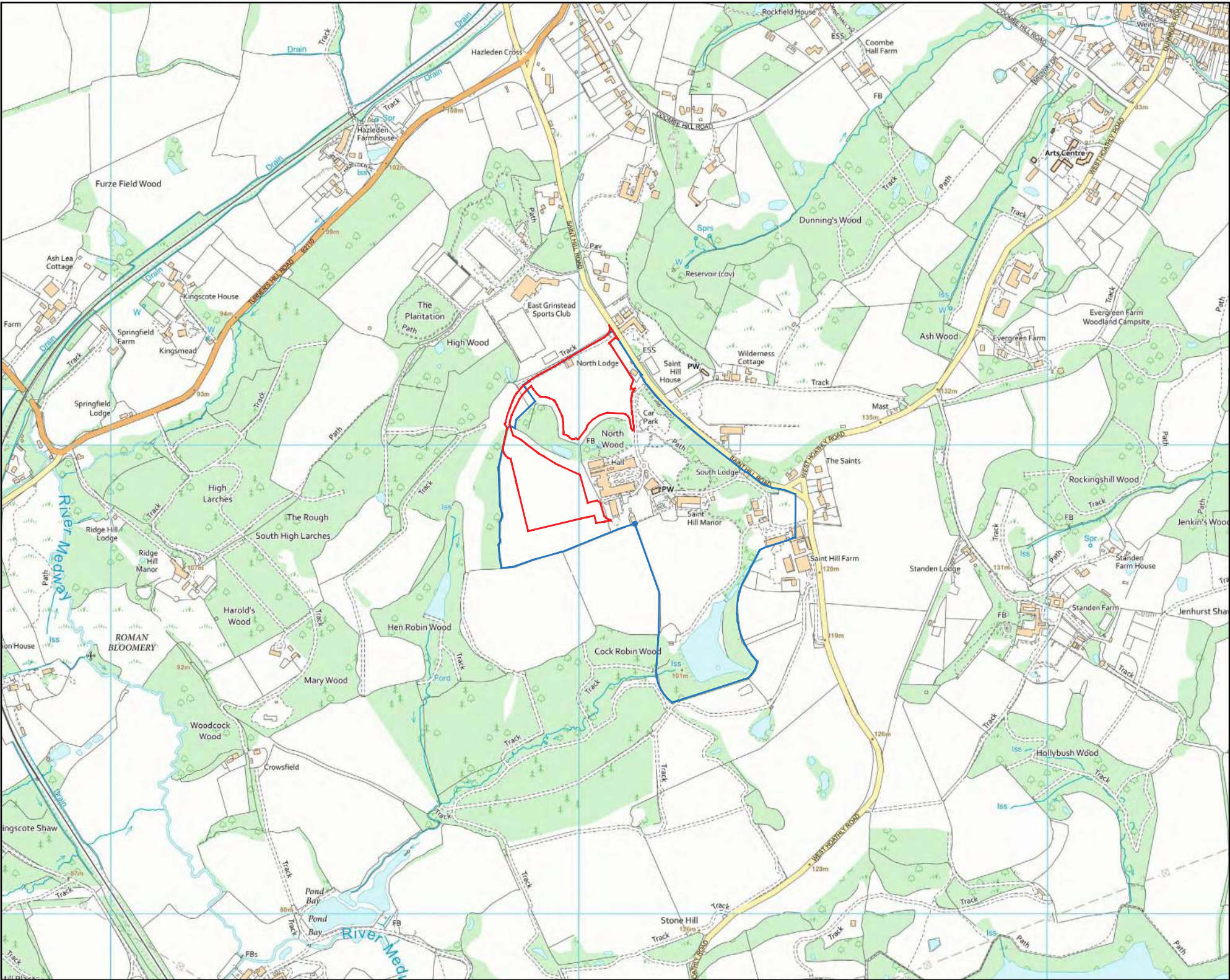


01-1232
Juhring and Hobbs Fields
Landscape Visual and Impact Assessment Figures
November 2025



1232-ENP-SI-00-RP-L-90905



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KEY

Application Boundary

'Other land in the control of the applicant'

P03	21.11.25	Issued For Planning	JW	MN
P02	30.09.25	Issued For Planning	JW	MN
P01	28.02.25	Issued For Planning	SK	MN

revision	date	description	dwn	chkd
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St Anne's House,
111 High Street
Lewes
BN7 1XY

enplan

T 01273 007807
W www.enplan.net

project	scale
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead	1:10000 @ A3
	date
	Feb 2025

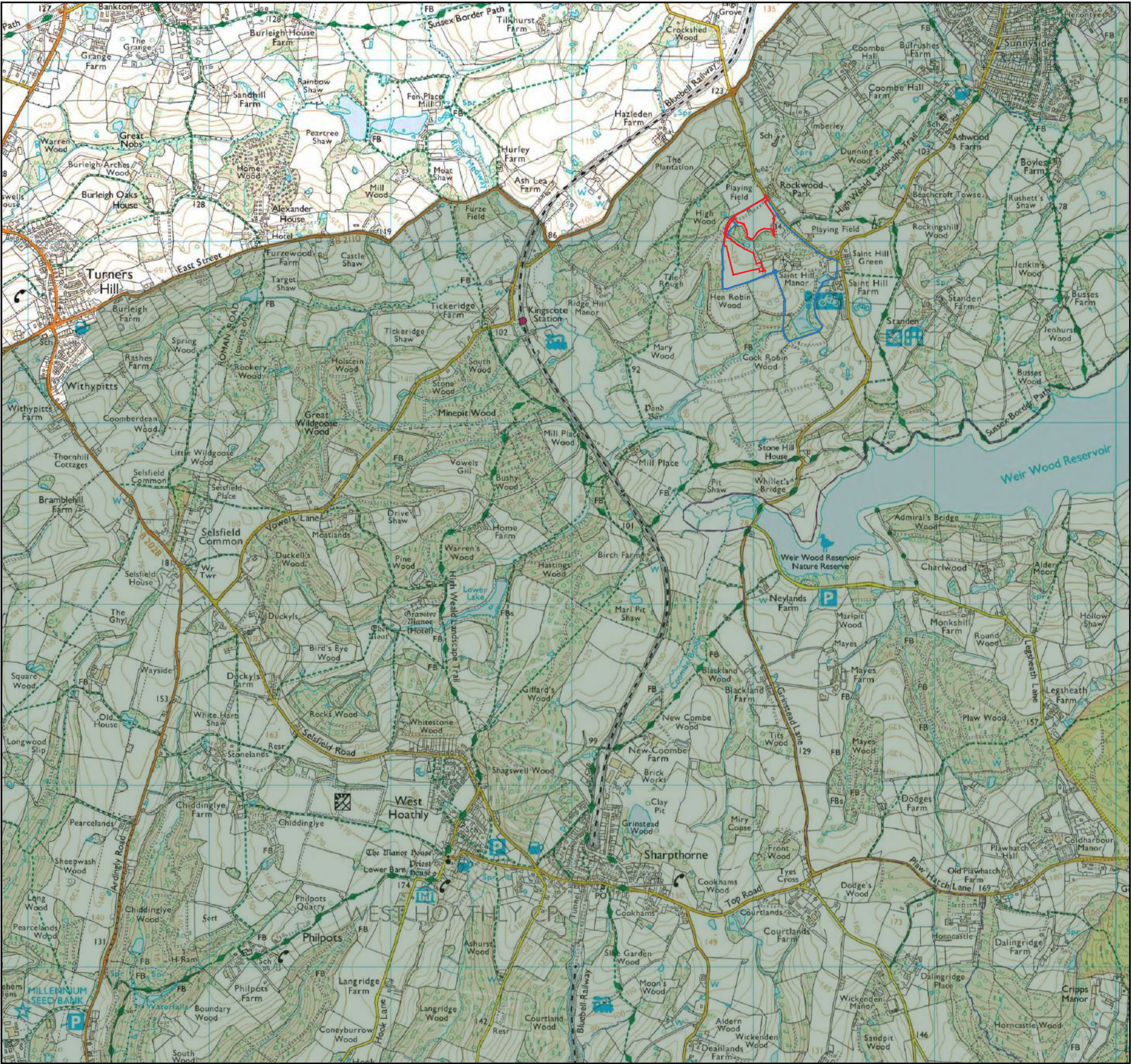
title	drawn by
Site Location	SK

	checked
	MN

drawing number	revision
Figure 1	P03

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KEY

Application Boundary

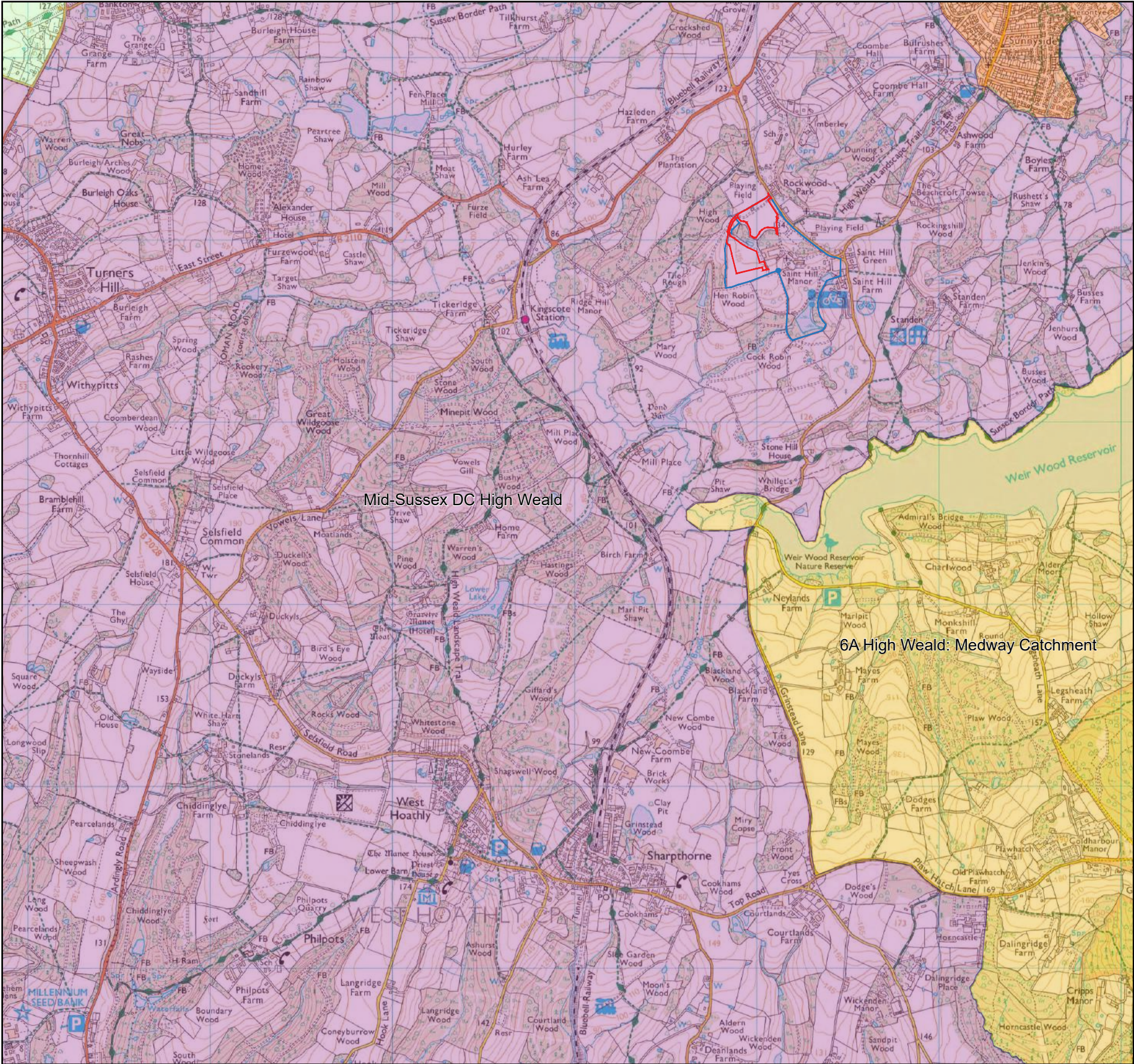
'Other land in the control of the applicant'

