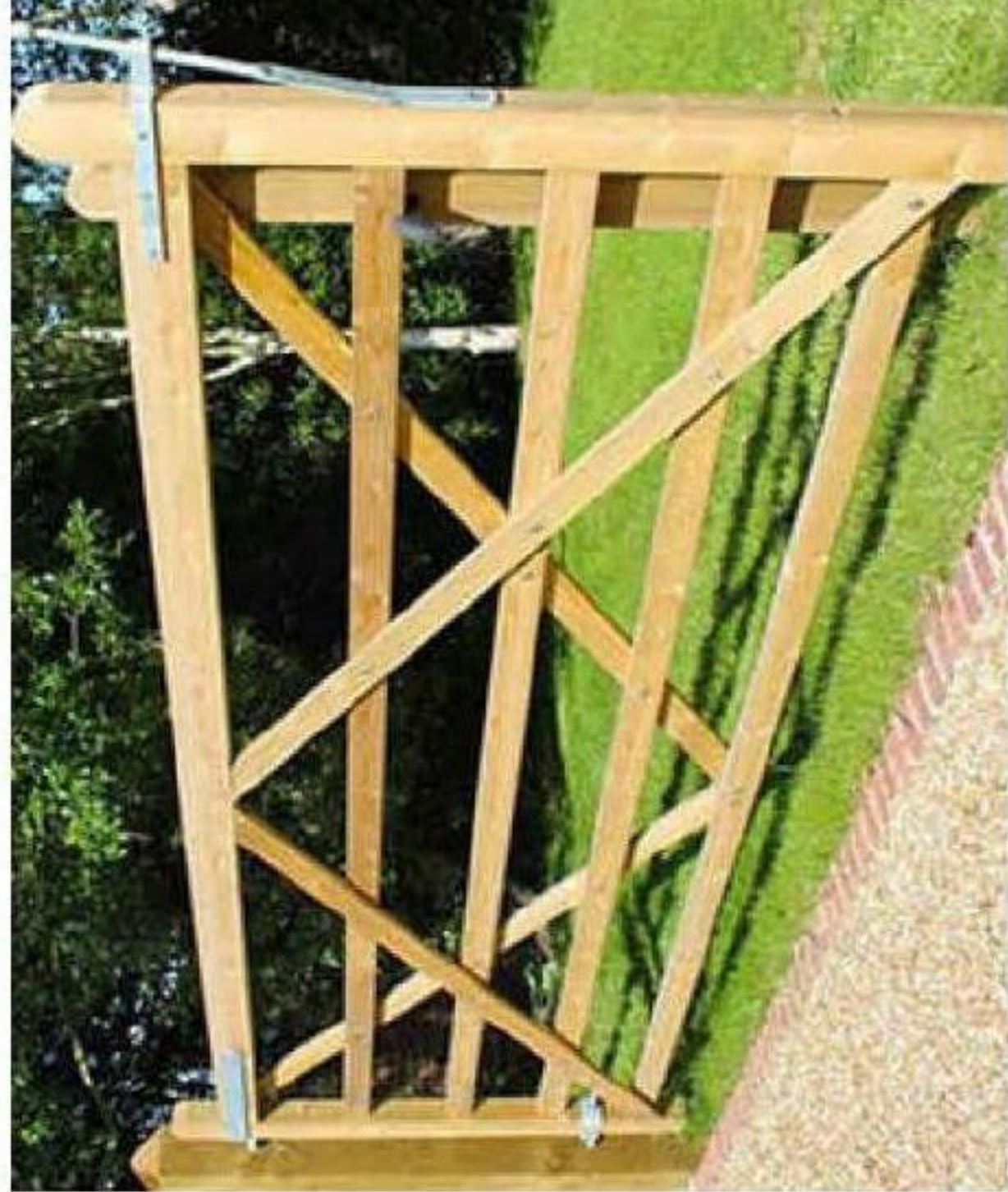
R1 - Diamond Wood Rail Fences
Supplier: Jackson Fencing or similar



P2 - Resin bound Gravel to match existing
Supplier: Sureset or similar
Type: Buff to match existing



K1 - Conservation X Kerb wide top
Supplier: Marshalls or similar
Type: Wide Top, silver grey



G2 - Wooden Field Gate
Supplier: Jackson Fencing or similar



P3 - Ground reinforced grid system with gravel fill
Supplier: Geosynthetics Ltd or similar
Type: TTE (suitable for HGVs)
Gravel: Buff in line with grid suppliers recommendations



K2 - Standard concrete kerb
Supplier: Marshalls or similar
Type: Bullnosed (BN)



P4 - Ground reinforcement grid system with grass fill
Supplier: Geosynthetics Ltd or similar
Type: Golpla



K3 - Concrete edge
Supplier: Marshalls or similar
Type: Flat top

MATERIALS

PLANTING PALETTE

The planting proposal for the scheme comprises of different planting types depending on location. Areas fronting onto the main drive and access routes are a mix of shrub and perennial planting that match the existing planting palette (PL1). An avenue of trees lines the main access road, forming a grand arrival statement. Where more screening is required a planting mix, in keeping with the existing planting selected for the existing permanent car park, has been provided (PL6). The shrubs for beds in between the parking bays need to take into consideration site lines, therefore are low level varieties prone to pruning (PL3).

A native shrub mix (PL4) has been proposed to the perimeter of the field parking, to blend the edge of the existing woodland and provide a biodiverse habitat for the local fauna.

Where existing trees are retained, a shade tolerant wildflower meadow has been introduced to boost biodiversity and provide additional colour interest.

A swale is proposed between the new permanent car park and the field (PL2). It will not only act as visual amenity, but support the surface water management strategy and create an additional habitat for biodiversity enhancement.

The trees have been chosen as a mixture of semi mature single and multistem species. Single stem trees, with raised canopies are proposed within the planted areas in the permanent car park and along access routes, to provide clear visibility for drivers. Multistem trees, attractive for their form, flowers and seasonal interest have been located in areas where smaller tree forms will compliment the planting palette.

The diagram on this page illustrates the different planting typologies and new tree planting.

The images on the coming pages illustrate the planting typologies. The palette has been selected to respond to the setting and the existing vegetation, and to provide low maintenance, attractive and varied habitats.

