

Planning Statement

**Brambletye School
Lewes Road
East Grinstead
West Sussex
RH19 3PD**



February 2026

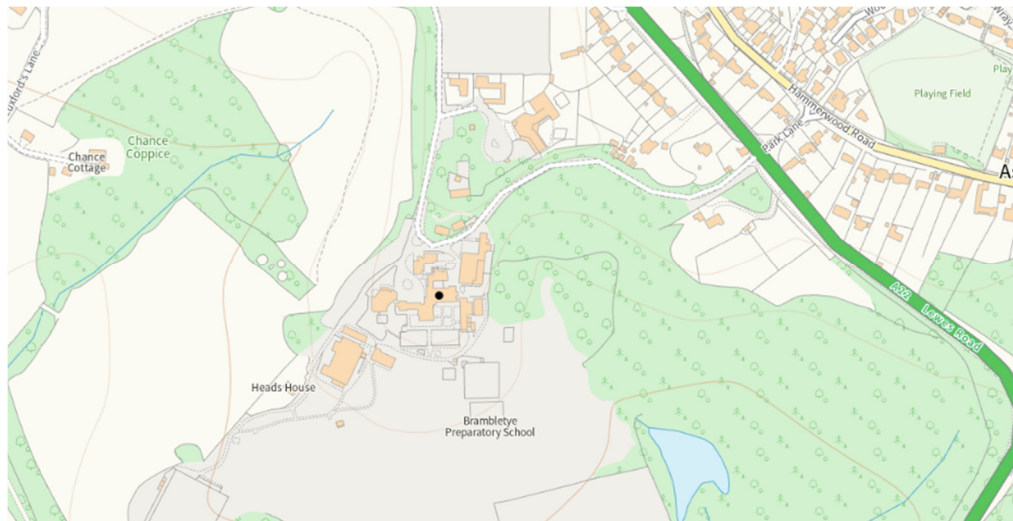


The Planning Statement has been prepared by JNA Architects to accompany the planning application for:

Proposed first floor roof extension above existing classroom to Early Years/Pre-prep building to provide additional teaching accommodation for nursery occupants

Introduction

This statement should be read in conjunction with the submitted application drawings and any other documentation submitted.



Site location

Surroundings and site

Brambletye is situated in a rural area between East Grinstead and Forest Row on the southwest side of the A22 Lewes Road opposite the village of Ashurst Forest.

The site is located outside the built-up area of Ashurst Wood, within the High Weald Area of Outstanding Natural Beauty (AONB). The land levels across the campus broadly slope down from north to south with extensive views to open countryside to the south.

The origin of the site is a late Victorian country house constructed on a promontory overlooking the upper Medway valley and the Wier Wood Reservoir. The name was derived from the now ruined 17th century Brambletye House and preceding moated manor, the sites of which lie a short distance to the South.

The school is a registered charity originally formed in 1919 relocating to this site in 1933, it provides co-educational nursery, day school and boarding for children from ages 2 to 13.