High Weald National Landscape

P03	21.11.25	Issued For Planning	JW	MN	
P02	30.09.25	Issued For Planning	JW	MN	
P01	28.02.25	Issued For Planning	SK	MN	
revision	date	description		dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY					
T 01273 007807 W www.enplan.net					
project			scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead			1:25000 @ A3		
			date		
			Feb 2025		
title			drawn by		
High Weald National Landscape			SK		
			checked		
			MN		
drawing number			revision		
Figure 2			P03		
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KEY

Application Boundary

'Other land in the control of the applicant'

Mid-Sussex DC Landscape Character Areas

High Weald

Mid-Sussex DC Landscape Character Areas

East Grinstead BUA

Mid-Sussex DC Landscape Character Areas

High Weald Plateau

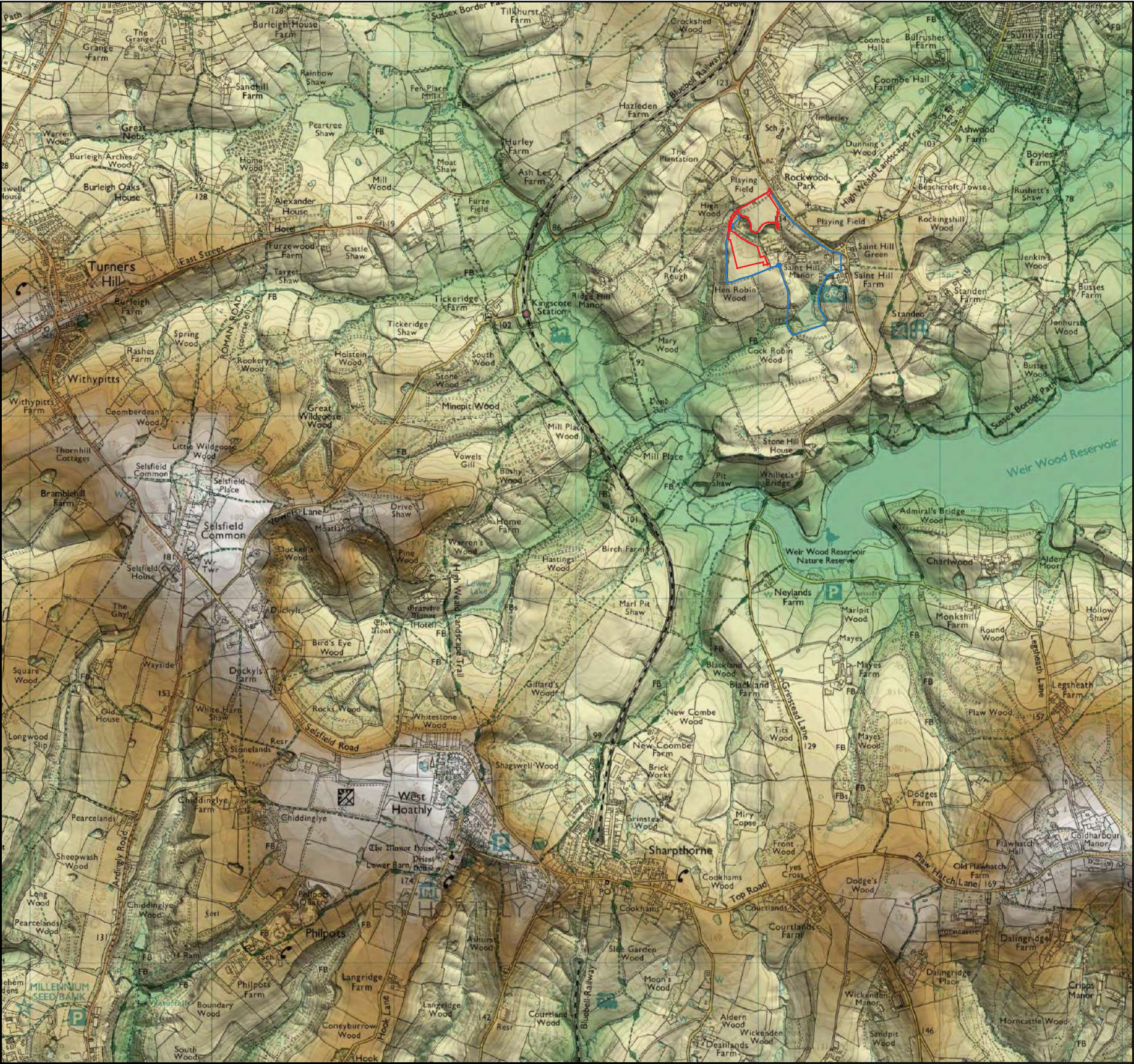
Wealden Landscape Character Areas

6A - High Weald Medway Catchment

P03	21.11.25	Issued For Planning	JW	MN	
P02	30.09.25	Issued For Planning	JW	MN	
P01	28.02.25	Issued For Planning	SK	MN	
revision	date	description		dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY					
T 01273 007807 W www.enplan.net					
project		scale			
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead		1:25000 @ A3			
		date			
		Feb 2025			
title		drawn by			
Landscape Character Areas		SK			
		checked			
		MN			
drawing number		revision			
Figure 3		P03			
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KEY

Application Boundary

'Other land in the control of the applicant'

<= 70

70 - 75

75 - 80

80 - 85

85 - 90

90 - 95

95 - 100

100 - 105

105 - 110

110 - 115

115 - 120

120 - 125

125 - 130

130 - 135

135 - 140

140 - 145

145 - 150

150 - 155

155 - 160

160 - 165

165 - 170

170 - 175

175 - 180

180 - 185

185 - 190

> 190

P03	21.11.25	Issued For Planning JW	MN	
P02	30.09.25	Issued For Planning JW	MN	
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St Anne's House, 111 High Street Lewes BN7 1XY				
T 01273 007807 W www.enplan.net				
project		scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead		1:25000 @ A3		
		date		
		Feb 2025		
title		drawn by		
Topographical Context		SK		
		checked		
		MN		
drawing number		revision		
Figure 4		P03		
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KEY

Application Boundary

'Other land in the control of the applicant'

Significant Vegetation

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P0321.11.25Issued For Planning JWMN

P0230.09.25Issued For Planning JWMN

P0128.02.25Issued For Planning SKMN

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St Anne's House, 111 High Street Lewes BN7 1XY				
T 01273 007807 W www.enplan.net				
project		scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead		1:25000 @ A3		
		date		
		Feb 2025		
title		drawn by		
Significant Vegetation		SK		
		checked		
		MN		
drawing number		revision		
Figure 5		P03		
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KEY

Application Boundary

'Other land in the control of the applicant'

P03	21.11.25	Issued For Planning JW	MN
P02	30.09.25	Issued For Planning JW	MN
P01	28.02.25	Issued For Planning SK	MN

revision	date	description	dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY				
T 01273 007807 W www.enplan.net				
project		scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead		1:2000 @ A3		
		date		
		Feb 2025		
title		drawn by		
Scheme Proposals		SK		
		checked		
		MN		
drawing number		revision		
Figure 6		P03		

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LANDSCAPE KEY

- Application Boundary
- 'Other land in the control of the applicant'
- Permanent asphalt car park with tree and shrub planting
- Drop off with shelter
- Disabled parking bays
- Grassed surface with geogrid reinforcement, gravel paths for pedestrian movement
- Gravel access route with geogrid reinforcement
- Ornamental shrub and perennial planting with trees
- Swale with tree planting
- Wildflower meadow
- Native shrub mix
- Existing trees to be retained
- Existing barn to be removed

P03	21.11.25	Issued For Planning	JW	MN
P02	30.09.25	Issued For Planning	JW	MN
P01	28.02.25	Issued For Planning	SK	MN