Planting diagram



MATERIALS

PLANTING PALETTE - TREES

Car park trees



Acer campestre 'Eisrijk'

Ornamental multistem trees



Amelanchier lamarckii

Large trees with seasonal features



Prunus avium 'Plena'



Acer rubrum



Pinus sylvestris



Quercus palustris

Swale trees



Alnus glutinosa 'Laciniata'



Alnus incana

Native multistem trees



Betula nigra

Avenue trees



Liriodendron tulipifera



MATERIALS

PLANTING PALETTE – SHRUBS AND PERENNIALS

PL1 - Ornamental shrub and perennial planting



Alchemilla mollis

Aquilegia vulgaris

Crocosmia x crocosmiiflora

Euphorbia palustris

Geranium macrorrhizum

Heuchera 'Palace Purple'



Liriope muscari



Myosotis scorpioides



Penstemon digitalis



Salvia officinalis



Salvia nemorosa 'Alba'



Carex sp



Stipa gigantea



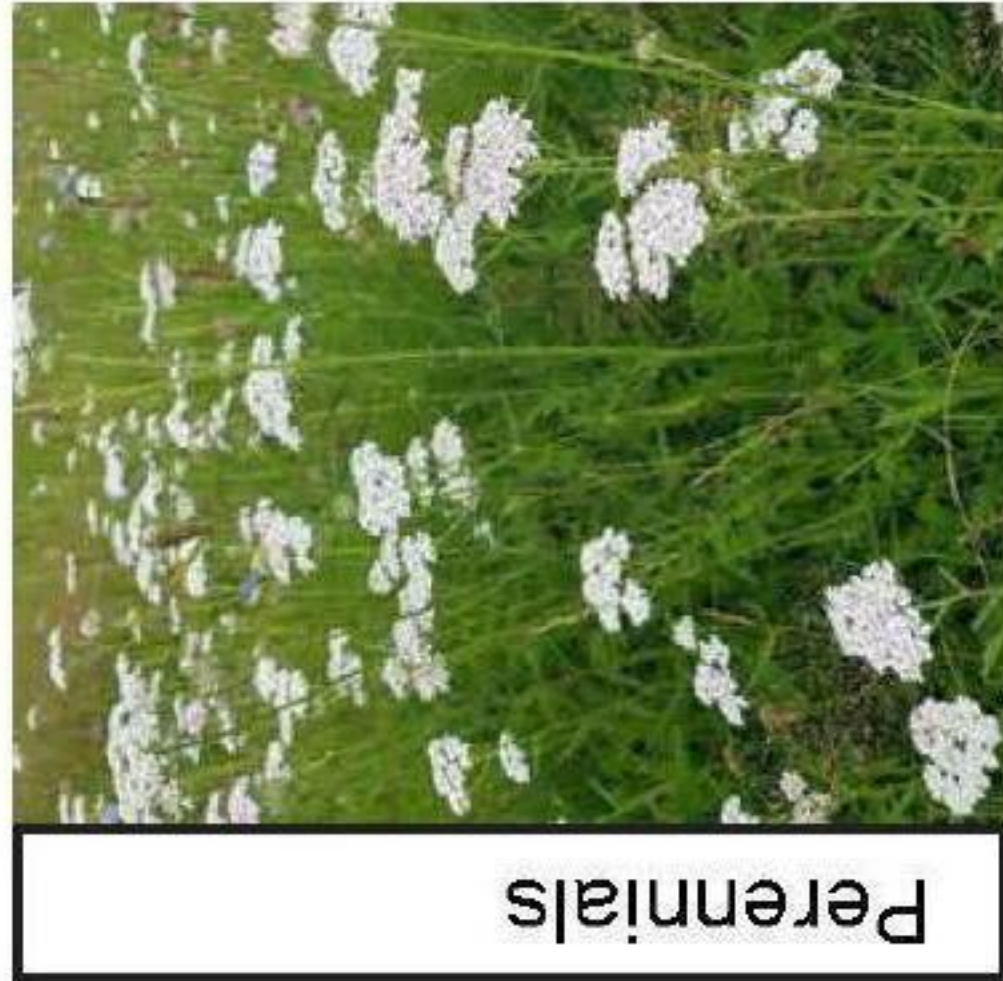
Allium christophii



MATERIALS

PLANTING PALETTE – SHRUBS AND PERENNIALS

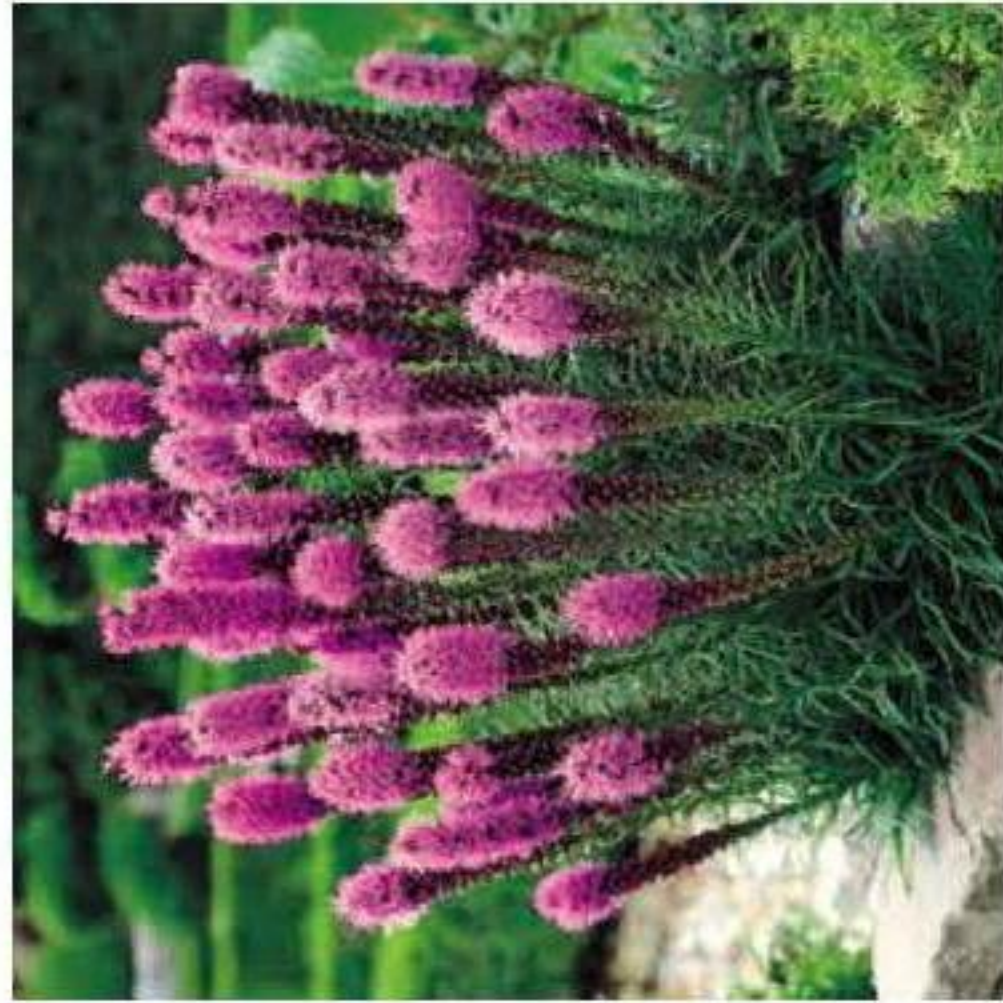
PL2 - Swale Planting



Achillea millefolium



Echinacea purpurea



Liatris spicata



Lobelia siphilitica



Carex hirta



Alopecurus pratensis



Juncus effusus

Perennials



Osmunda regalis



Iris sibirica



Fritillaria meleagris



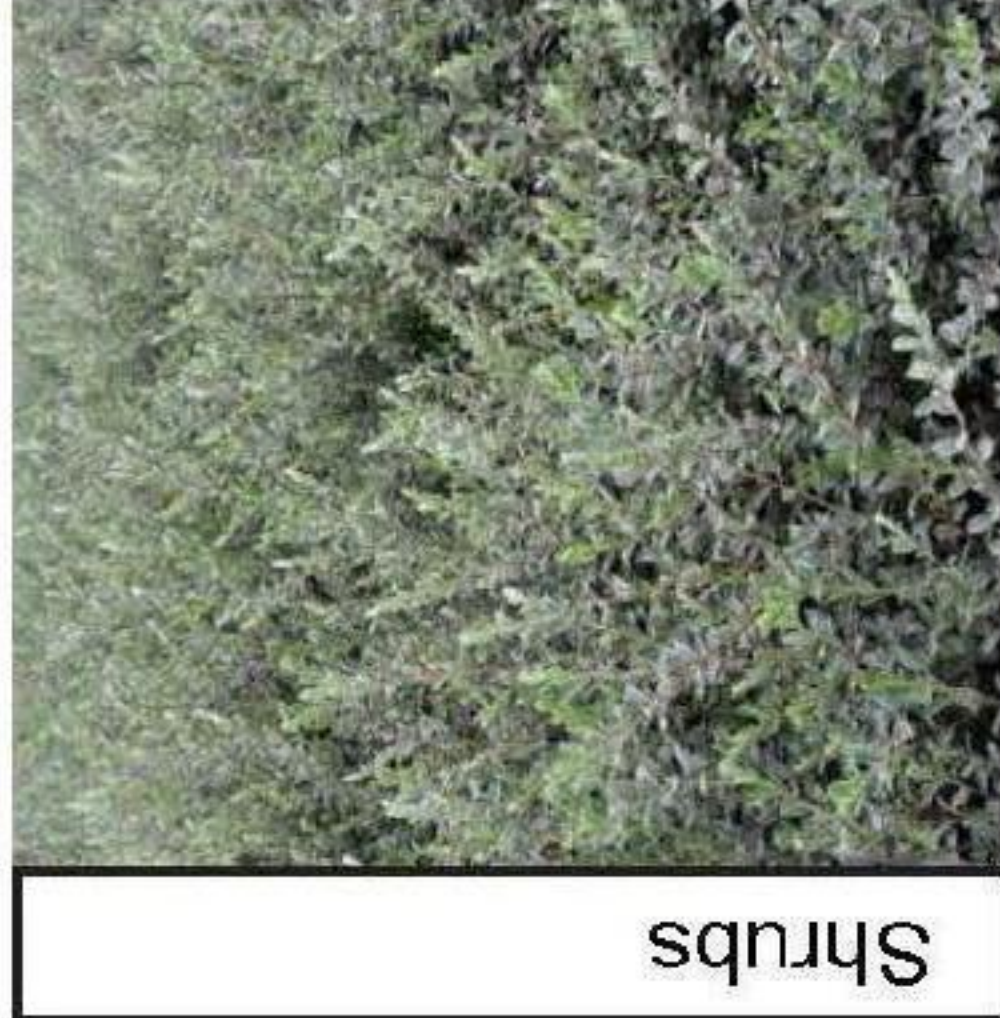
Astilbe chinensis
'Cappuccino'



Astilbe simplicifolia 'Willie
Buchanan'



Cimicifuga simplex 'Armleuchter'



Salix helvetica



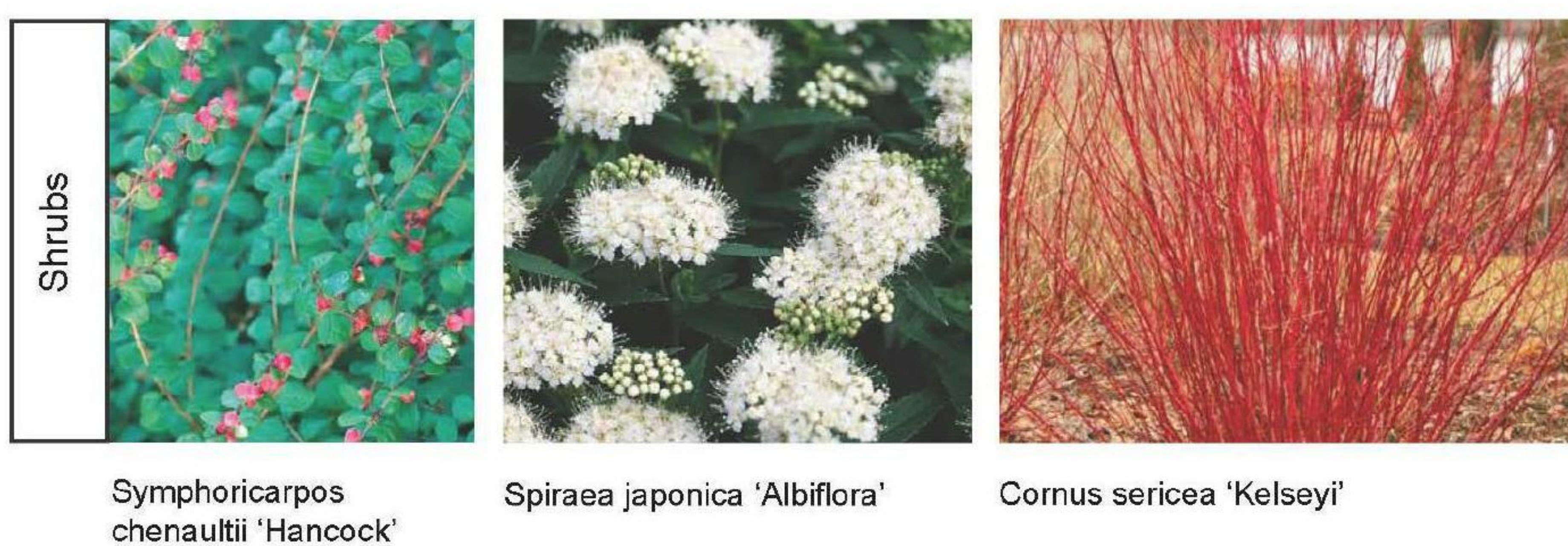
Salix purpurea 'Nana'



