

JUHRING AND HOBBS FIELDS

Saint Hill Rd, East Grinstead, RH19 4JY

Carnegie Group

04/12/2024



Juhring Field



Hobbs Field

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Revision Schedule

Prepared by:	Rev:	Date:	Checked By:
C.G.	A	04.12.2024	C.G.
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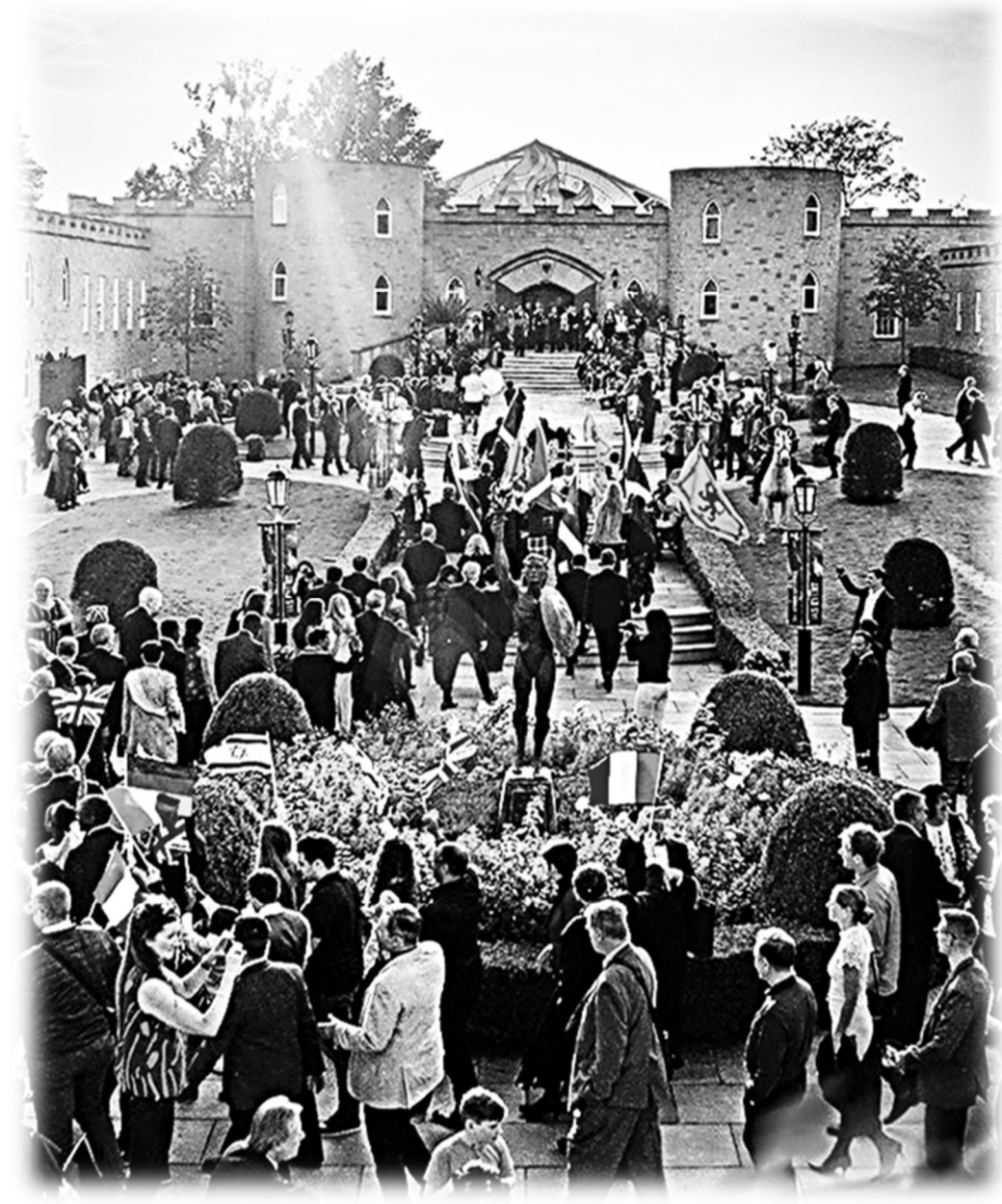


Image O. Event attendees entering the castle with the tent behind.

DRAWINGS:

Drawing No.	Drawing Title	Revision
1093.01-001	Location Plans	N
1093.01-002	Block Plan	G
1093.01-060	Proposed site plan	M
1093.01-061	Proposed Juhring Field Plan	L
1093.01-062	Hobbs Field Plan	E
1093.01-015	Event Field Elevation	A
1093.01-017	Temporary elevations	A
1093.01-067	Plant Enclosure Plans and Elevations	C
1093.01-027	Juhring Shelter Plans and Elevations	B
1093.01-028	Hobbs Washroom Plans and Elevations	B
1093.01-029	Hobbs Washroom Plans and Elevations	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.

The Saint Hill Manor estate has been occupied by the Church of Scientology since 1959. Since that time other properties have been added to the site, most notably Saint Hill Castle, which houses the largest Scientology Church in England and is a registered place of public worship. 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.

The proposals seek to enhance the facilities that support the Church's everyday operations, events held throughout the year and to improve provisions for local sports clubs. The scheme includes the creation of a permanent car park within Juhring Field, together with upgrades to the existing overflow parking area, enhancements to the access route leading to Hobbs Field, and improvements to the field that accommodates the largest IAS event.

The proposed field upgrades are guided by a landscape-led design approach, incorporating surface enhancements, ornamental and native planting, new tree planting, and measures to deliver Biodiversity Net Gain (BNG). The proposals also integrate engineering solutions to facilitate vehicular access and provide sustainable drainage systems.

In addition, new supporting facilities are proposed, including a dedicated drop-off area with a waiting shelter and new washroom amenities associated with the event field.

SITE ANALYSIS AND CONTEXT

The site is situated within the grounds of Saint Hill Manor, south-west of East Grinstead, in the High Weald National Landscape. It enjoys a rural setting, bordered to the north-east by Saint Hill Road, with East Grinstead Sports Club as a neighbouring property to the north.

Juhring Field is well screened from Saint Hill Road by fencing and the planted grounds of North Lodge, which lie between the road and the field. To the north, a dense row of mature leylandii trees forms a natural boundary, providing year round green hedging and effective screening from adjacent land.

Although Juhring Field gradually rises towards the south, it remains largely hidden from view, except through the main entrance to Saint Hill Manor. A woodland depression, part of which is classified as Ancient Woodland, serves as a natural backdrop to the main entrance view, creating a distinct separation between Juhring and Hobbs Fields. The land continues its gentle southward slope into Hobbs Field.

Hobbs Field is positioned behind the Castle and Refectory buildings, ensuring it remains screened from view to the east.