revision	date	description	dwn	chkd
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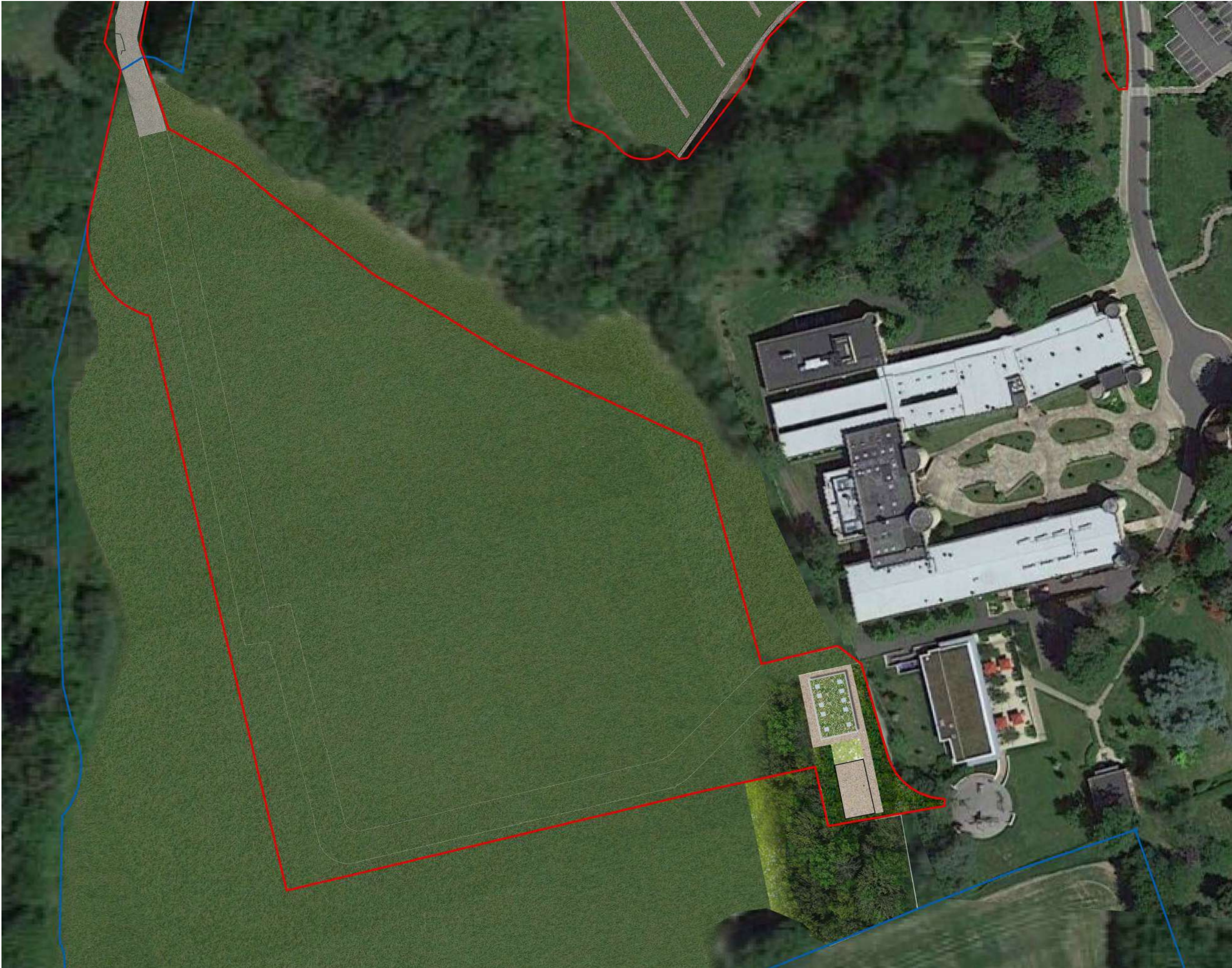
St Anne's House,
111 High Street
Lewes
BN7 1XY

T 01273 007807
W www.enplan.net



project	scale
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead	1:1000 @ A3
date	Feb 2025
title	drawn by
Juhring Field Proposals	SK
	checked
	MN

drawing number	revision
Figure 7	P03



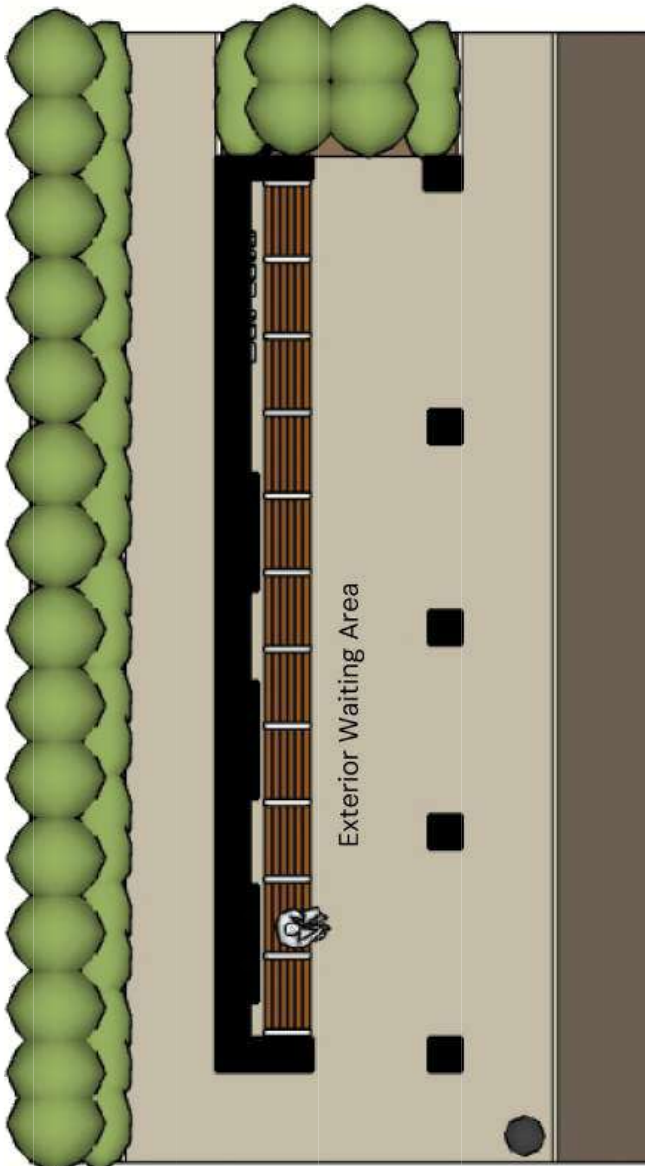
LANDSCAPE KEY

- Application Boundary
- 'Other land in the control of the applicant'
- Grassed surface with geogrid reinforcement
- Tree copse
- Wildflower meadow
- Native shrub mix
- Gravel access route with geogrid reinforcement
- Washroom buildings

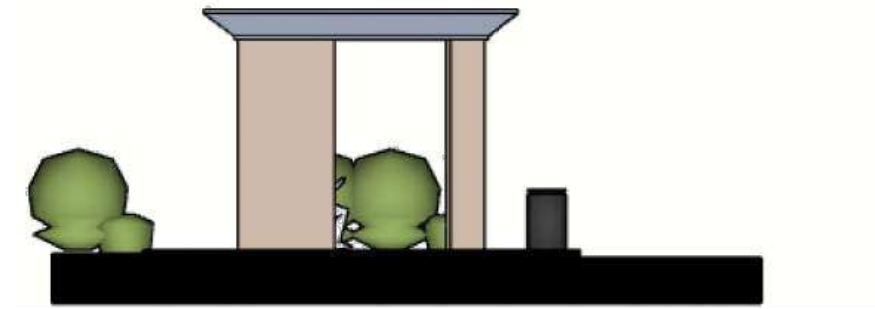
P03	21.11.25	Issued For Planning	JW	MN	
P02	30.09.25	Issued For Planning	JW	MN	
P01	28.02.25	Issued For Planning	SK	MN	
revision	date	description		dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY T 01273 007807 W www.enplan.net					
project			scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead			1:1000 @ A3		
			date		
			Feb 2025		
title			drawn by		
Hobbs Field Proposals			SK		
			checked		
			MN		
drawing number			revision		
Figure 8			P03		
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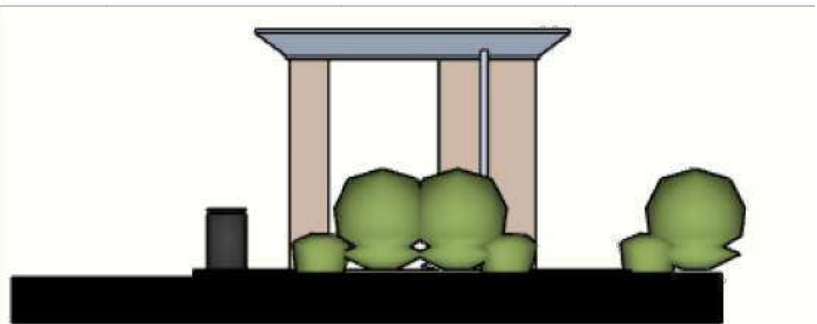
Location plan not to scale