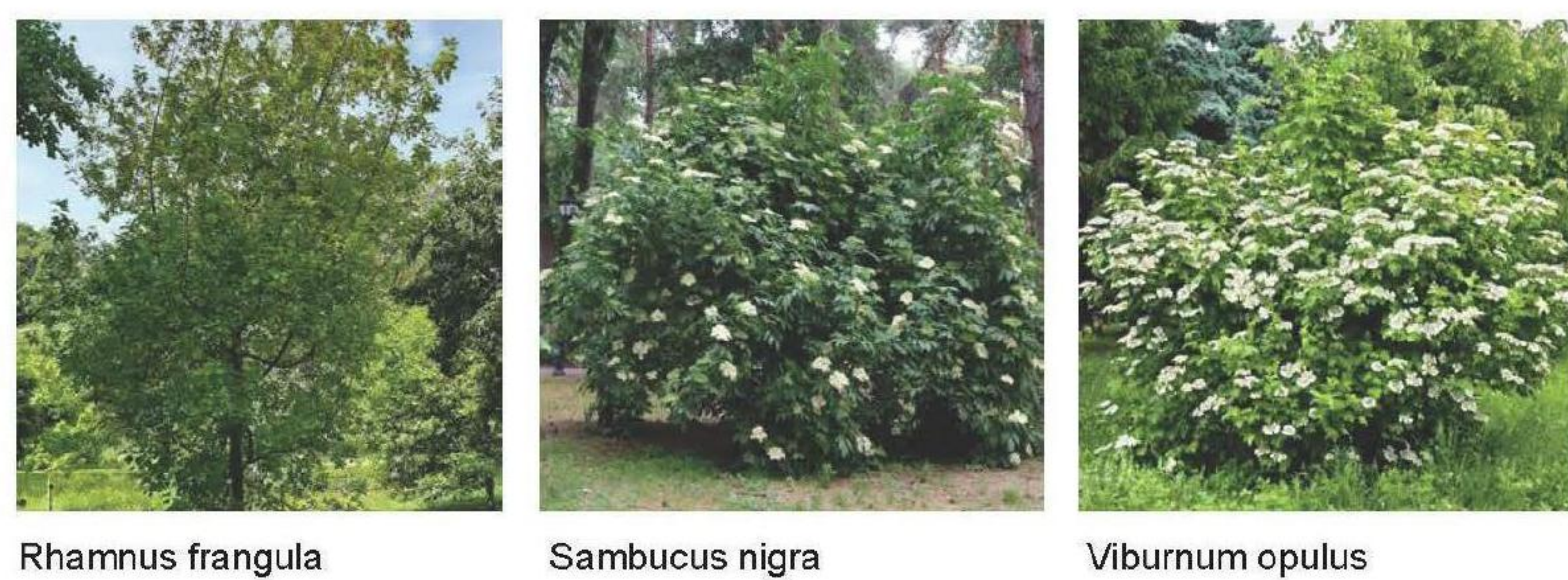
MATERIALS

PLANTING PALETTE – SHRUBS AND PERENNIALS

PL3 - Shrub Planting



PL4 - Native shrub mix



PL5 - Wildflower Meadow - Woodland and shade



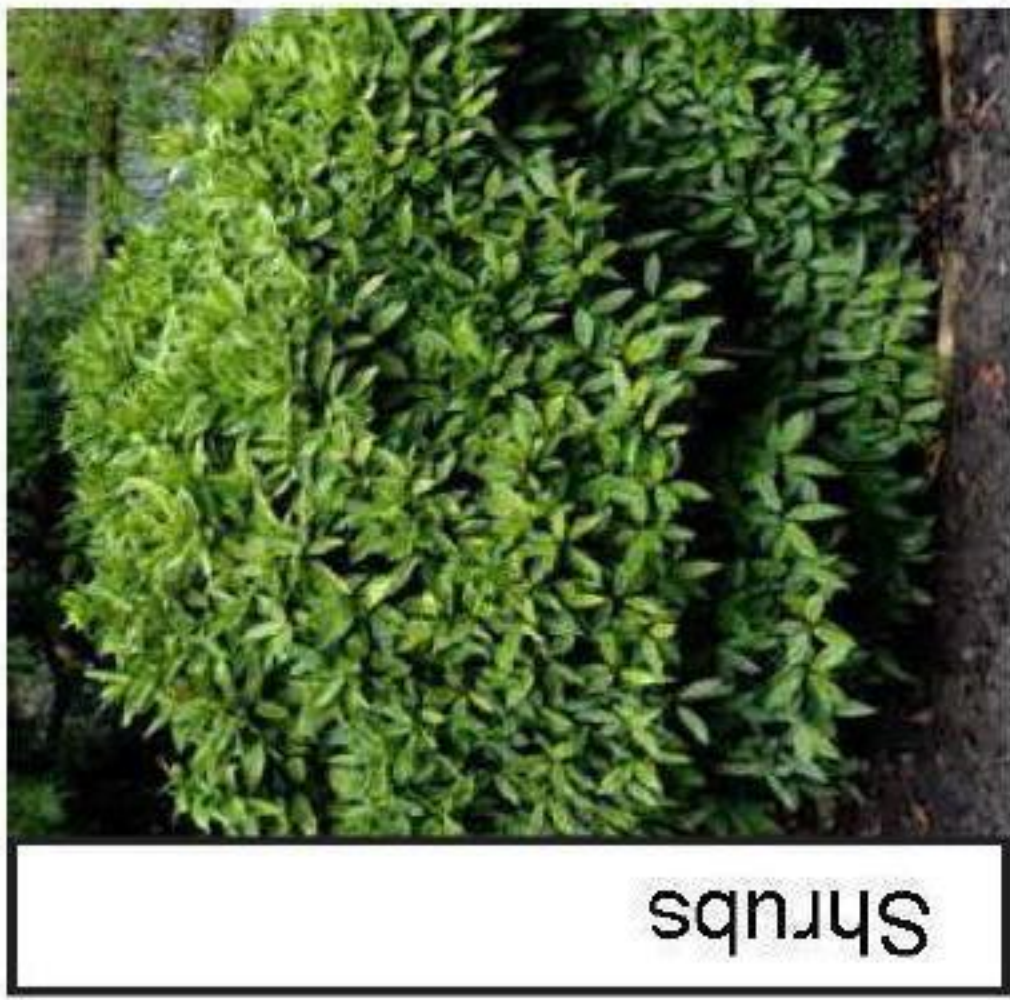
Woodland and Shade Wildflower Seeds 130JC8007-PRO
(John Chambers or similar)