Image 2. Juhring Field

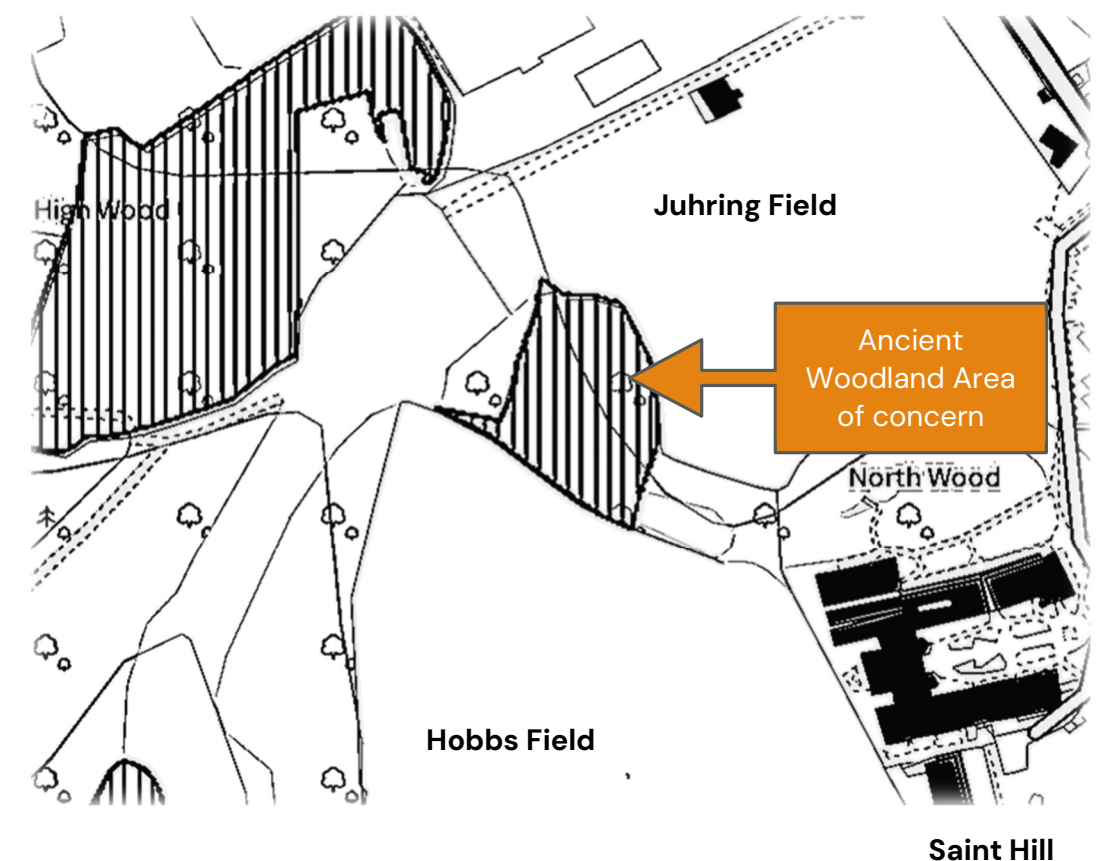


Image 3. Map of St.Hill showing the setting of the ancient woodland

Juhring Field typically functions as an overflow car park during events. Since 2005 Hobbs Field has hosted the 3 day International Association of Scientologists (IAS) event each October, in 3 huge marquees. 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.

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. While Juhring Field is mostly well screened from neighboring properties, within the grounds of the Saint Hill Manor estate itself it is visible from one of the main approaches to the 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 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.

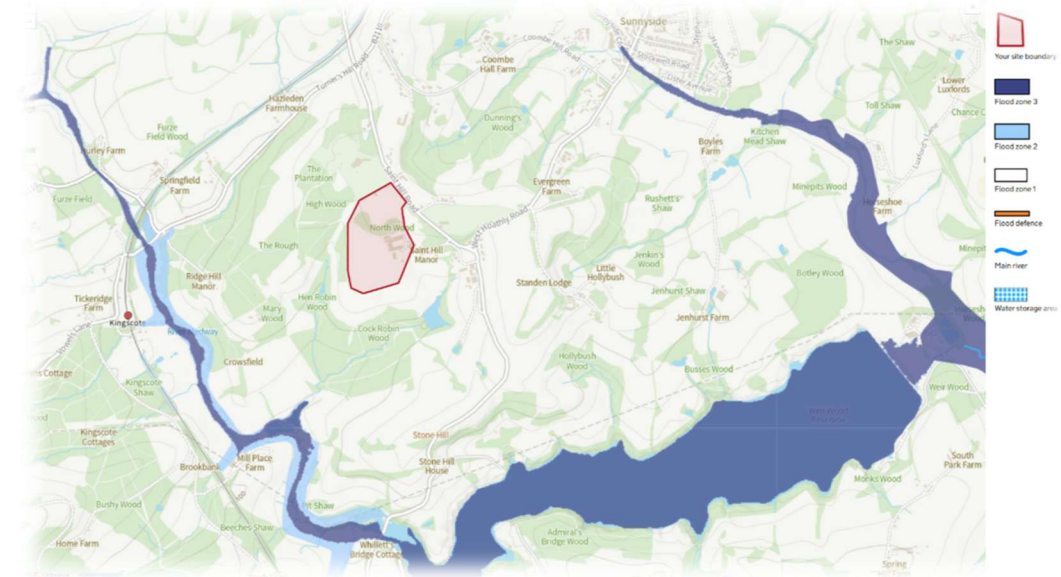
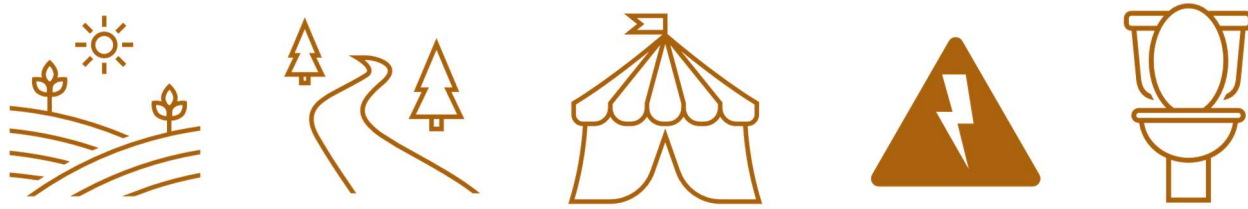


Image 5. Map of St.Hill showing the local flood zones



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

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 570 temporary spaces, used less than once a month, 113 standard spaces that will be in regular use and 6 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 a reinforced plastic geocell product laid over a structural and drainage layer. The 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 an overflow car park for the events held at the rugby club, other sporting events and the events held at St. Hill estate throughout the year. The largest event and only event within the Redline Boundary is the IAS event. During these events, 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 on 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 for the carpark. This shelter has been designed to complement its setting by echoing the design language of the garage adjacent to St. Hill manor and the manor itself.

The space between the two car parks will be well planted to disrupt the view into the field. 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. The field owner has been notified regarding the changes to this land. 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. The proposed improvements are essential upgrades required for running the event in the future. Like the carpark, 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



Image 7. Event tent levelling structure.