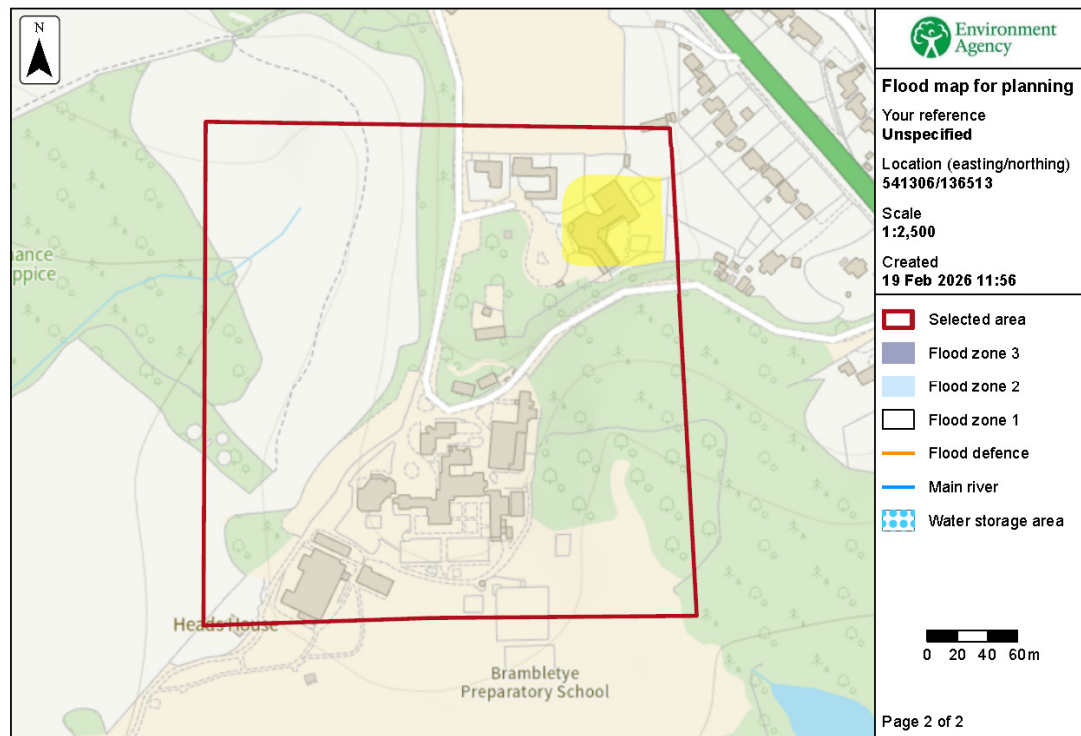
The whole site of the school extends to approximately 30 hectares comprising wooded areas, playing fields, the original house, gatehouses, stables, and staff houses with additional school extensions and buildings.



The Pre-Prep is located North of the Main house at about the highest point of the site mostly screened by trees and the stable block; this was a purpose designed building with level access constructed at about the turn of the century and extended with one additional classroom in 2011. The construction is single storey with a slate roof over face brick walls with an octagonal central hall and core including a clerestory.

Flood Risks

The site is within Flood Zone 1 only, therefore no further information is required for Flood Risk.



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Design

The design/proposal is to extend over one existing classroom in the South East corner of the building by raising up the roof, with a pitched roof to the front and a pitched roof dormer to the rear to provide extra teaching/nursery space.

All materials match the existing.



Existing



View to rear of classroom on
Left hand side to be extended above



Entrance to building



View to front of classroom
Right hand side South East corner to
be extended above

Use

Educational and remains unchanged.

Access

The main access to the School is off Lewes Road (A22) and to the Pre-prep via the internal private access road, and remains unchanged.

Previous Planning History

Numerous planning applications have been submitted by the school over the years. The following applications are deemed relevant to the pre-prep school:

GR/164/99 - New pre-prep department to replace existing facility. Demolition of 2 no. Residential units. Re-use/change of use of existing facility to Replace demolished residential units.
Permission granted 20.08.1999.

GR/164/99/AP1 - Amended Plans: New Pre-Prep Department.
Permission granted 08.03.2000.

02/01109/FUL - Classroom and changing room extension.
Permission granted 23.08.2002.

10/03702/FUL - The proposal is for an additional classroom as an extension to the Pre-Prep part of Brambletye School.
Permission granted 19.01.2011.



Conclusion

The school is very much located in a wooded area at the northern edge of the High Weald ANOB, but the Pre-Prep building is set in a hard paved and lawned area isolated from any direct ecological contact with sensitive flora or fauna. The proposal is not expected to generate any additional traffic and therefore does not put any added pressure the ANOB or Ashdown Forest.

The proposed extension will be using materials to match the existing as far as practicable i.e. primarily buff face brickwork and natural slate. The Pre-prep building is not on view from the original main house and is screened by trees and the Stable Block from other areas of the site and public areas beyond.

Quoting former site-specific policy, we believe the proposal does not detract from the architectural character, appearance, and integrity of the existing collection of buildings forming the school and does not detrimentally impact on the wider setting of the site within the local landscape.