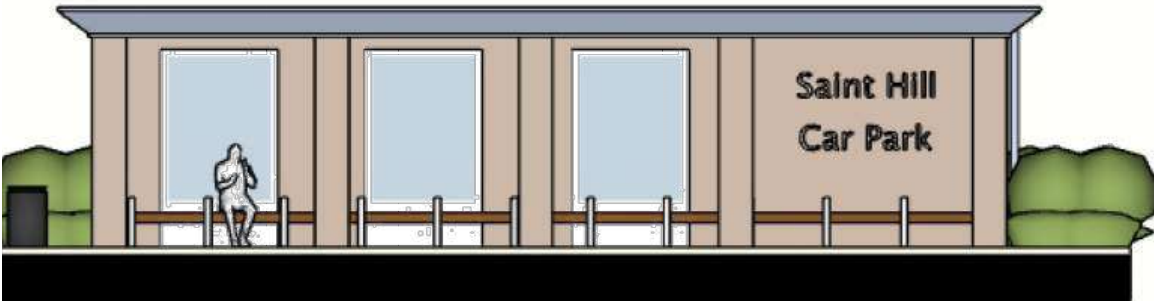
Proposed Plan
1:100



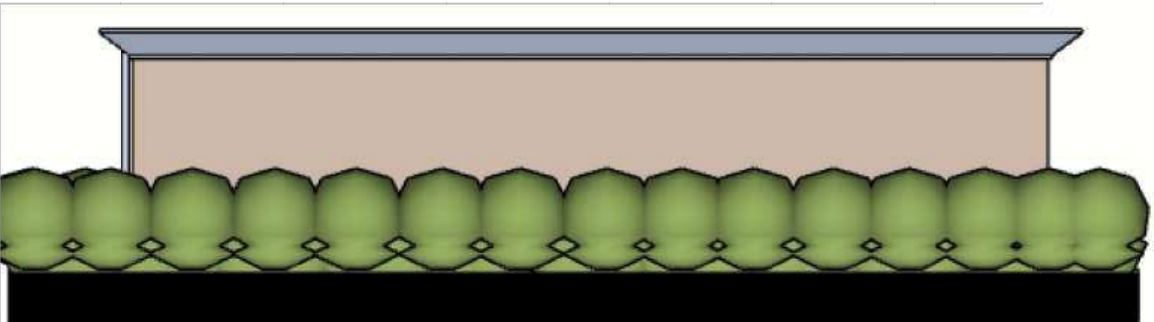
Proposed South Elevation
1:100



Proposed North Elevation
1:100



Proposed East Elevation
1:100

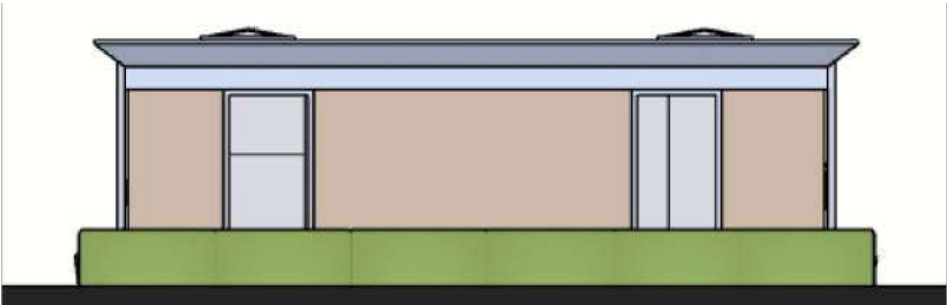


Proposed West Elevation
1:100

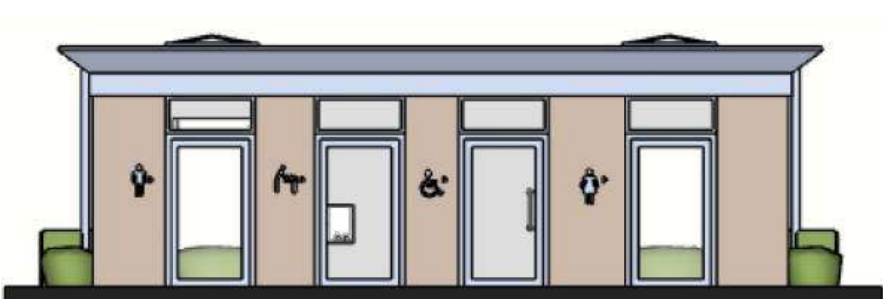
P03	21.11.25	Issued For Planning	JW	MN	
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revision	date	description		dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY					
T 01273 007807 W www.enplan.net					
project			scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead			As Shown		
			date		
			Feb 2025		
title			drawn by		
The Drop Off Shelter			SK		
			checked		
			MN		
drawing number			revision		
Figure 9			P03		
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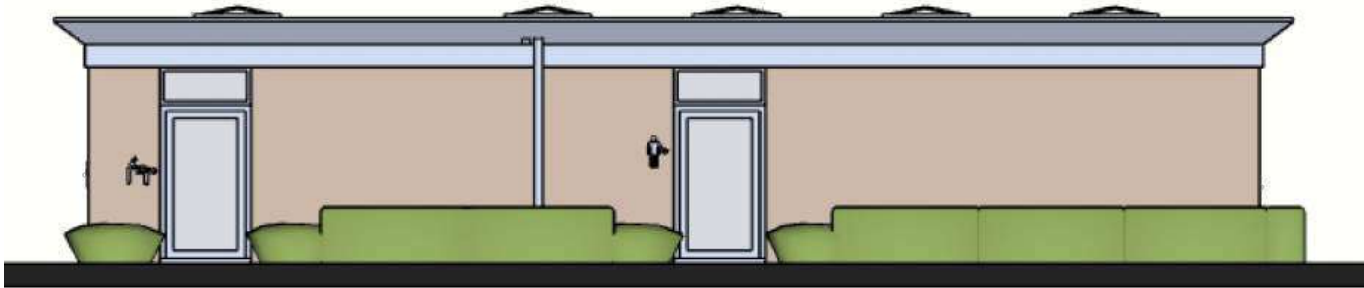
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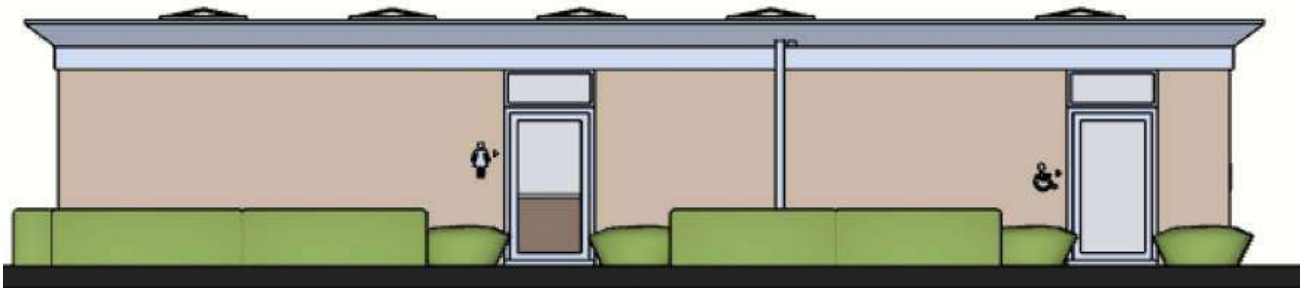
Proposed South Elevation
1:100



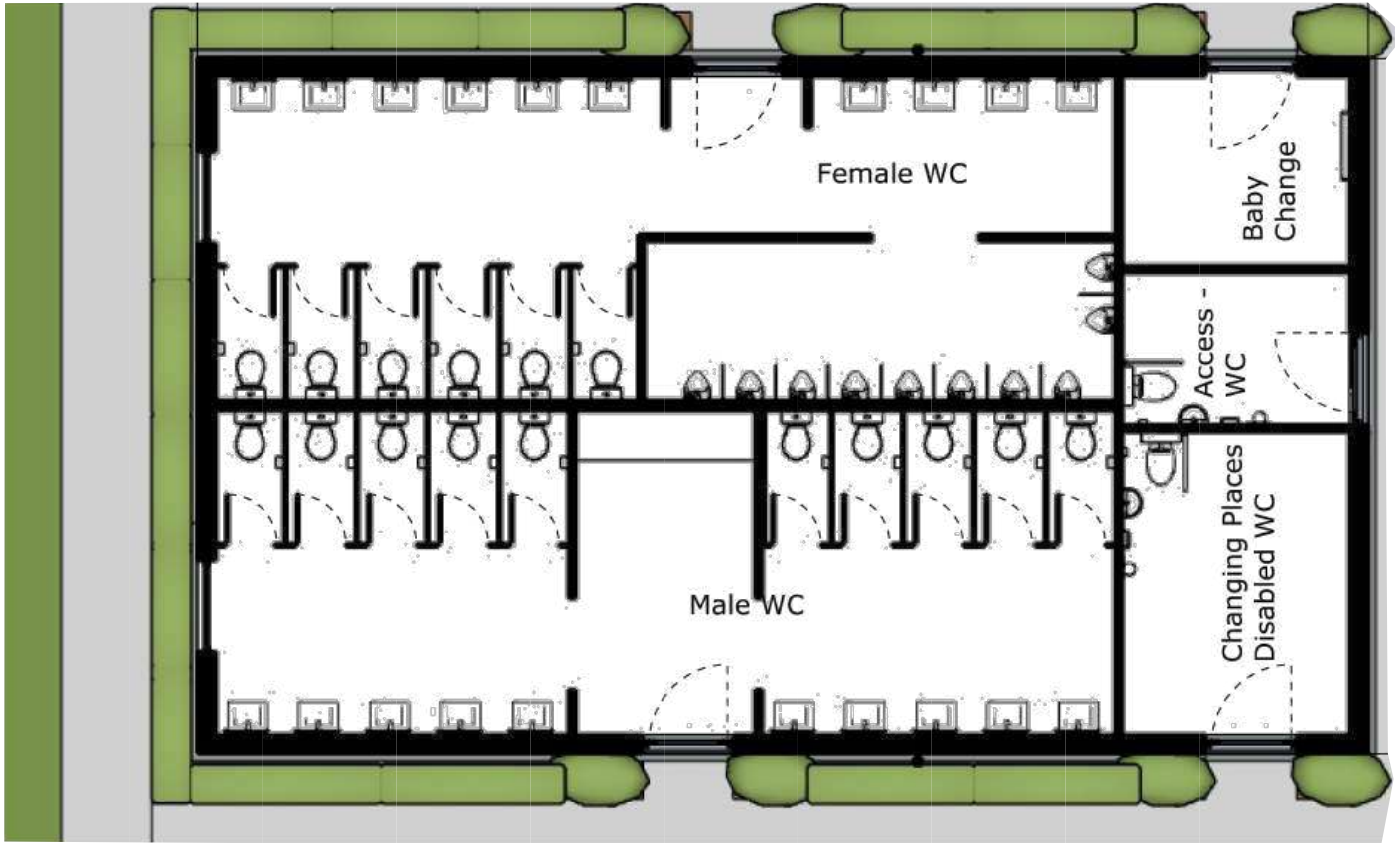
Proposed North Elevation
1:100



Proposed West Elevation
1:100



Proposed East Elevation
1:100

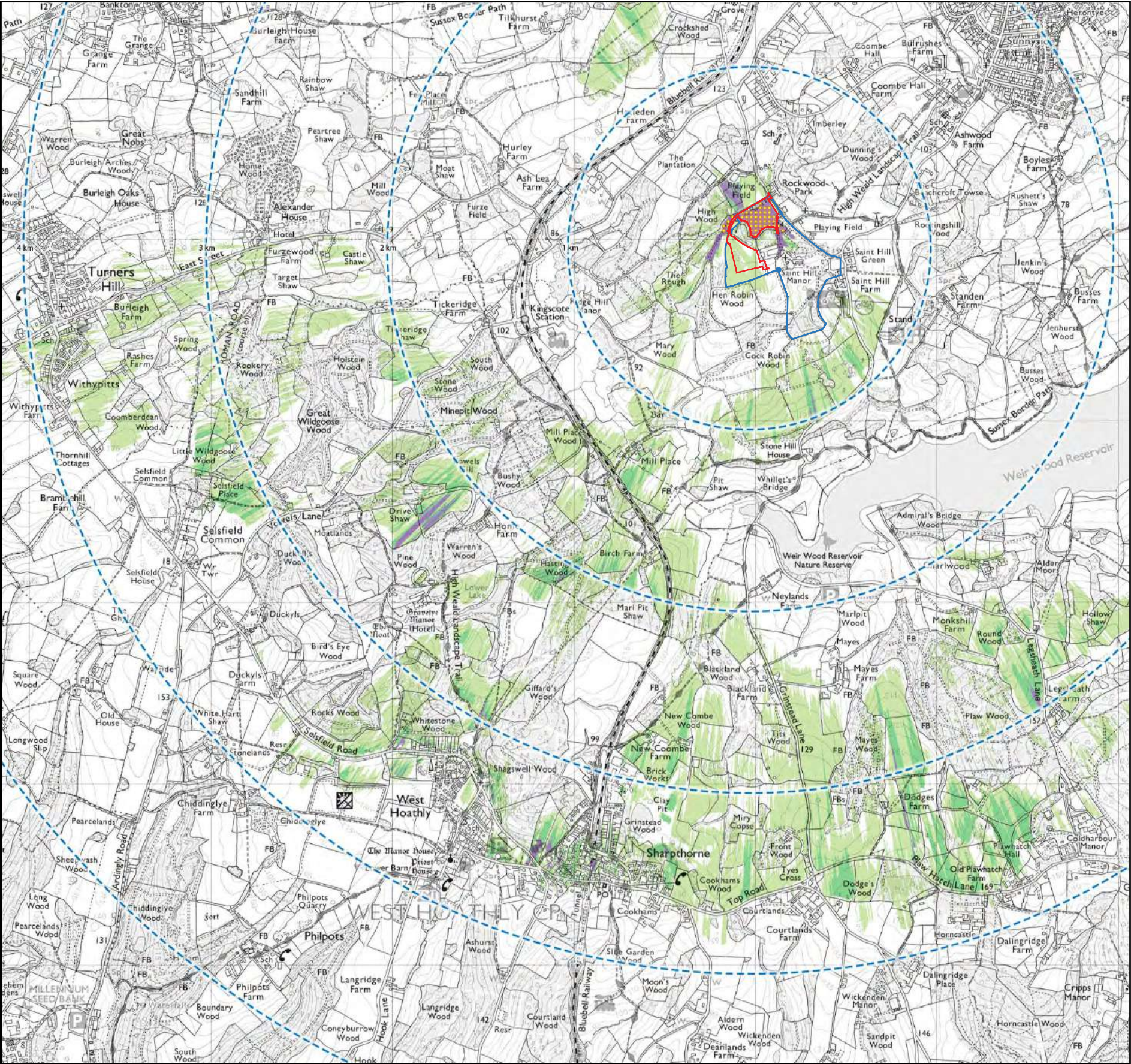


Proposed Plan
1:100



- Privacy Glass
- Sandstone to Match Castle/ Refectory Saint Hill
- Green Roof
- Skylight