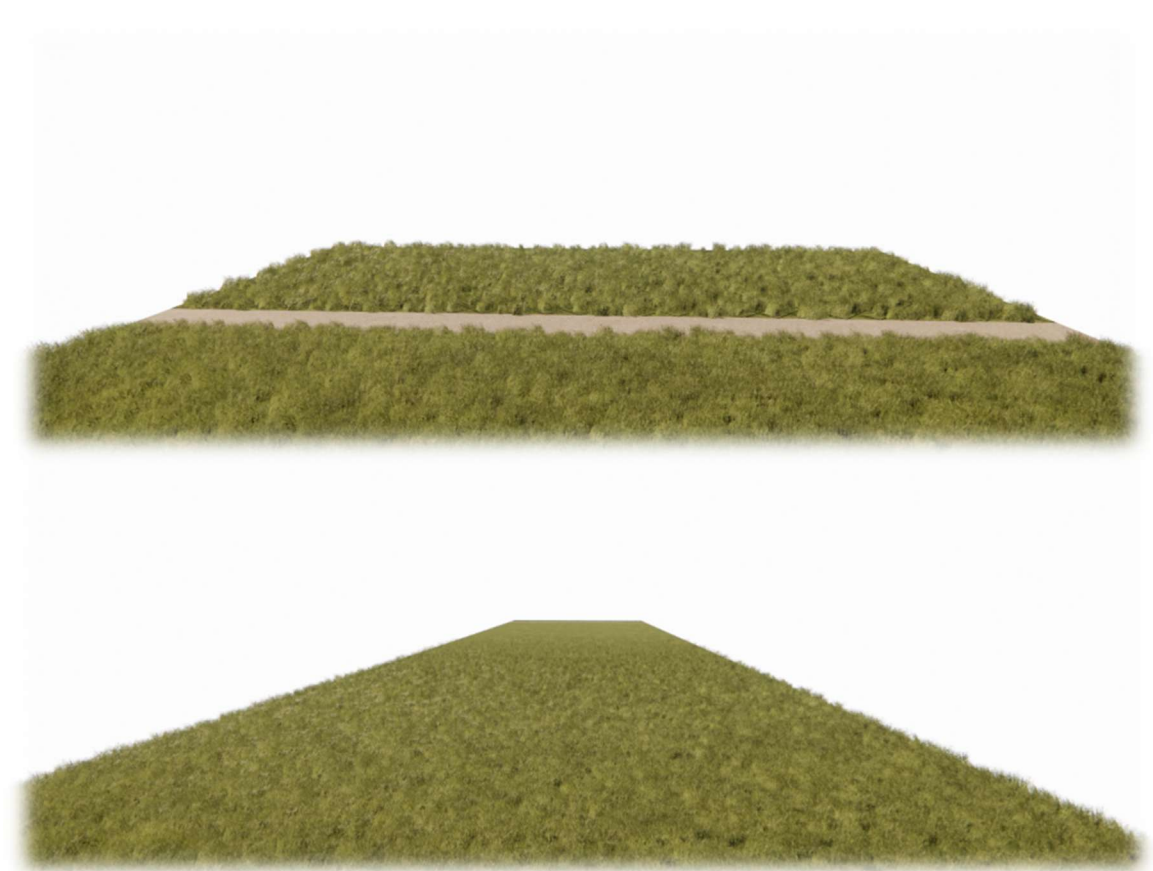


Image 8. Tent Ring Beam seen from 2 meters distance and seen 50 meters distance

event. The ring beam will be surrounded by grass filled reinforced plastic geocell. 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 pavilion. This will consist of 12 Female toilets, 6 Male toilets, 12 Urinals, 2 Accessible toilets, 32 Sink spaces and baby changing room. The design will be similar to the garage adjacent to St. Hill manor that also takes influence from St. Hill manor itself.

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 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 spent preparing the event. We estimate that this time is as follows:

Event	Date	Volunteer peak number	Total hours worked
Easter Egg Hunt	Easter Weekend	60	850
Medieval faire	The last weekend in May	60	840
I.A.S.	A Weekend October	400	67200
Bonfire Night	5 th of November	20	290
Christmas Lights	November	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



Image 9. Temporary Carpark plastic cover being installed. This area is similar to the proposed permanent parking in our design.



Image 10. Area for proposed access route.

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 a 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 provides reliable, dependable income to a diverse section of the local economy.

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 redesigned the carpark significantly to specifically 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 National 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 of the 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.

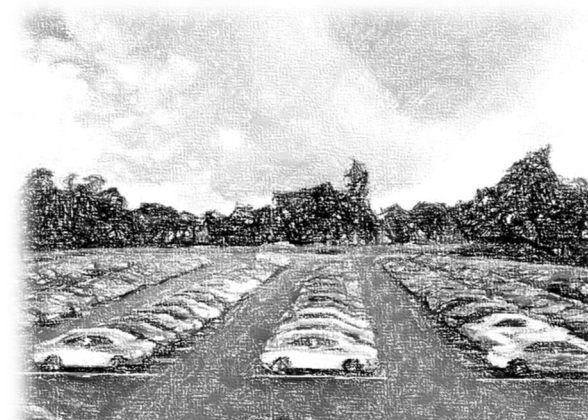


Image 11. Early car park proposal.



Image 15. Early fields proposal.



Image 12. Waiting area rear elevation



Image 16. Developing field proposal.



Image 13. Developing carpark proposal.

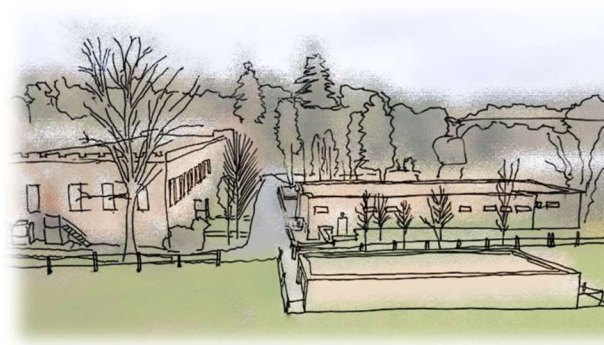


Image 14. Washroom sketch near castle.



Image 17. Near final design of carpark.

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 associated reports we can demonstrate where and how we comply to all relevant requirements of the site.

DESIGN APPROACH

The design proposals for Juhring and Hobbs Fields at Saint Hill Manor have been thoughtfully developed in accordance with the Mid Sussex District Council's Design Guide SPD, as well as the sensitive context of the site within the High Weald National Landscape and its immediate surroundings.

The proposals prioritise the creation of predominantly green spaces, which are designed to harmonize with the site's landscape character and topography. Both Juhring and Hobbs Fields will retain their open grassland nature, achieved through the use of a seeded reinforced recycled plastic grid system. This system provides a durable surface for vehicular movement without compromising the visual integrity of the area. A gravel track, also employing the same reinforcement technology, will provide access to Hobbs Field.

A carefully sited permanent car park is positioned closest to Saint Hill Road, where it has minimal impact on the surrounding environment and aligns with the current character of this part of the site. This location also minimises the extent of hardstanding by utilising existing access points off Saint Hill Road. The parking and access layout has been designed to preserve as many existing trees as possible and offers opportunities for additional planting, enhancing the overall character, improving visual amenity, and supporting biodiversity.

To protect the adjacent Ancient Woodland, a 15-meter buffer zone is proposed along its edge. Any work within this zone will be carried out using no-dig construction techniques to ensure that tree roots and their protection areas remain undisturbed.