Main species include:
Wood Sage, Wood Aven, Common
Knapweed, Ragged Robin, Red Cam-
pion, St John's-wort

MATERIALS

PLANTING PALETTE – SHRUBS AND PERENNIALS

PL6 - Ornamental Shrub planting



Acuba japonica



Azalea luteum



Choisya ternata



Cotinus coggygia



Hamamelis mollis



Hydrangea macrophylla



Mahonia x media 'Charity'



Pittosporum tenuifolium



Prunus lusitanica



Rhododendron 'Albert
Schweitzer'



Rhododendron 'Purple
Splendour'



Salix lanata



Viburnum tinus

PL7 - Wildflower meadow



Indian Summer PT07 Wildflower Turf
(Pictorial Meadows or similar)



COMMUNITY INVOLVEMENT

We have received feedback from 21 nearby residents, whose insights have helped shape the proposal to better reflect the needs and concerns of the local community.

A key theme that emerged was the need to improve safety on the main road, particularly during large events held at St. Hill and surrounding sports clubs. Currently, overflow parking spills onto the rural road, creating hazardous conditions. Our proposal aims to resolve this issue by providing dedicated parking facilities that reduce reliance on roadside parking.

Several respondents also commented on the visual character of the proposal, suggesting that a grassy finish would be more appropriate for the area. This approach would help the development blend into its surroundings and minimize its impact on neighbouring sports clubs.

Another frequently raised concern was the risk of parked cars being struck by cricket balls near the boundary with the cricket club. While the installation of a protective net was recommended, we propose an alternative solution: coordinating the use of the car park with cricket match schedules. On days when matches coincide with car park use, affected areas can be clearly marked or temporarily restricted to avoid risk.

There was strong interest in establishing agreements for shared use of the car park and washroom facilities during large events. COSRECI has consistently emphasized that community access is a core objective of the project, and subject to planning approval, these agreements will be formalized promptly.

One resident also raised concerns about potential noise, although they noted that prior notification of events has helped prevent issues in the past. To further address this, we have undertaken an acoustic assessment, which confirms that the proposal complies with all relevant noise regulations and is sensitive to nearby receptors.

In addition to these responses, we received the following letter of support:

██████████,

Re: Planning Application Support from East Grinstead Rugby Football Club

Our club has been asked its opinion on your planning application for additional parking at Saint Hill Manor.

East Grinstead rugby club are close neighbours to the Church of Scientology and Saint Hill Manor. Our respective property boundaries and main entrances are either side of Saint Hill Road running for over two hundred yards.

For over twenty-five years the rugby club and Saint Hill Manor have been good neighbours, liaising and working closely together in a spirit of mutual community benefits.

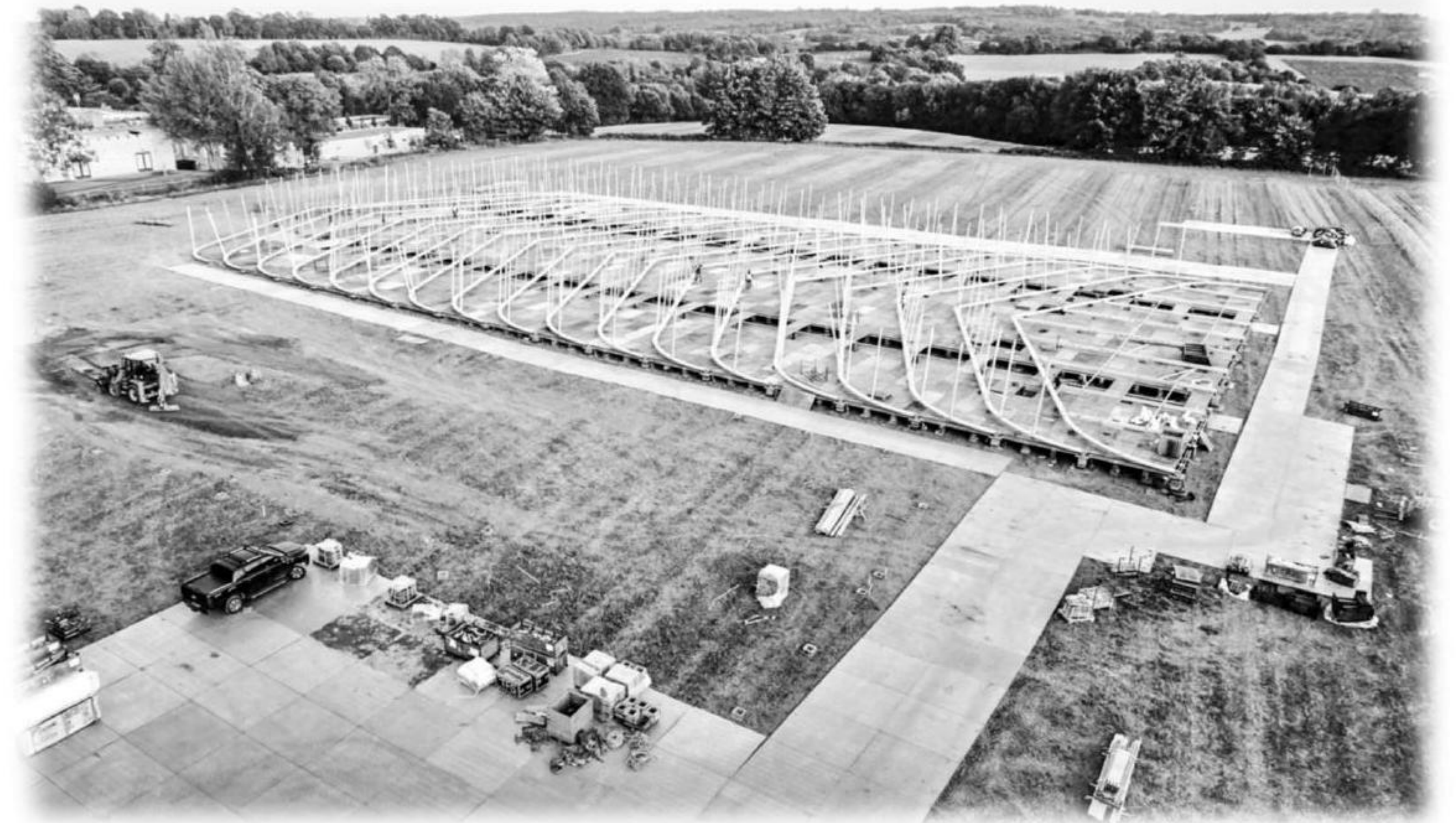


Image 21. Event tent prior to erection.