P03	21.11.25	Issued For Planning	JW	MN	
P02	30.09.25	Issued For Planning	JW	MN	
P01	28.02.25	Issued For Planning	SK	MN	
revision	date	description		dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY					
T 01273 007807 W www.enplan.net					
project				scale	
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead				As Shown	
				date	
				Feb 2025	
title				drawn by	
The Washroom Pavilion Building				SK	
				checked	
				MN	
drawing number				revision	
Figure 10				P03	
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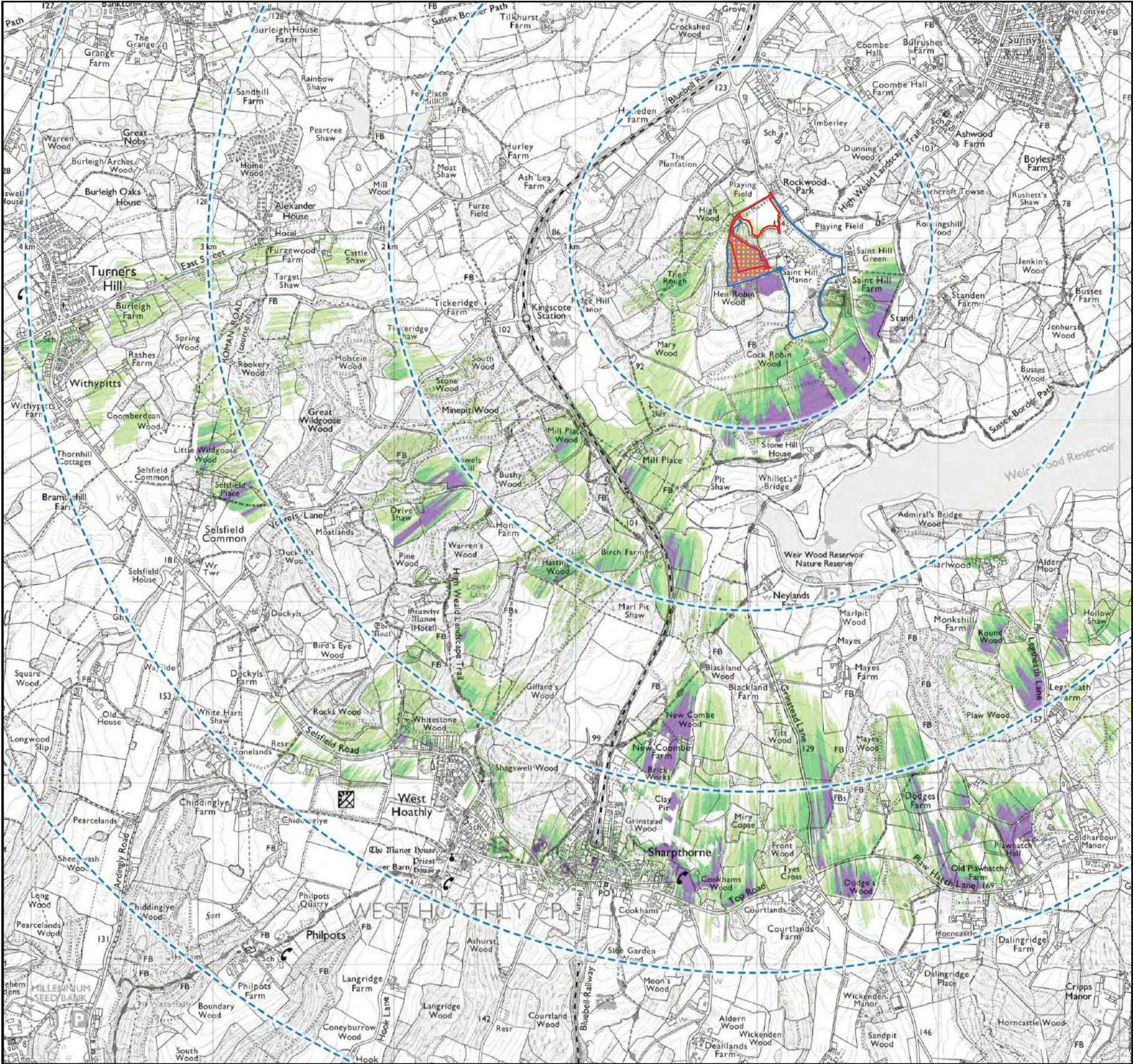
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KEY

Application Boundary

'Other land in the control of the applicant'

P03	21.11.25	Issued For Planning	JW	MN
P02	30.09.25	Issued For Planning	JW	MN
P01	28.02.25	Issued For Planning	SK	MN
revision	date	description	dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY				
T 01273 007807 W www.enplan.net				
project			scale	
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead			1:25000 @ A3	
			date	
			Feb 2025	
title			drawn by	
Zone of Theoretical Visibility for Juhring Field			SK	
			checked	
			MN	
drawing number			revision	
Figure 11			P03	
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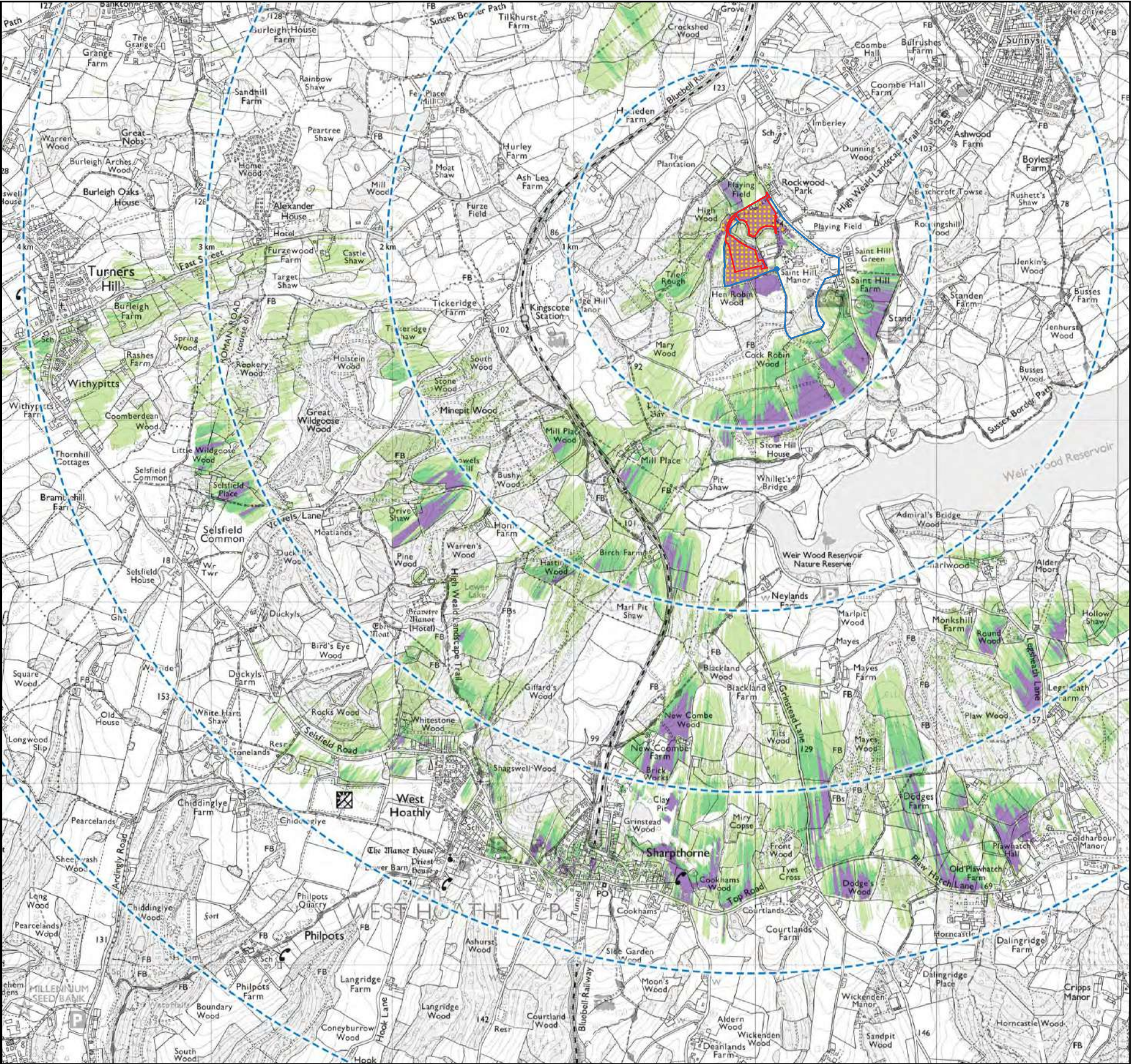
KEY

- Application Boundary
- 'Other land in the control of the applicant'
- Location
- Radius lines from site centre in km
- Filtered Views
- Unfiltered Views

P03	21.11.25	Issued For Planning JW	MN	
P02	30.09.25	Issued For Planning JW	MN	
P01	28.02.25	Issued For Planning SK	MN	
revision	date	description	dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY				
T 01273 007807 W www.enplan.net				
project		scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead		1:25000 @ A3		
		date		
		Feb 2025		
title		drawn by		
Zone of Theoretical Visibility for Hobbs Field		SK		
		checked		
		MN		
drawing number		revision		
Figure 12		P03		
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KEY