The design incorporates pedestrian-friendly and accessible routes from the new parking areas to the main buildings and event spaces. Additionally, the toilet block has been strategically placed, within the event field in proximity to existing buildings and screened from longer views by a tree copse which extends from the adjacent tree group. The washroom pavilion would be clad in natural materials and feature a green roof. These choices were made to blend its mass into the surroundings and create a pleasing aesthetic for the users.

A well-considered drainage strategy has been proposed, combining both engineered and natural solutions to manage water flow effectively and sustainably.

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 views of the permanent car park, from the Public Rights of Way, are broken up and softened through carefully considered and positioned planting. The planting palette compliments the



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



Image 19. View of the proposed waiting area in proposed
permanent parking, context indicative only.

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 overflow car park in the field beyond, which, thanks to the seeded reinforced grid system, appears as a natural grass field and blends into the surroundings.

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 for the finishes and lighting. This would present as a natural extension of the existing parking provision.

DESIGN PRINCIPLES

The concept for the Juhring Field car park has been designed to accommodate both daily operations and the various events held at Saint Hill Manor throughout the year.

The layout includes a permanent car park in the eastern part of the site, aligning with the existing parking area and utilising the main site entrance. A single access point from the main drive, located directly opposite the access point to the existing car park, provides an entry and exit to both the permanent and temporary parking areas. The car park features standard perpendicular parking bays (5m x 2.5m) and a two-way road system for efficient vehicle movement.

A secondary access point from the north has been incorporated into the design but will remain closed during everyday operations, other than for taxi egress via an automatic barrier. During organised events this route will serve all vehicles as an exit route from both the permanent and temporary car parking areas.

To enhance accessibility, six disabled parking spaces are positioned near the main car park entrance, close to both the main drive and footpath. A drop-off area, equipped with a shelter, is conveniently located in the southern part of the permanent car park and connected to the main drive via a footpath.

A planted swale runs along the western edge of the permanent car park, serving as both a natural buffer between the parking area and the temporary parking in the field and a functional drainage feature that improves surface water management and supports biodiversity. Additionally, a substantial planted buffer of shrubs, perennials, and multi-stem trees along the main drive provides visual screening to the main access route. Within the permanent parking area, low-level shrubs and trees help to break up the space visually while also providing shade.

For smaller events, specific sections of the field car park can be used on a rotational basis to help preserve the grass and maintain its condition.

Hobbs Field would remain as a field in character. A gravel track will provide access from Saint Hill Road. A washroom pavilion is proposed in the south-eastern corner of the field, carefully positioned behind the Refectory Building. A tree copse, together with existing mature tree planting will provide screening from the playground, rest of the grounds and the longer views to the south.

The following pages illustrate the design proposals for Juhring and Hobbs Fields.

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Image 20. Landscape Illustrative Masterplan for
Juhring and Hobbs Field

LANDSCAPE ILLUSTRATIVE MASTERPLAN – JUHRING FIELD



Key

-  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

LANDSCAPE ILLUSTRATIVE VIEW – JUHRING FIELD



Illustrative view towards Juhring Field from the main site entrance off Saint Hill Road

LANDSCAPE ILLUSTRATIVE MASTERPLAN – HOBBS FIELD



Key	
	Grassed surface with geogrid reinforcement
	Tree copse
	Wildflower meadow
	Native shrub mix
	Gravel access route with geogrid reinforcement
	Washroom buildings

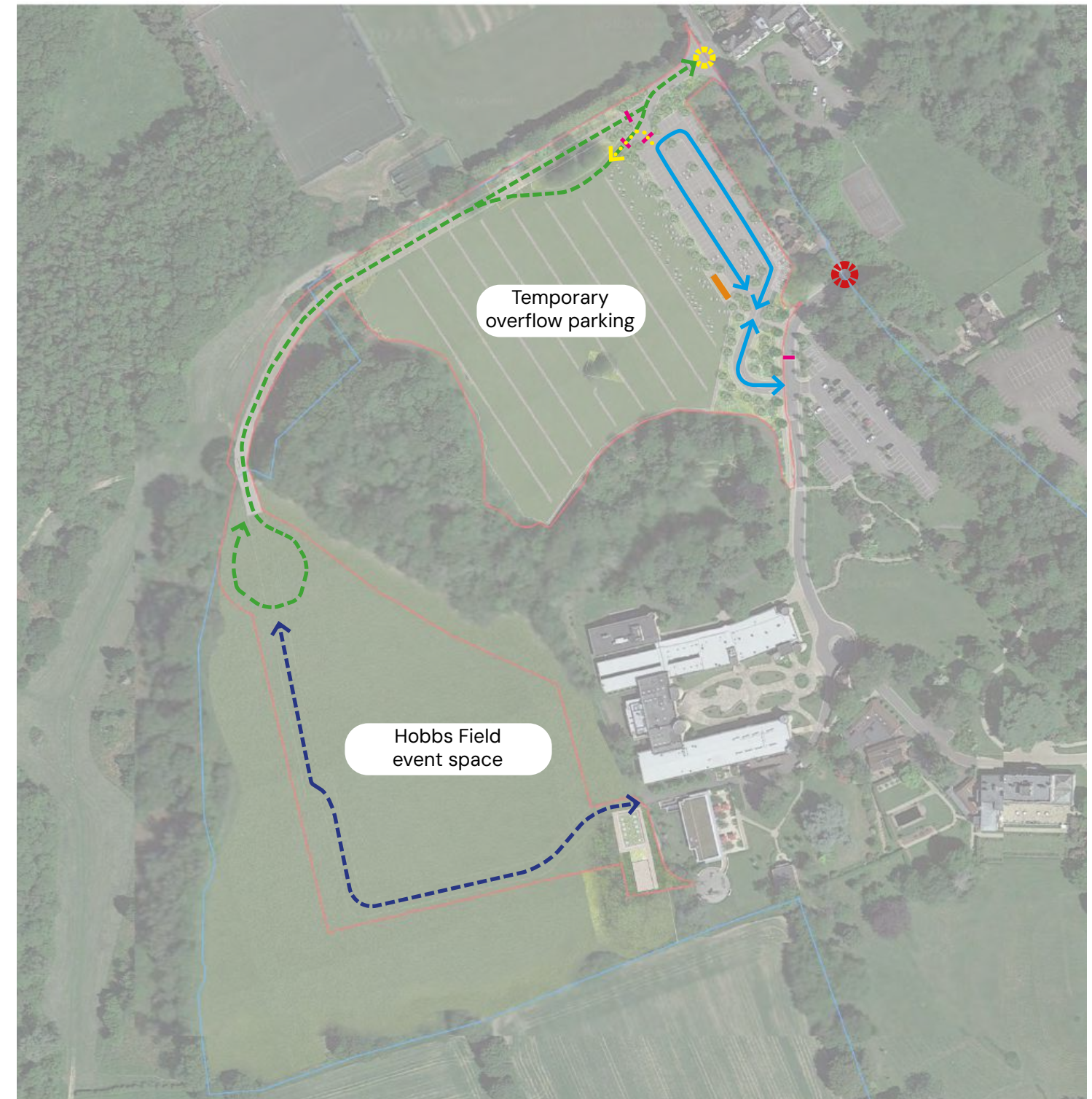
ACCESS AND MOVEMENT

The new car park's vehicular access and egress will be managed through the main entrance on Saint Hill Road. A designated entry and exit point will be established from the main drive, allowing vehicles to enter, drop off passengers, park, and exit via a two-way road system within the permanent parking layout. During every day operations taxis will have the ability to exit onto Saint Hill Road through the northern access point via an automatic barrier at the northern end of the permanent car park.