Image 22. View of the waiting area and Washroom in Juhring Field.

Principally this involves the weekly co-ordination of car and travel movements around the whole Saint Hill Road area and often includes East Grinstead Sports Club.

The tremendous success of both the rugby and sports club (hockey, netball, cricket, football, gym) has seen greatly increased membership and public usage particularly over the past ten years. Both sports complexes are busy seven day a week operations.

Weekends especially are exceptionally busy with various fixtures on match days plus the usage of our Multi Use Games Area by sports other than Rugby again outing additional load on our own parking facilities.

A particular feature of our own expansion has seen youth sports participation increase exponentially and added to which girls and ladies Rugby and associated matches & training sessions activity have not only 'taken off' post covid but have seen support from many external groups including the RFU and Sports England.

The Saint Hill area is an exemplar sports hub in East Grinstead with arguably some of the finest sports facilities in Sussex and the South of England.

Unfortunately, both the rugby club and sports clubs were built over thirty years ago, and whilst they do have tarmac car parking, this is now considered exceedingly small and modest given the huge increase in membership and associated car usage during the intervening period.

The result is every weekend scores of cars are required to be parked on the grass verges of Saint Hill Road, which does not have any footpaths or street lighting thus posing safety risk to the members of our club, the Church, and the Sports Club.

Additionally, our club / complex has as part of our sustainable business model a high number of non-member public hire functions, such as parties, awards events, use by the NHS for Covid and Flue vaccination programs, use by the police for dog training exercises and wedding receptions etc which keep parking level need very high even outside of normal sports fixture times.

During a calendar year the rugby club have a sizeable number of large rugby junior tournament events, where teams from all over Sussex converge on the Saint Hill Road area. Additionally, the nationally renowned Sunshine Sevens charity event in April is a huge public event, now in its sixty seventh year and continuing to raise hundreds of thousands for local charities.

Historically when the rugby club host these events, then we collaborate very closely with Saint Hill Manor on car parking and road stewarding & health & safety matters. This has always worked on a spirit of close co-operation such that when Saint Hill hold their own extremely popular events over the year, then rugby club volunteers equally help with car parking duties and car parking spaces.

A key feature of this close co-operation is the shared usage of the 'field' positioned between Saint Hill Manor and the Sports club cricket pitch. This is frequently used as an overflow car park for hundreds of cars during peak tournament events – and means that the rugby club can confidently and safely host large high-profile events.

The problem with the use of this field is that when it gets wet during our increasingly inclement weather it becomes much more difficult to manage, and car usage is reduced or not available because of the muddy conditions. In these circumstances it causes a logistical headache because sports events are booked a year in advance, and if suddenly

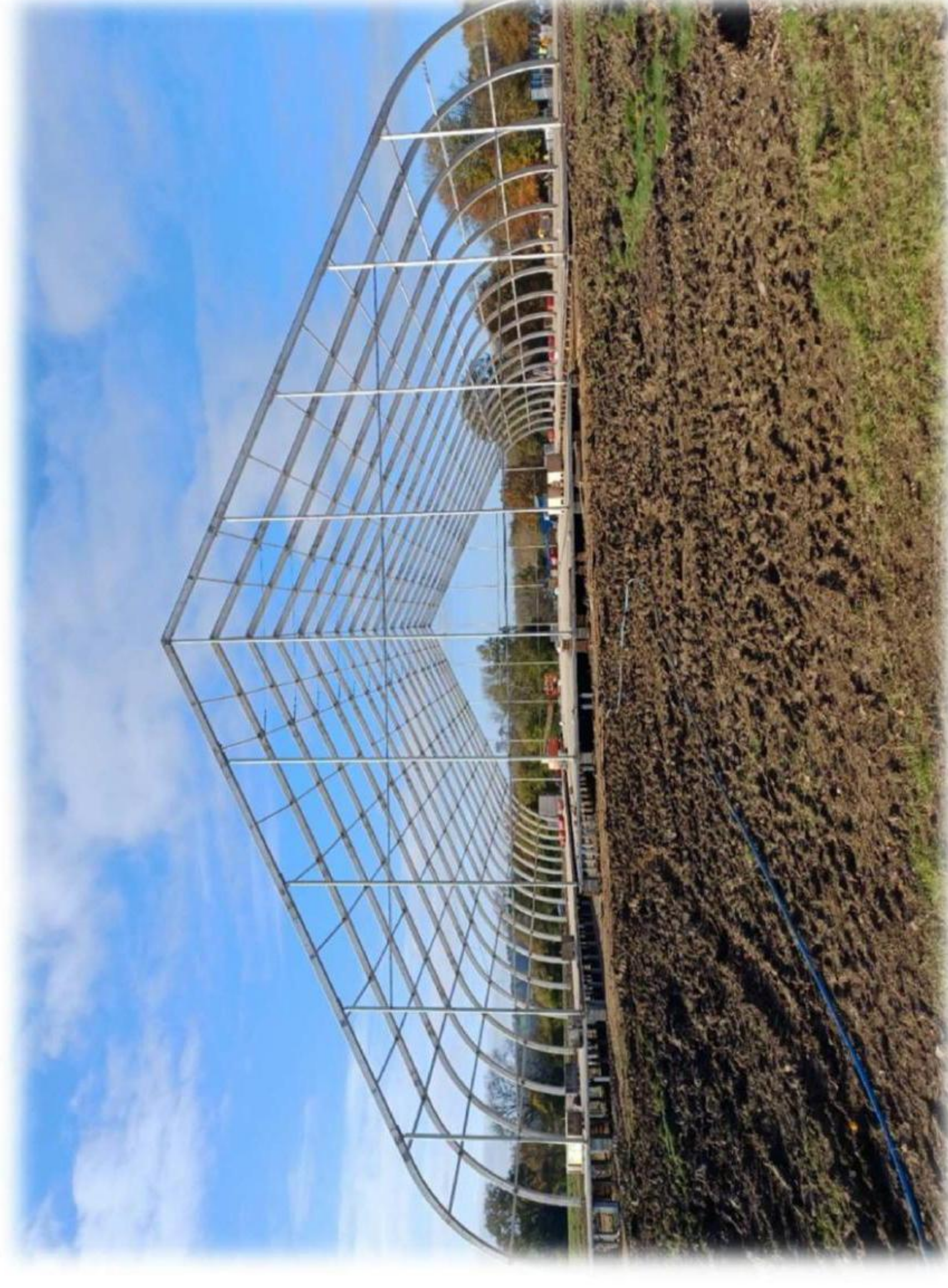


Image 23. Tent frame erected with field badly damaged by vehicles and weather.