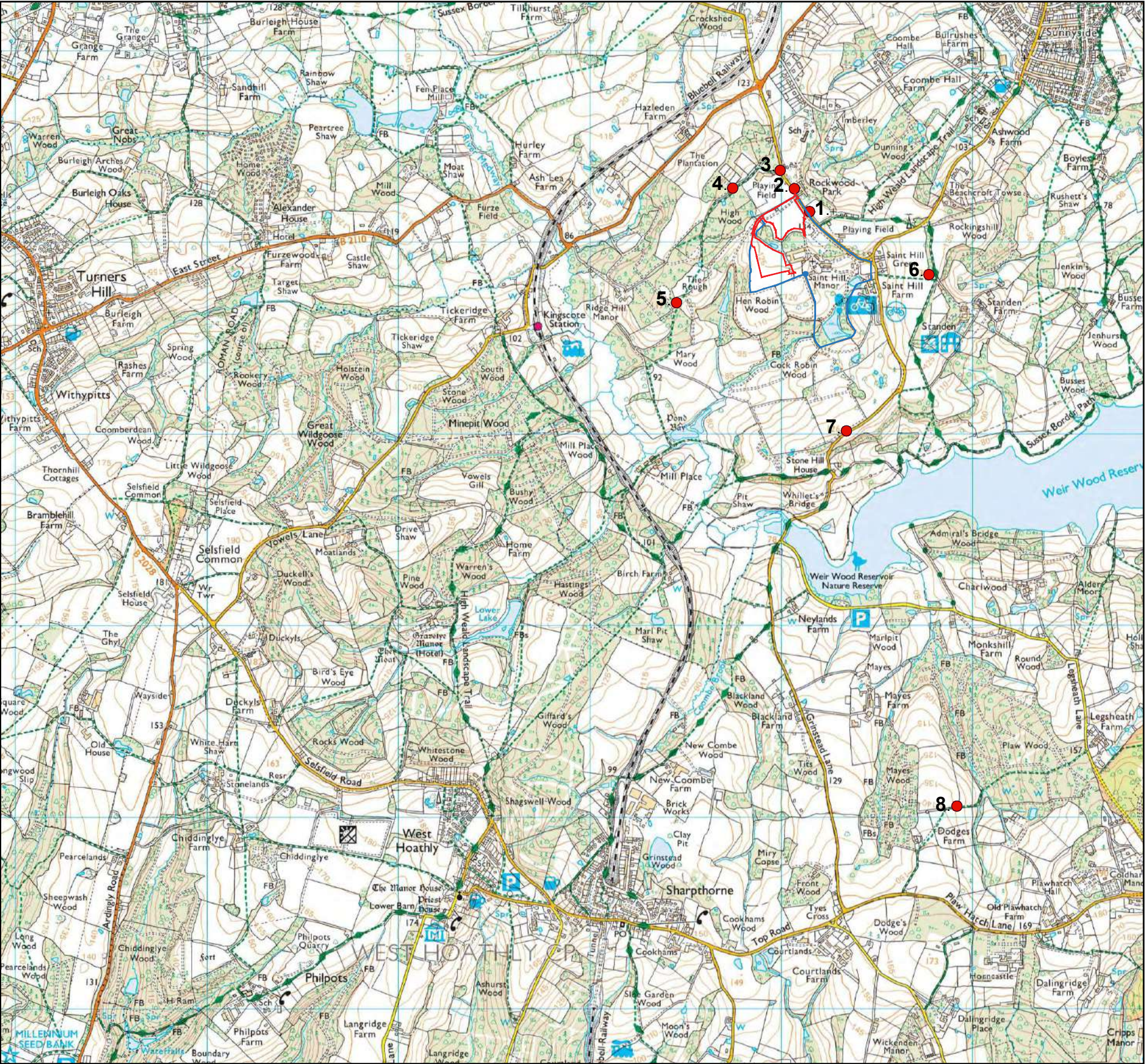
Application Boundary

'Other land in the control of the applicant'

P03	21.11.25	Issued For Planning JW	MN	
P02	30.09.25	Issued For Planning JW	MN	
P01	28.02.25	Issued For Planning SK	MN	
revision	date	description	dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY				
T 01273 007807 W www.enplan.net				
project		scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead		1:25000 @ A3		
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		Feb 2025		
title		drawn by		
Combined Zone of Theoretical Visibility		SK		
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		MN		
drawing number		revision		
Figure 13		P03		
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KEY

Application Boundary

'Other land in the control of the applicant'

1.

Viewpoint location



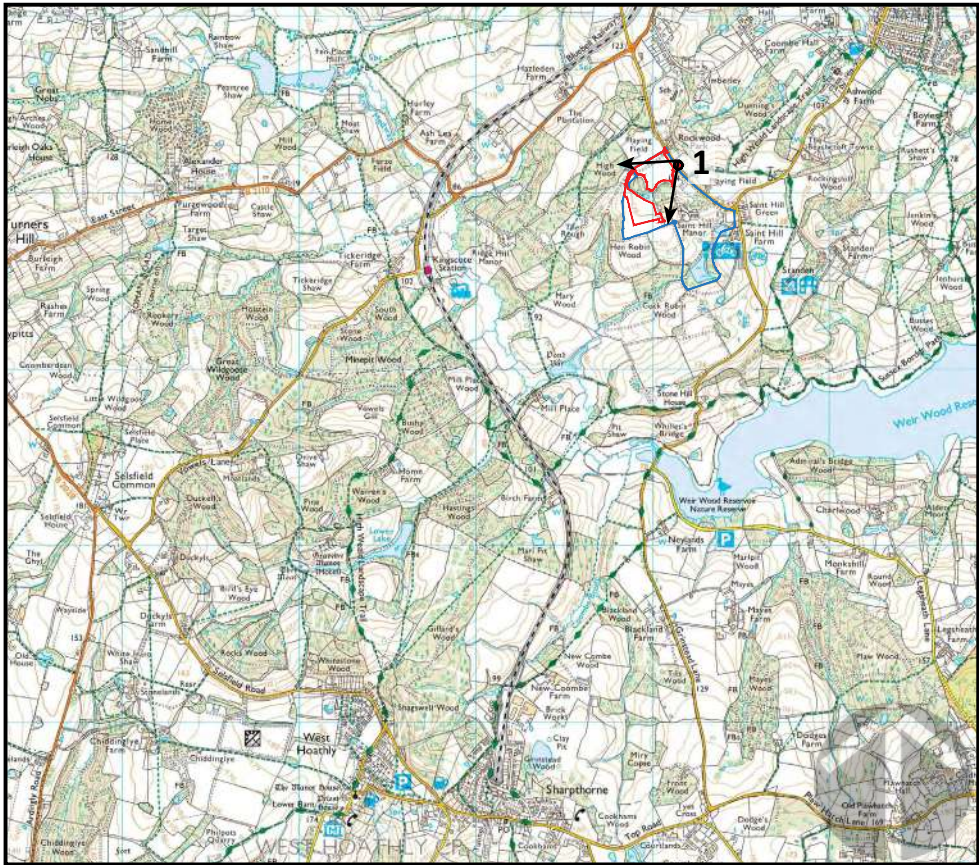
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P02	30.09.25	Issued For Planning	JW	MN
P01	28.02.25	Issued For Planning	SK	MN
revision	date	description	dwn	chkd
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project			scale	
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead			1:25000 @ A3	
			date	
			Feb 2025	
title			drawn by	
Photographic Viewpoint Locations			SK	
			checked	
			MN	
drawing number			revision	
Figure 14			P03	
DO NOT SCALE FROM THIS DRAWING COPYRIGHT AL100035542				

Approximate Location of Application Site



Viewpoint 1: View from Saint Hill Manor, Main Entrance off Saint Hill Road



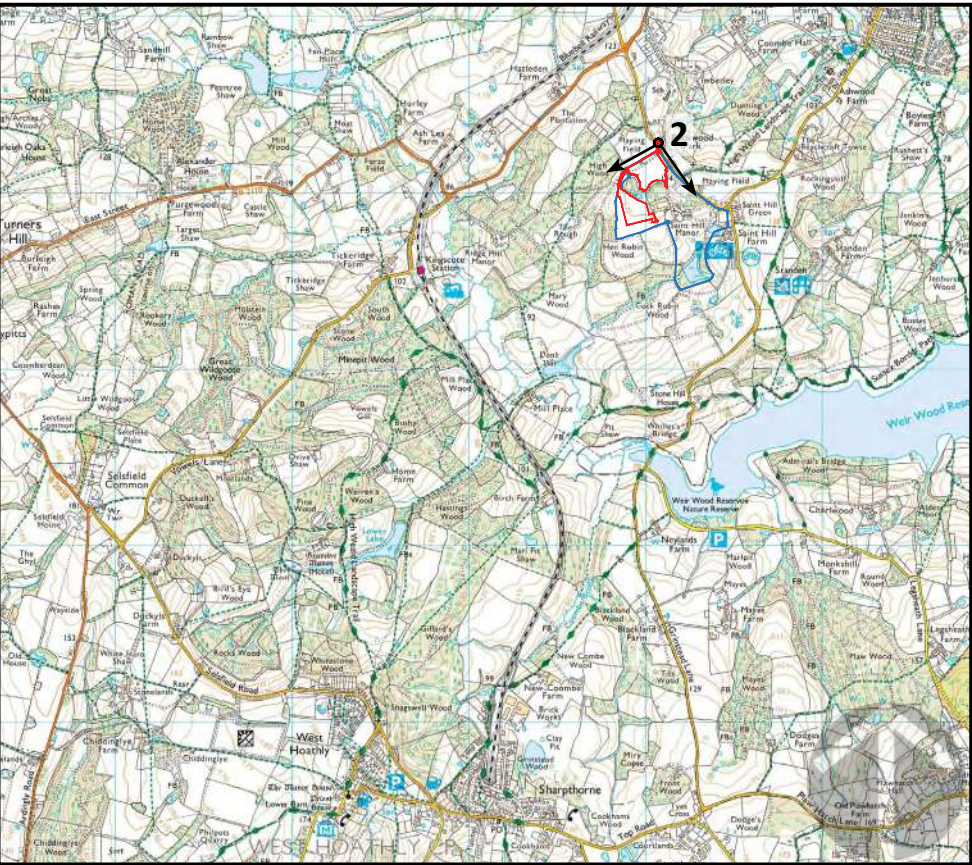
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revision	date	description		dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY					
T 01273 007807 W www.enplan.net					
project			scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead			N/A		
			date		
			Feb 2025		
title			drawn by		
Photographic Viewpoint 1			SK		
			checked		
			MN		
drawing number			revision		
Figure 15			P03		
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Viewpoint 2: View from Saint Hill Road, by Rockwood Park (February 2025)



Viewpoint 2: View from Saint Hill Road, by Rockwood Park (September 2025)



P03	21.11.25	Issued For Planning	JW	MN
P02	30.09.25	Issued For Planning	JW	MN
P01	28.02.25	Issued For Planning	SK	MN

revision	date	description	dwn	chkd
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St Anne's House,
111 High Street
Lewes
BN7 1XY