Access to the overflow parking in the field will remain closed during regular use of the permanent car park and will only be opened when needed. During larger events, vehicles will access the temporary overflow parking through two controlled entry points located on the northern side of the field.

Additionally, the secondary access point from Saint Hill Road will allow HGVs to reach Hobbs Field for IAS event setup. On the day of the event, this access will also facilitate temporary parking in Juhring Field to enhance traffic flow. A team of traffic marshals will be stationed to direct vehicles efficiently throughout the event.

The following pages outline parking requirements, access points, and vehicle movement for everyday operations and during events.



Site access and movement diagram

Key

- | | | | |
|---|---|---|--------------------------------------|
|  | Main entrance to Saint Hill Manor |  | Two way vehicular movement |
|  | Secondary entrance (occasional access only) |  | Vehicular access to Juhring Field |
|  | Drop off / shelter |  | Two way HGV access to Hobbs Field |
|  | Controlled access point |  | Maintenance route within Hobbs Field |

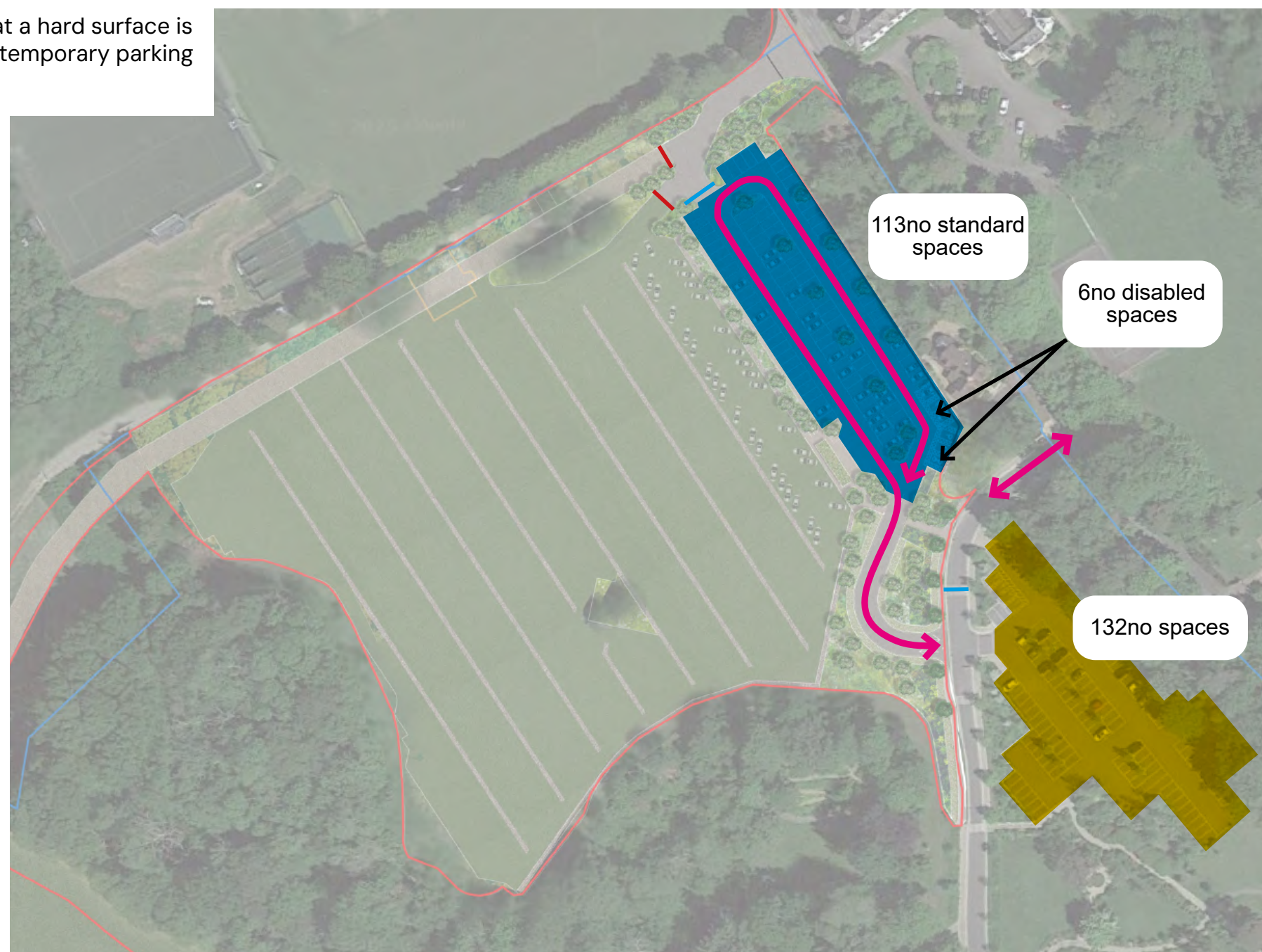
PARKING REQUIREMENTS

Every day parking requirement

The proposed permanent hard surface parking area would provide for 113 spaces plus 6 disabled. This area would accommodate the regularly needed overflow from the existing car park to meet day to day operational needs for the site and it would be used as a taxi and mini-bus drop off site. In addition, it would be used more regularly as an overflow from the rugby and sports clubs, typically at weekends throughout the year. It would also provide spaces for the more significant rugby and sports club's events, where their capacity is exceeded, and for Saint Hill's own events.

The regular use of this parking area, throughout all days of the year, means that a hard surface is required. It is considered that a grassed cellweb type construction, as for the temporary parking area, would wear such the grass would not survive.

-  Two way access
-  Control barrier – operational
-  Control barrier – closed on a daily basis
-  Permanent car park – existing
-  Permanent car park – proposed



PARKING REQUIREMENTS

Provision of up to 200 spaces

Juhring Field is regularly used as overflow parking by the neighbouring sports clubs, East Grinstead Rugby Club and East Grinstead Sports Club, during their sporting events. On average, approximately 200 cars park in the field on these occasions.

The diagram illustrates how 200 parking spaces could be accommodated within the proposed layout, along with the expected vehicular movement. The allocation of spaces in the temporary field parking area is flexible and can be adjusted as needed.



PARKING REQUIREMENTS

Provision of up to 450 spaces

Several larger community events take place throughout the year, including the Christmas Lights switch-on, Easter celebrations, Guy Fawkes Night, and others, during which Juhring Field is used for parking. These events typically generate an average of 430–450 cars.

The diagram demonstrates how up to 450 spaces can be accommodated within the proposed layout, along with the anticipated vehicular movement. As with smaller events, the parking arrangement in the temporary field parking area remains adaptable.