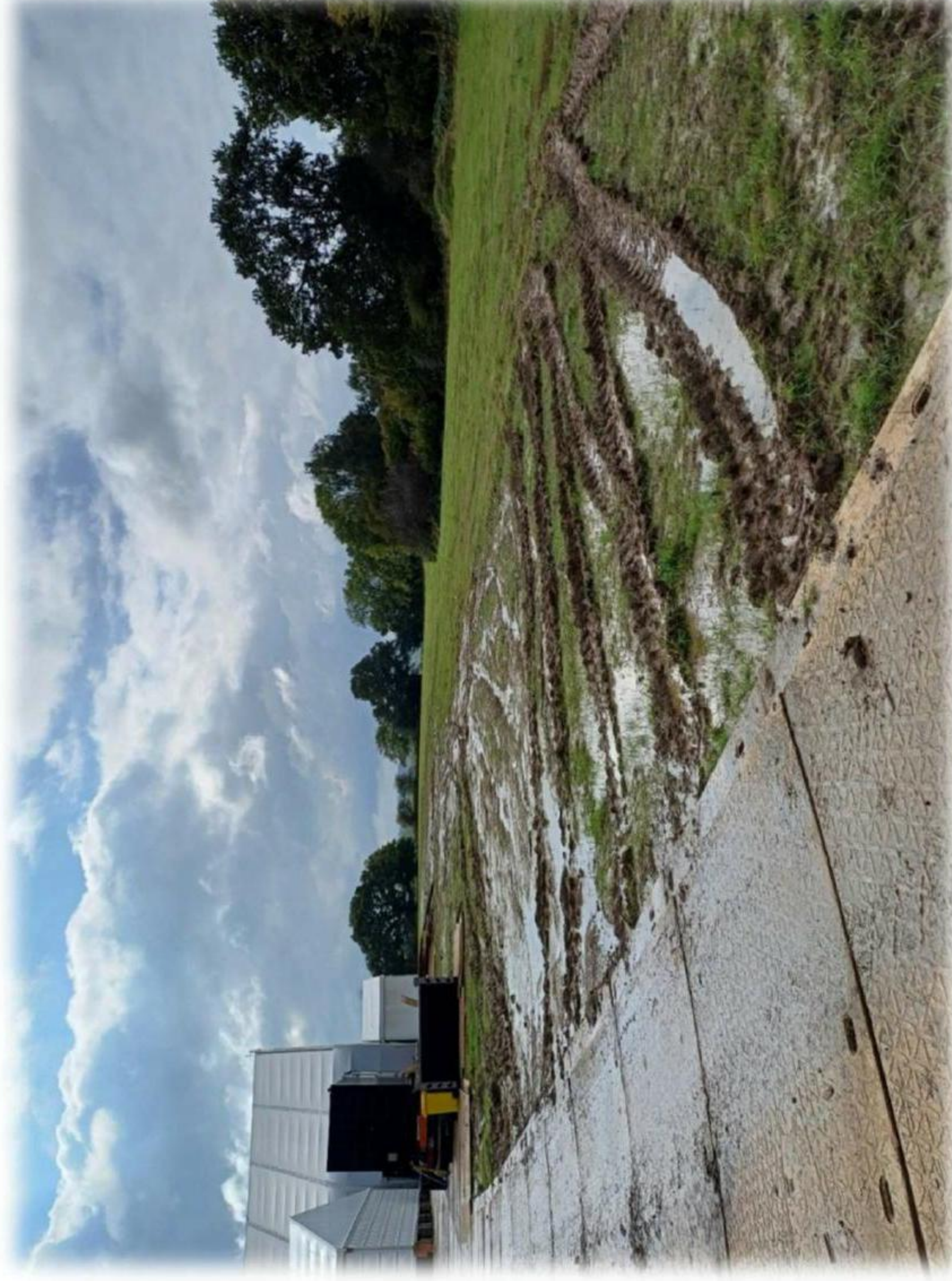


Image 24. Damaged field during event preparation.

the weather 'turns bad' near the event date, then the car management becomes stressful for all involved.

We understand that Saint Hill Manor wish to install a countryside friendly car park surfacing to this field area, to cater more professionally and safely the car parking & management functions that occur regularly over a year whether these are for Saint Hill Manor, Rugby club, or use by others in the area.

Whilst we understand the countryside location of our joint facilities, we do feel that this field area is not of any significant visual appearance, and in any event is hidden by the hedge and conifer tree line traversing the West side of Saint Hill Road.

Although not planning experts the board and members of EGRFC feel that should this new car park surfacing be approved and installed it would bring huge value to the continued and positive relationship between the Church of Scientology and its neighbours especially so in our case for our large events.

As a club we would also ask you to ask the planning committee to consider making Saint Hill Road "One Way" as there is good access via Dunnings Road and egress to Turners Hill Road, this would provide additional safety and traffic flow benefits to the local community especially those on foot in what is a very narrow road. Resigning access routes would also be quite simple.

We therefore fully support this planning application and look forward to hearing the results of your application.

Yours sincerely,



Robert Marsh

DESIGN INPUT

During the preparation of this planning application, we have coordinated many consultants who have provided a wide range of expert input on our designs. They have provided critical insight into the context in which this proposal is situated and how we can address the interconnected considerations at this location.

We have consulted, Ecologists, Arboriculturists, Landscape architects, Acoustic consultants, Air quality assessors, Soil investigators, Heritage consultants, Planning consultants, Sustainability designers, Civil engineers and Transport consultants. The scheme we are presenting represents the combined work of all these specialists who have iterated our design and provided essential feedback from their detailed and expansive knowledge base.

Through this process we believe our proposal is fully compliant with all relevant policy and has been assessed by competent specialists.



Image 25. Large crowds seen around the castle during an event



Image 26. Firework display during the bonfire night celebration

DRAINAGE

We are proposing Sustainable drainage systems (SuDS) which will avoid overloading nearby watercourses with excess surface water. When a natural environment is developed, some surfaces become impervious, such as buildings, roads, and paths. If this is not correctly incorporated into a design this water can overload nearby drainage systems and deprive natural wildlife from a water source.

We are proposing several systems to help manage the water on the site. The details of our strategy can be found in the Flood Risk Assessment & Surface Water Drainage reports prepared by QED.