T 01273 007807
W www.enplan.net

project	scale
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead	N/A
	date
	Feb 2025

title	drawn by
Photographic Viewpoint 2	SK
	checked
	MN

drawing number	revision
Figure 16	P03

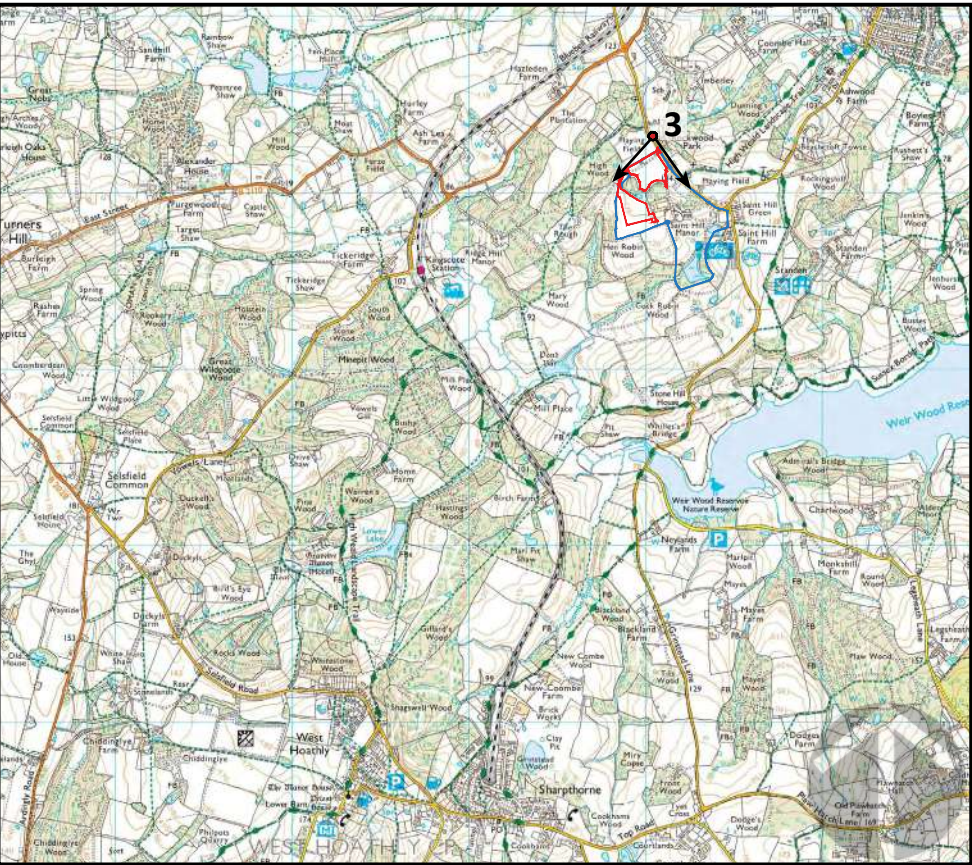
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Viewpoint 3: View from Saint Hill Road, by entrance to Saint Hill Sports Club (February 2025)



Viewpoint 3: View from Saint Hill Road, by entrance to Saint Hill Sports Club (September 2025)

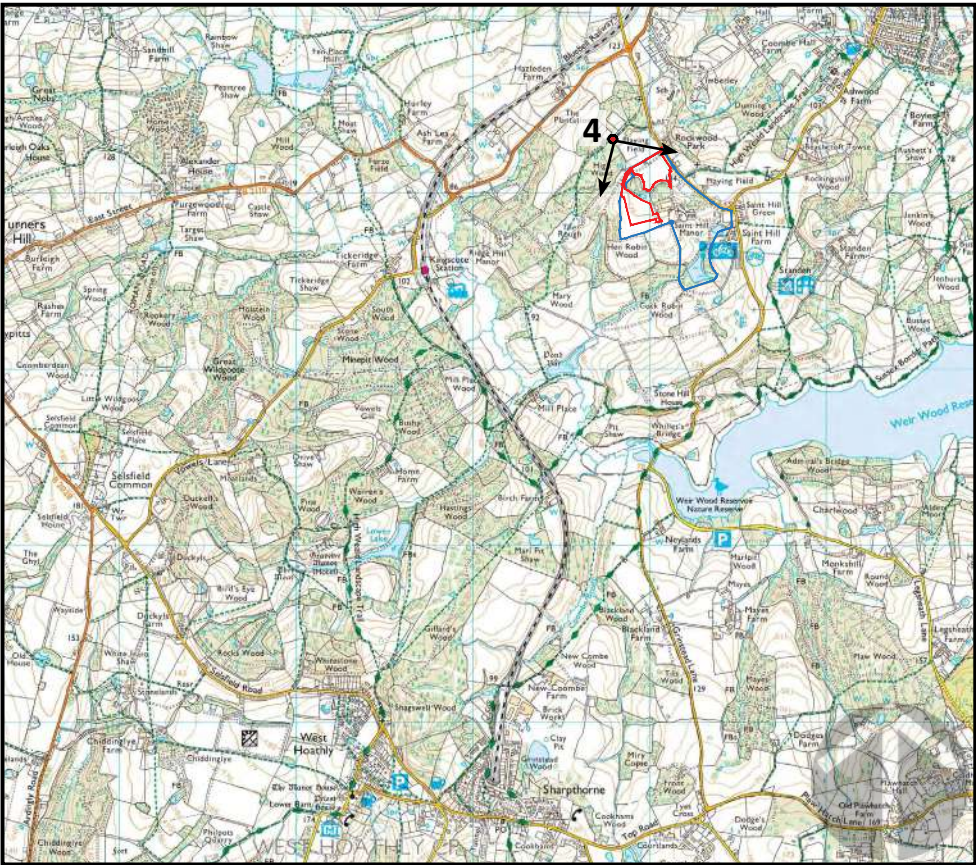


P03	21.11.25	Issued For Planning	JW	MN
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P01	28.02.25	Issued For Planning	SK	MN
revision	date	description	dwn	chkd
St Anne's House, 1111 High Street Lewes BN7 1XY T 01273 007807 W www.enplan.net				
project			scale	
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead			N/A	
			date	
			Feb 2025	
title			drawn by	
Photographic Viewpoint 3			SK	
			checked	
			MN	
drawing number			revision	
Figure 17			P03	
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Approximate Location of Application Site



Viewpoint 4: View from Public Right of Way by East Grinstead Sports Club and Park

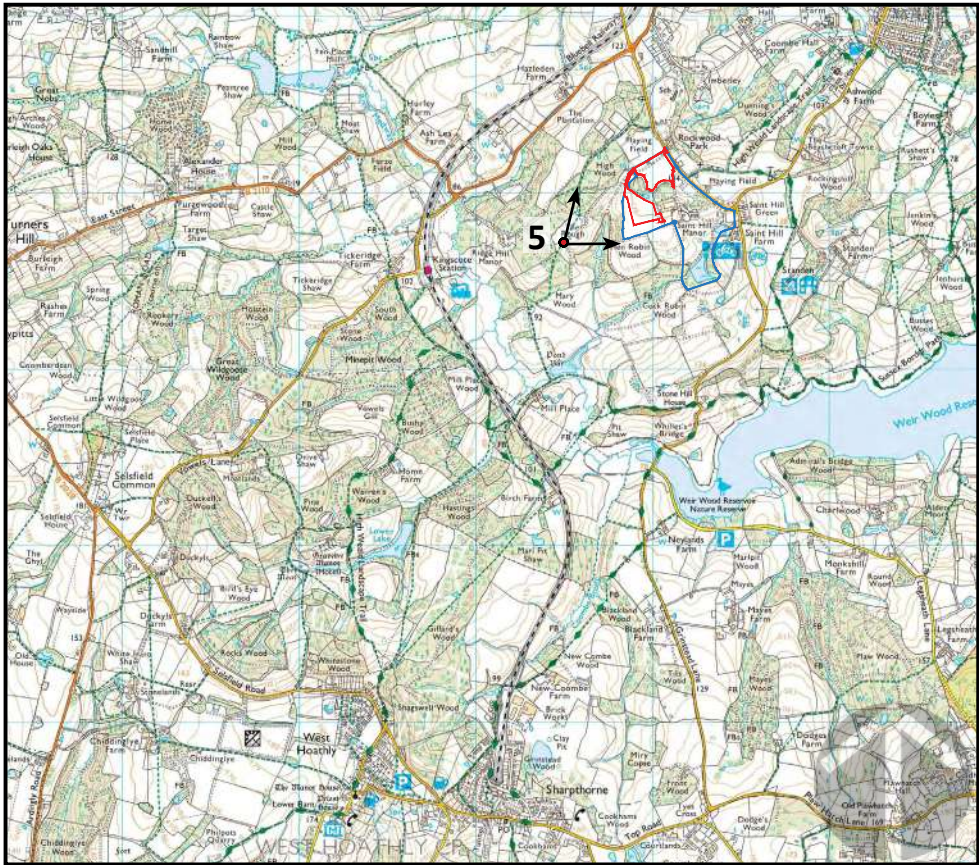


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revision	date	description		dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY					
T 01273 007807 W www.enplan.net					
project			scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead			N/A		
			date		
			Feb 2025		
title			drawn by		
Photographic Viewpoint 4			SK		
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			MN		
drawing number			revision		
Figure 18			P03		
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Approximate Location of Application Site



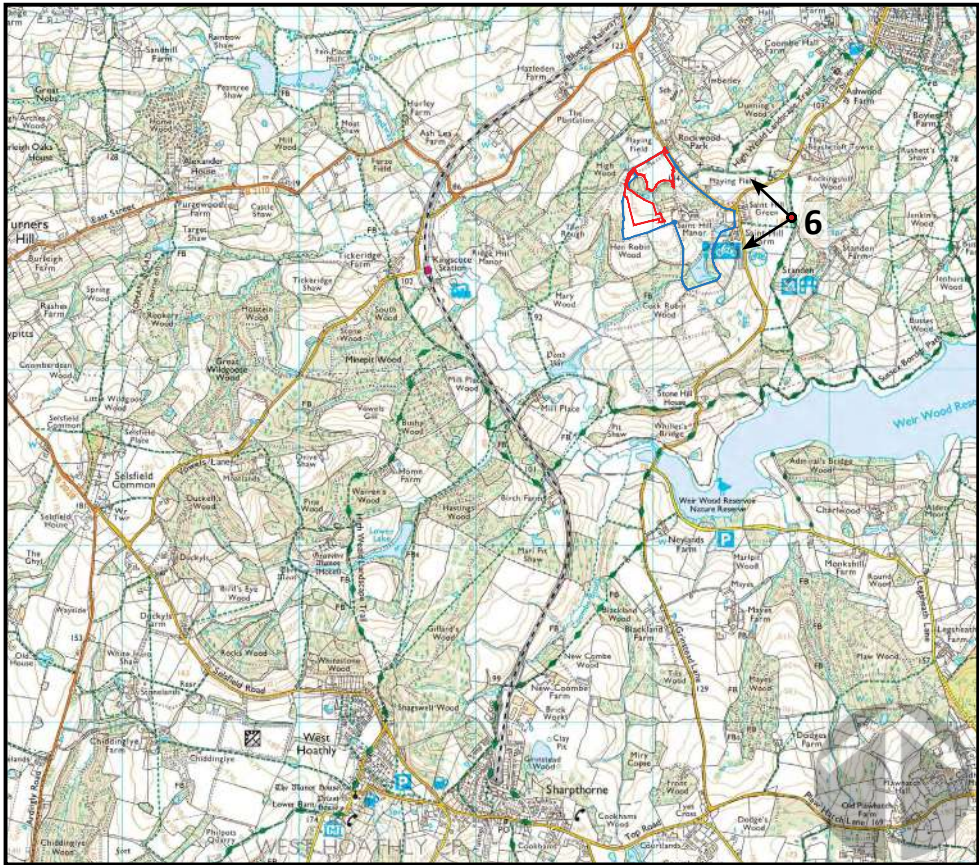
Viewpoint 5: View from Public Right of Way to West of Site