PARKING REQUIREMENTS

Provision of up to 689 spaces

Once a year, the Church of Scientology hosts the International Association of Scientologists (IAS) event, during which Juhring Field operates at full parking capacity. Up to in the region of 900 cars have parked on the Juhring Field in the past.

During these large-scale events, traffic marshals are deployed to direct vehicles, ensuring safe movement and efficient use of the available parking space.

The diagram illustrates how up to 689 spaces can be accommodated within the proposed layout, along with the expected vehicular circulation.



MATERIALS

The permanent car park would be surfaced with permeable asphalt (P1), similar to the existing car park provision, with a resin bound gravel footpath (P2) to match the existing walkway along the main drive.

Juhring Field would have a grass surface finish, with a reinforced plastic geocell laid across all areas of parking for standard vehicle use (P4), with gravel paths for pedestrian movement between the aisles (P5). Where lorry access is required, the geocell would need to be of a heavy duty type (P3), filled with gravel in the northern portion of the route to provide a robust access to Hobbs Field and grass within Hobbs Field. Hobbs Field would be surfaced with the same grassed geocell system (P4).

Both these systems require an appropriately engineered sub bases to maintain integrity for the different vehicular uses. The system would also require a positive drainage system due to poor ground infiltration.

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 available on the supplier's website.

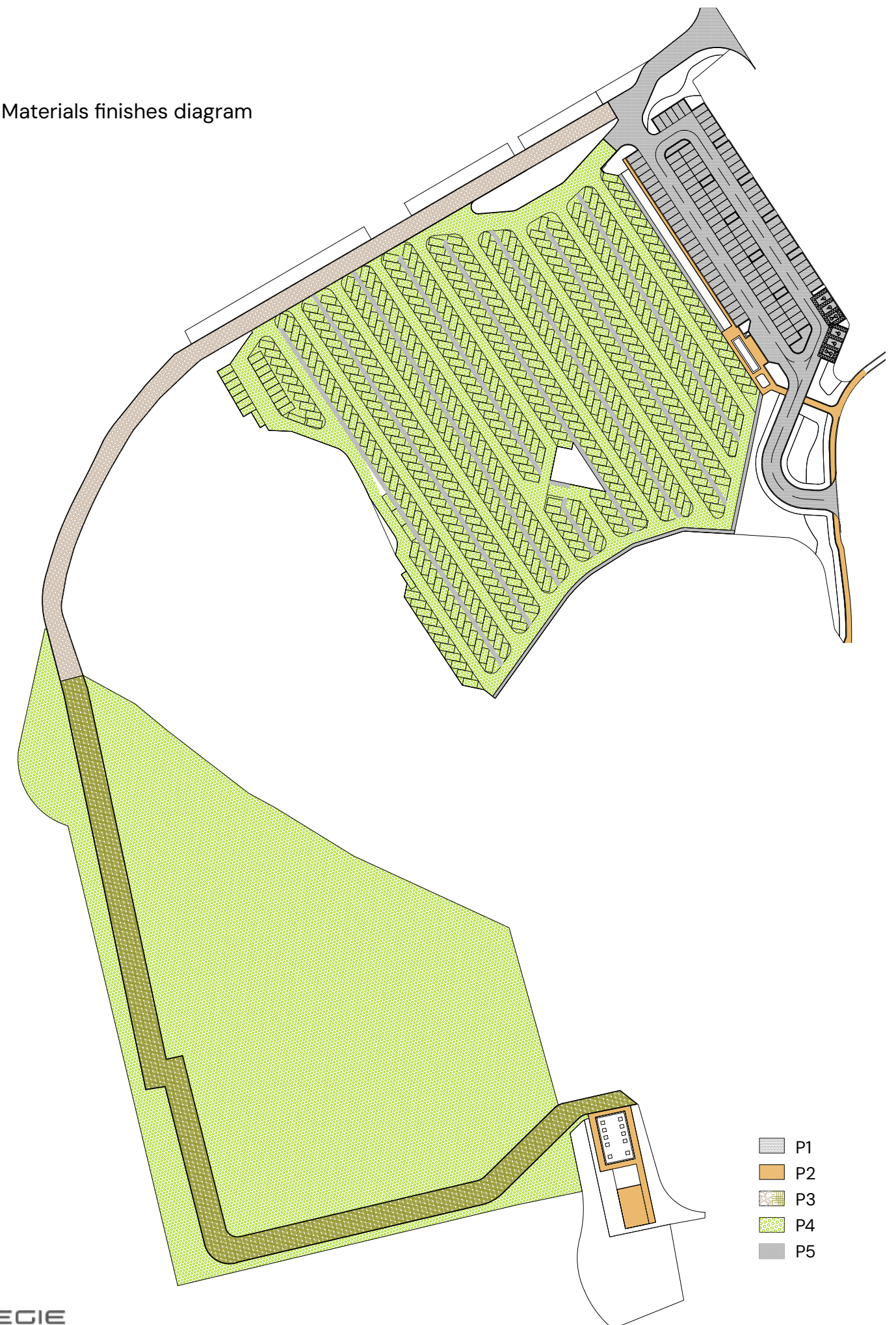
The Geosynthetics website also illustrates many case studies including examples of car parks relatively recently constructed at National Trust Properties and other public spaces.

The diagram on this page illustrates the material finishes proposed for the scheme.



1. Existing footpath and road treatment at Saint Hill Manor (P1 and P2)
2. TTE grid with gravel and grass fill (P3)
3. Golpla grid with grass and gravel fill (P4 and P5)

Materials finishes diagram



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 – Permeable Asphalt

Supplier: Aggregate Industries or similar

Type: Black with buff aggregate

P2 – Resin bound Gravel to match existing

Supplier: Sureset or similar; Type: Buff to match existing

P3 – Ground reinforced geocell system with gravel and grass fill

Supplier: Geosynthetics Ltd or similar; Type: TTE (suitable for HGVs)

Gravel: Buff in line with grid suppliers recommendations

P4 – Ground reinforcement geocell system with grass fill

Supplier: Geosynthetics Ltd or similar; Type: Golpla

P5 – Ground reinforcement geocell system with gravel fill

Supplier: Geosynthetics Ltd or similar; Type: Golpla

Gravel: Buff in line with grid suppliers recommendations

K1 – Conservation X Kerb wide top

Supplier: Marshalls or similar; Type: Wide Top, silver grey

K2 – Standard concrete kerb

Supplier: Marshalls or similar; Type: Bullnosed (BN)