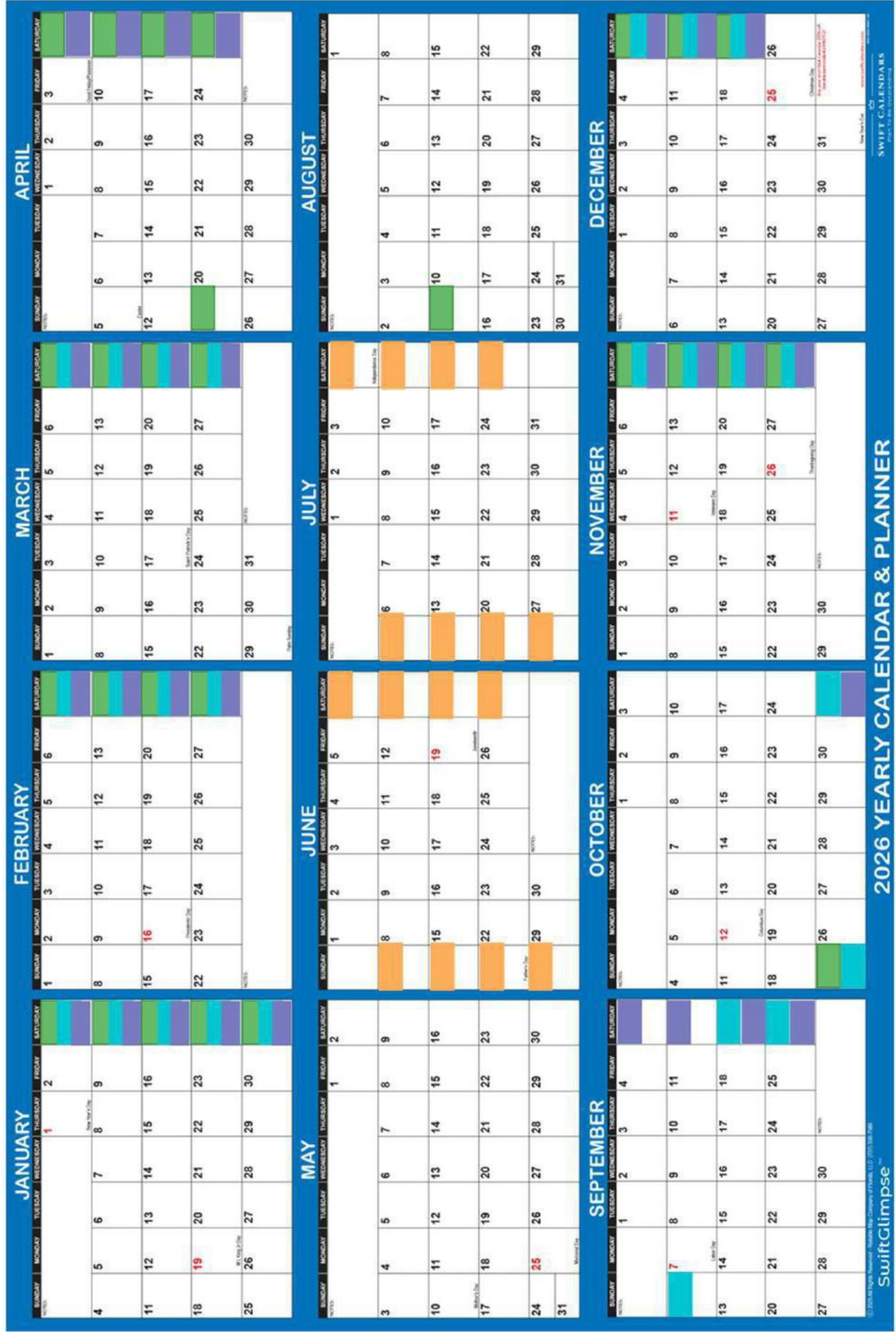
CALENDAR

Throughout the year Juhring field is used by the neighbouring sports clubs for overflow parking. This use greatly improves the ability of these sports clubs to accommodate larger and more frequent events. These events are held regularly and throughout the year. As can be seen in the calendar on this page.

Our proposal will improve the ability of Juhring field to operate as a car park for the surrounding sports clubs by resurfacing the field to better protect the field and reduce the temporary measures that need to be taken to use the field in worse weather. The tarmacked area represents the most used and hardest area to see from the road. When these two factors are considered the area closest to the road makes the most sense to tarmac.

The remainder of the field will be reinforced with a grid system such as Cellpave. This would be used to allow grass to grow into the field and continue its natural green look. Given that the quality of this field is low we anticipate that after a reinforcement grid is installed the field may improve in appearance. This is because the vehicular and pedestrian traffic would be limited in how it can damage the grass and earth. This is compared to current conditions where wheels and boots can dig directly into the ground, uprooting grass and causing ruts.

In Hobbs field the events are held more selectively. Currently only the IAS and bonfire night are hosted here. This is due to the gardens of the manor being a more attractive venue to host the family events throughout the year that take place during the day. Please see the Hobbs field calendar on this page.



RUGBY SPORTS CLUB MEADS FOOTBALL CLUB EG CRICKET CLUB

Image 27. Neighbouring Sports events calendar

HOBBS FIELD PLANNED EVENT DATES

2026

ANNUAL IAS ANNIVERSARY EVENT
(3 DAY EVENT IN OCTOBER) -
MARQUEE IN USE

BONFIRE NIGHT - ONE EVENING
EVENT WITH FAIR RIDES,
CONCESSION STANDS AND

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
	1	2	3	4	5	6
	8	9	10	11	12	13
	15	16	17	18	19	20
	22	23	24	25	26	27
	29	30				

December						
S	M	T	W	T	F	S
		1	2	3	4	5
	6	7	8	9	10	11
	13	14	15	16	17	18
	20	21	22	23	24	25
	27	28	29	30	31	

Image 28. Hobbs field events calendar

CONCLUSION

In conclusion, we are proposing a fully compliant and contextually sensitive design that responds to both the operational needs of Saint Hill Manor and the wider interests of the local community and businesses. The proposal has been developed through multiple design iterations, informed by specialist input and community consultation. Image 28. Firework display behind the castle. practical and respectful of its setting.

The design balances the requirements of hosting large-scale and community events with the preservation of the site's unique ecological and landscape qualities. By reinforcing the ground with permeable materials, improving access routes, and integrating sustainable drainage systems, the scheme ensures long-term usability while reducing environmental disruption.

The visual impact of the development has been carefully minimized through strategic planting, natural materials, and thoughtful layout. These measures help the proposal blend into its surroundings and maintain the pastoral character of the area. The improvements will enable Saint Hill to host larger and more frequent events with greater efficiency and reduced strain on the land, while also enhancing safety and accessibility for visitors.

Ultimately, this proposal strengthens the site's role as a community hub, improves infrastructure for local sports and cultural events, and contributes positively to the ecological and visual quality of the High Weald landscape.



Image 29. Fireworks display with castle in foreground



Image 30. Juhring field during an event at night.