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P02	30.09.25	Issued For Planning	JW	MN	
P01	28.02.25	Issued For Planning	SK	MN	
revision	date	description		dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY					
T 01273 007807 W www.enplan.net					
project				scale	
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead				N/A	
				date	
				Feb 2025	
title				drawn by	
Photographic Viewpoint 5				SK	
				checked	
				MN	
drawing number				revision	
Figure 19				P03	
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Viewpoint 6: View from West Hoathly Road

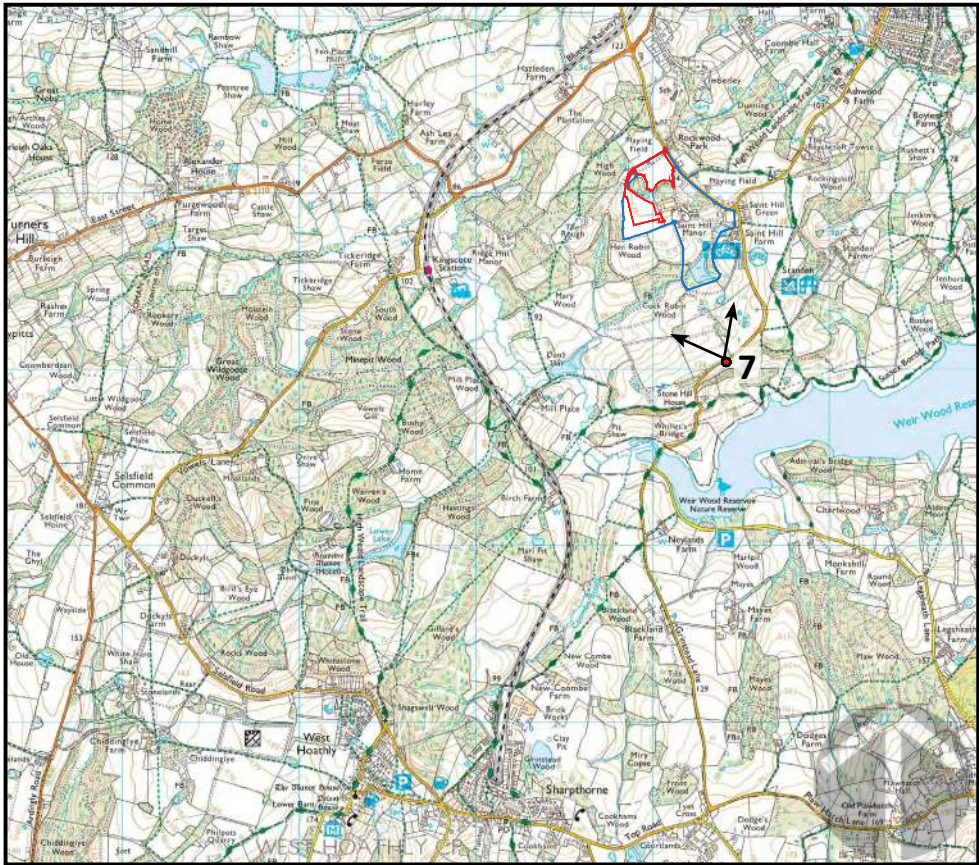


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P01	28.02.25	Issued For Planning	SK	MN	
revision	date	description		dwn	chkd
St Anne's House, 111 High Street Lewes BN7 1XY					
T 01273 007807 W www.enplan.net					
project			scale		
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead			N/A		
			date		
			Feb 2025		
title			drawn by		
Photographic Viewpoint 6			SK		
			checked		
			MN		
drawing number			revision		
Figure 20			P03		
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Approximate Location of Application Site



Viewpoint 7: View from Public of Right of Way, West of Standen House and Gardens

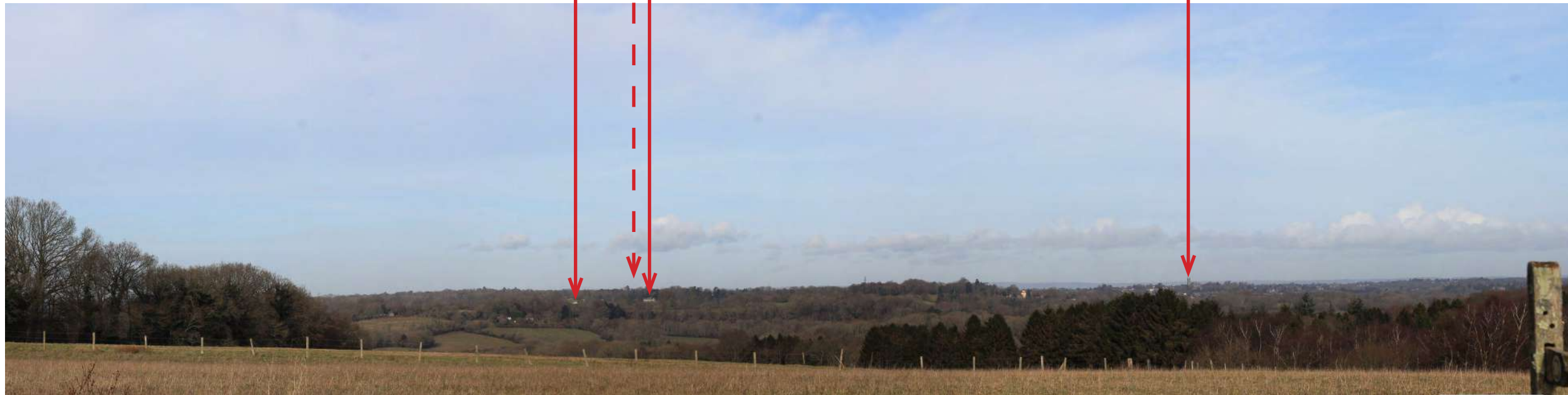


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P02	30.09.25	Issued For Planning	JW	MN	
P01	28.02.25	Issued For Planning	SK	MN	
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St Anne's House, 111 High Street Lewes BN7 1XY					
T 01273 007807 W www.enplan.net					
project				scale	
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead				N/A	
				date	
				Feb 2025	
title				drawn by	
Photographic Viewpoint 7				SK	
				checked	
				MN	
drawing number				revision	
Figure 21				P03	
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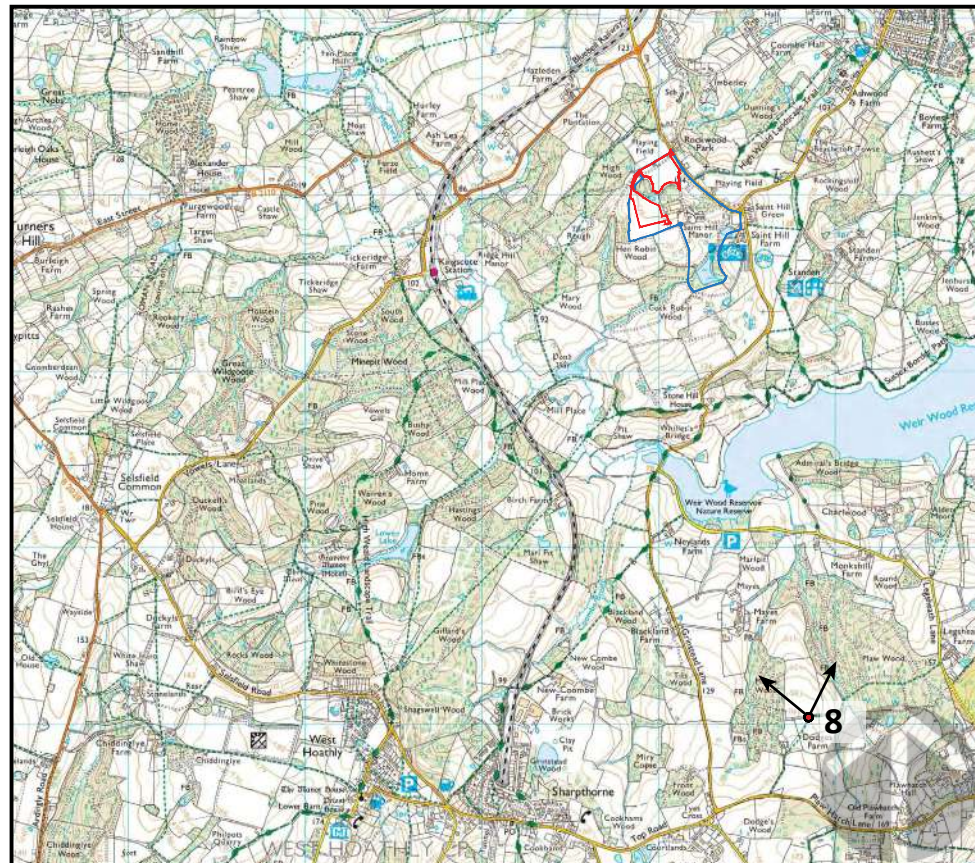
Approximate Location of Application Site

The Castle, Saint Hill
Saint Hill Manor

East Grinstead Church



Viewpoint 8: View from Public Right of Way, South of Plawhatch Lane



P03	21.11.25	Issued For Planning JW	MN
P02	30.09.25	Issued For Planning JW	MN
P01	28.02.25	Issued For Planning SK	MN

revision	date	description	dwn	chkd
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project	scale
Juhring Field and Hobbs Field, Saint Hill Manor, East Grinstead	N/A
	date
	Feb 2025

title	drawn by
Photographic Viewpoint 8	SK
	checked
	MN

drawing number **Figure 22** revision **P03**

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