K3 – Concrete edge

Supplier: Marshalls or similar; Type: Flat top

R1 – Diamond Wood Rail Fences

Supplier: Jackson Fencing or similar

G2 – Wooden Field Gate

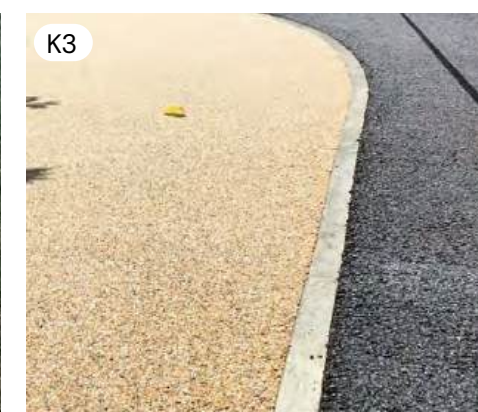
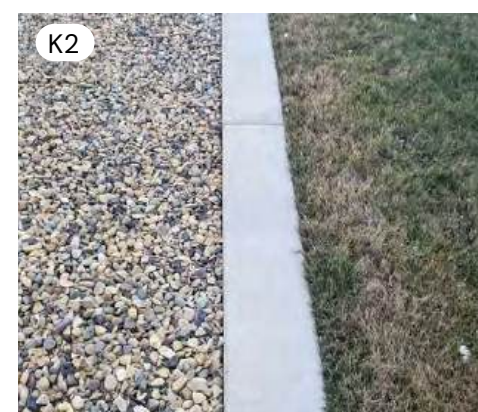
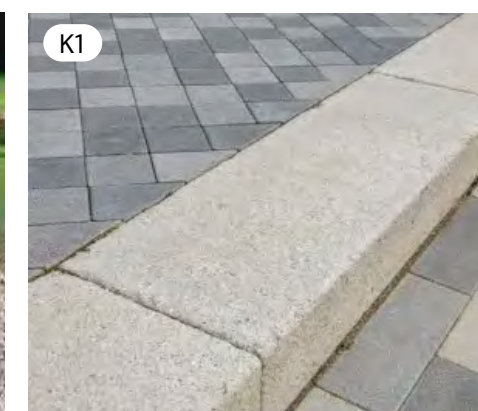
Supplier: Jackson Fencing or similar

F1 – Cycle stand

Supplier: Marshalls or similar; Type: Essentials Cycle Stand, stainless steel

F2 – Litter Bin

Supplier: Marshalls or similar; Type: Natural Elements Litter Bin



PLANTING STRATEGY

The planting proposal for the scheme incorporates a variety of planting types, carefully selected based on their location and function.

Along the main drive and access routes, a mix of shrubs and perennials (PL1) has been chosen to complement the existing planting palette. An avenue of trees lines the main access road, creating a striking arrival experience. The existing trees, that currently form the line, would either be replanted or replaced with new ones of a matching specification.

Where additional screening is needed, a planting mix consistent with the existing permanent car park (PL6) will be introduced. Shrubs planted between parking bays (PL3) would be low growing varieties suitable for pruning to maintain clear sightlines for drivers.

A wildflower meadow mix (PL5) is proposed in the 15m buffer between the edge of the field and the existing woodland to create a gradual transition between the two and enhance biodiversity. The same wildflower meadow would also be planted around existing trees to be retained. Additionally, a wildflower meadow mix (PL7) would be introduced along the main pedestrian path beside the drive, complementing the planting on the opposite side of the road and creating a vibrant, flowering corridor leading to the main buildings.

A swale consisting of a native species mix of shrubs and perennials (PL2) is proposed between the new permanent car park and the field. Beyond serving as a visual amenity, it would play a crucial role in surface water management and provide an additional habitat to support local biodiversity.

A native shrub mix is introduced along the edge of the temporary parking provision (PL4) to provide a strong green edge to the northern boundary and support local wildlife.

The tree selection includes a mix of semi-mature single and multistem species. Single stem trees with raised canopies will be positioned within the permanent car park and along access routes to ensure clear sightlines for vehicular and pedestrian movement. Multistem trees, chosen for their aesthetics and form, flowering characteristics, and seasonal interest, will be placed in locations where smaller tree forms enhance the overall planting scheme.

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

The images on the following pages illustrate the planting selections, designed to harmonise with the setting and existing vegetation while offering a low maintenance, visually appealing, and ecologically diverse landscape.

Planting diagram



PLANTING PALETTE – TREES

Car park trees



Acer campestre 'Elsrijk'



Prunus avium 'Plena'

Large trees with seasonal features



Acer rubrum



Pinus sylvestris



Quercus palustris



Ornamental multistem trees



Amelanchier lamarckii



Acer griseum

Native multistem trees



Betula nigra

Avenue trees



Liriodendron tulipifera

Swale trees



Alnus glutinosa 'Laciniata'



Alnus incana

PLANTING PALETTE – SHRUBS AND PERENNIALS

PL1 – Ornamental shrub and perennial planting

Perennials



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

PLANTING PALETTE – SHRUBS AND PERENNIALS

PL2 – Swale Planting

Perennials



Achillea millefolium



Echinacea purpurea



Liatris spicata



Lobelia siphilitica



Carex hirta



Alopecurus pratensis



Juncus effusus



Osmunda regalis



Iris sibirica



Fritilaria meleagris



Astilbe chinensis
'Cappuccino'



Astilbe simplicifolia 'Willie Buchanan'



Cimicifuga simplex



Salix helvetica



Salix purpurea 'Nana'

Shrubs

PLANTING PALETTE – SHRUBS AND PERENNIALS

PL3 – Shrub Planting



Cornus sericea 'Kelsey'

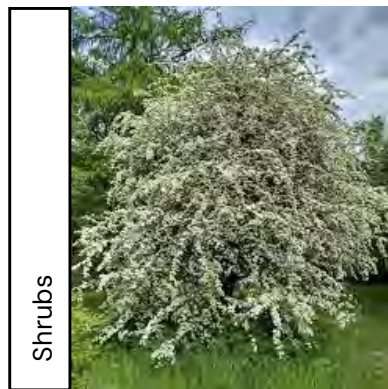


Lonicera nitida 'Maigrun'



Spiraea japonica 'Albiflora'

PL4 – Native shrub mix



Crataegus monogyna



Ligustrum vulgare



Prunus avium



Corylus avellana



Prunus spinosa



Rosa canina



Pyrus communis



Rhamnus frangula



Sambucus nigra



Viburnum opulus

PL5 – Wildflower Meadow – Woodland and shade



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



Main species include:
Wood Sage, Wood Avens, Common
Knapweed, Ragged Robin, Red Campion,
St John's-wort

PLANTING PALETTE – SHRUBS AND PERENNIALS

PL6 – Ornamental Shrub planting

Shrubs



Acuba japonica



Azalea luteum



Choiysa 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)

PLANTING PALETTE – SHRUBS AND PERENNIALS

PL8 – Woodland copse

Shrubs and Trees



Prunus spinosa



Carpinus betulus



Malus sylvestris



Euonymus europaeus



Ligustrum vulgare



Vivurnum opulus



Acer campestre



Alnus glutinosa



Crataegus monogyna



Quercus robur

PL9 – Green roof



Botanical Skyline PT09 (Species-rich green roof mix) Wildflower Turf
(Pictorial Meadows or similar)

LIGHTING STRATEGY

The lighting is limited to the permanent car park area and pedestrian routes to the main drive only and would consist of lighting columns to provide the required lighting levels for vehicular movement and low level bollard lighting along the pathways to create safe pedestrian routes.

The lighting columns will be in keeping with the fittings in the existing car park to maintain the design language. Simple black bollards would be located along the pathways within the car park, with timber bollards to match existing adjacent to the footpath along the main drive.

The lighting operational hours would be controlled by a timer, which would be set to the minimum time required to light the car park. During events that require lighting outside the standard hours, this would be managed via an override on the day of the event.

CCTV cameras will be mounted to the lighting columns to reduce clutter and number of poles.

The diagram on this page illustrates the distribution and type of luminaires proposed for the scheme, however the numbers for the purpose of the diagram are indicative only. The precedent images illustrate the proposed fittings types.



● Column lighting, black – to match existing



▤ WC block Hobbs Feld / waiting area Juhring Field with integrated lighting



● Black bollard lighting doubling up as EV charging where required



● Timber bollard lighting to match existing



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 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:

Dear Mr Thompson,

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.

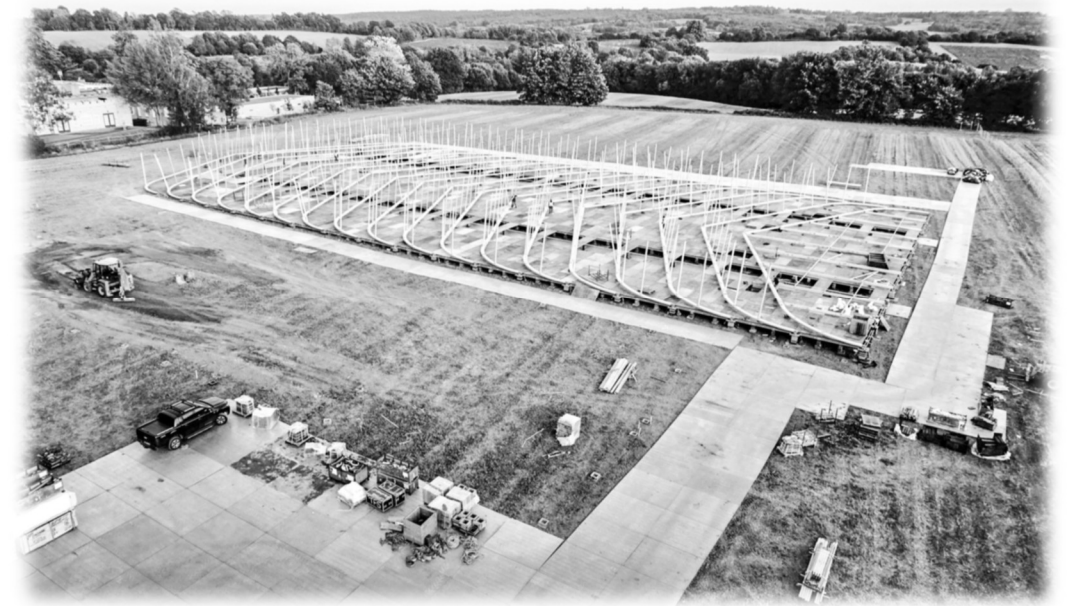


Image 21. Event tent prior to erection.



Image 22. View of the Shelter in Juhring Field, context indicative only.

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.

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 operation.

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 adding 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 exemplary 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 Flu 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



Image 23. Damaged field during event preparation.



Image 24. Damaged field during event preparation.

headache because sports events are booked a year in advance, and if suddenly 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. View of the proposed washroom in Hobbs field with Refractory and Castle



Image 26. View of the proposed Plant enclosure with panels opened of access.

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.

The area of tarmac has been proposed to support the everyday operations for the Church and smaller external events without the need to use the grass area of the field for parking.

By introducing a grass reinforcement geocell system to the field, the proposal would improve the ability for Juhring Field to operate as an overflow car park for larger events, without creating damage to the field or having to introduce temporary measures to protect it during bad weather.

The Hobbs Field is used exclusively at present for the IAS Event, held over 3 days at some time in October, See Image 28. This is subject to confirmation each year. Other outdoor events are hosted elsewhere on the attractive grounds of the Saint Hill Manor Estate. The temporary marquees for the IAS Event would be installed and fully removed within the period from 17 August to 30 November each year.

January	East Grinstead Sports Club New Year's Day Breakfast East Grinstead Sports Club Hockey / Netball Tournaments
February	East Grinstead Rugby Club Festival South East England Tourism Fair
March	L. Ron Hubbard's Birthday Celebration East Grinstead Rugby Club Festival
April	Saint Hill Easter Egg Hunt East Grinstead Sports Club Colour Run East Grinstead Sports Club Netball Tournament
May	Saint Hill Dianetics Anniversary Event Saint Hill Spring Fayre
June	East Grinstead Meads Football Club East Grinstead Cricket Club junior festival Saint Hill Open Air Theatre
July	East Grinstead Cricket Club junior festival Saint Hill Summertime Swing Event
August	East Grinstead Cricket Club Premier League festival East Grinstead Cricket Club league/cup competitions
September	East Grinstead Cricket Club league/cup competitions
October	International Association of Scientologists Event weekend (Hobbs Field)
November	Saint Hill Bonfire Night celebration Saint Hill Christmas lights switch-on celebration
December	East Grinstead Sports Club ESGC / Acorns Christmas Party East Grinstead Sports Club Christmas Quiz Scientology New Year's Eve Celebration Event

Image 27. Events calendar

COLOUR USE

The High Weald AONB Colour Guidance (2017) outlines a methodology for selecting colours that integrate new development into the landscape through Environmental Colour Assessment. This process relies on matching proposed materials to one of three developed palettes: the Main Palette, the Coast and Lower River Catchment Sub Palette, and the Western High Weald Woodland and Heath Sub Palette. However, the guidance itself acknowledges that:

“Selecting colours for building materials has to take account of the site context if good choices are to be made.” (Section 1.5, p.4)

In the case of our proposed development, the site context does not fall within the defined areas for which the developed palettes were created. The most visually and geographically similar palette is the Western High Weald Woodland and Heath Sub Palette (p.36), however, the developed palette does not include any suitable colours under the 'Stone' column in the integration rows. This is a critical omission, as stone is a primary material in my proposed buildings.

Due to the site's relationship to St. Hill Manor, the refectory, the gate house and the castle matching this stone is critical to embedding the proposals colour choices in its context.

The document also emphasizes that:

“Developed Palettes are required in part to accommodate the difficulties of exactly matching natural colours seen in the landscape.” (Section 1.5, p.4)

To address this gap, I have undertaken a site-specific Environmental Colour Assessment and created two bespoke colour palettes. These palettes are designed to assist in matching the proposed stone materials to the broader colour language of the High Weald, while respecting the principles outlined in the guidance.

This approach aligns with the document's encouragement of contextual responsiveness:

“Good colour choices depend upon a good understanding of the proposed development in relation to its landscape setting.” (Section 3, p.6)

In summary, the absence of stone representation in the relevant developed palette, combined with the unique context of my site, justifies a deviation from the prescribed colour guidance.



Image 28. Colour Palette found on page 36. of The High Weald AONB Colour Guidance (2017)



Image 29. Colour Palette of Hobbs Field



Image 30. Colour Palette of St. Hill Manor Grounds

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 feedback, resulting in a scheme that is both 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 St Hill to host its large public events, and provide overflow parking facilities for the local Sports Clubs, 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 31. Fireworks display with castle in foreground



Image 32. View of proposed washroom with castle and refectory in background.