



# WEST HOATHLY ROAD, EAST GRINSTEAD

## DESIGN AND ACCESS STATEMENT



**DEVINE HOMES PLC**  
*builders of fine homes*

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- 5.01 Conclusion

# 1.0 INTRODUCTION

# 1.0 INTRODUCTION

This Design and Access Statement (DAS) has been prepared in support of a Full Planning Application for residential development on land off West Hoathly Road, East Grinstead. The proposal seeks to deliver 44 new homes, of which 13 will be provided as affordable housing. The scheme has been guided by the principles of good design set out within the Mid Sussex Design Guide SPD and has been carefully developed to ensure it is responsive to, and respectful of, the local context.

The vision is to deliver a high-quality, landscape-led residential development that both responds to its edge of settlement setting and positively contributes to the character of East Grinstead. The proposals are underpinned by placemaking principles to create a scheme that is well-connected, sustainable, and respectful of the surrounding built and natural environment. The layout has been designed to encourage walkability, foster social interaction, and provide a strong framework for a cohesive and vibrant addition to the local context.



Strategic Context Plan



Site Location Plan

# 2.0 SITE CONTEXT

2.01 THE SITE

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## 2.0 SITE ANALYSIS

### 2.01 The Site

The Site lies within the National Landscape, positioned on the southern edge of East Grinstead and adjacent to the suburb of Sunnyside. Covering approximately 1.8 hectares, the Site comprises a single field of pasture situated to the east of West Hoathly Road.

To the north, the Site is bounded by Sunnyside Recreation Ground and housing along the eastern edge of West Hoathly Road. Beyond this lies further residential development within Sunnyside, which extends across rising ground along Dunning's Road.

To the west, West Hoathly Road is lined with a variety of built development extending southwards from the town. Directly opposite the Site is Toybox Day Nursery, Tobias School of Art and Therapy, and the Peredur Centre for the Arts. Further west, Coombe Hill Road leads to a small pocket of residential development, beyond which lies Bullrushes Farm Business Park.

To the east, the landscape is characterised by irregularly shaped pastoral fields divided by mature tree belts. Significant areas of woodland occupy the steeper valley slopes. The Site and surrounding farmland lie on a north-facing slope that descends towards a watercourse running along the edge of East Grinstead. This slope is cut by several small streams forming narrow valleys. At the eastern boundary of the Site, one such stream creates a wooded valley that separates the Site from neighbouring farmland. On the opposite side of this valley, the suburb of Sunnyside occupies a south-facing slope overlooking the Site.



Photo Locations Key

## 2.0 SITE ANALYSIS

### 2.02 Historic Context

**1870s:** Shows the development of Dunnings Mill, with the main range and additional outbuildings now constructed. It is recorded as a corn mill. The Mill Pond is visible to the north. The site appears to remain in agricultural use and there is a boundary planting shown to West Hoathly Road.

**1890s:** Shows a similar arrangement, with some additional development also shown to the south and east of the Mill.

**1910s:** The local area began to develop in the early 20th century, with the 1910s map showing the development of Stockwell Road to the east of the Mill and the construction of a larger building to the south of Dunnings Mill. There is also residential development to the west, although the site and its immediate surroundings remain undeveloped.

**1940s:** Sunnyside, residential developed to the north of the site, has continued to grow, now featuring the addition of St. Barnabas Church as a prominent landmark. The former brickfield has been replaced by a Sewage Pumping Station. Moving southwest from the Site, you'll come across a new development called Millfield.

**1970s:** By the 1970s, the landscape had transformed, with Sunnyside developing into a large residential neighbourhood. The former Millfield development has since been adapted into a school, supported by additional buildings within its grounds. Overall, the area has shifted from a rural, agricultural landscape to a more suburban context shaped by post-war expansion.

**2015:** Sunnyside had undergone a further phase of substantial suburban expansion beyond the growth seen in the 1970s. While the earlier development established the primary residential structure of the neighbourhood, the 2015 map illustrates a more consolidated and connected settlement pattern, with infill housing, extended street networks, and a clearer hierarchy of routes.

The evolution of the settlement pattern demonstrates that the site forms a natural continuation of this growth, a point further reinforced by its allocation within the draft Mid Sussex District Plan 2021–2039.



1870s



1890s



1910s



1940s



1970s



2015

















## 2.0 SITE ANALYSIS

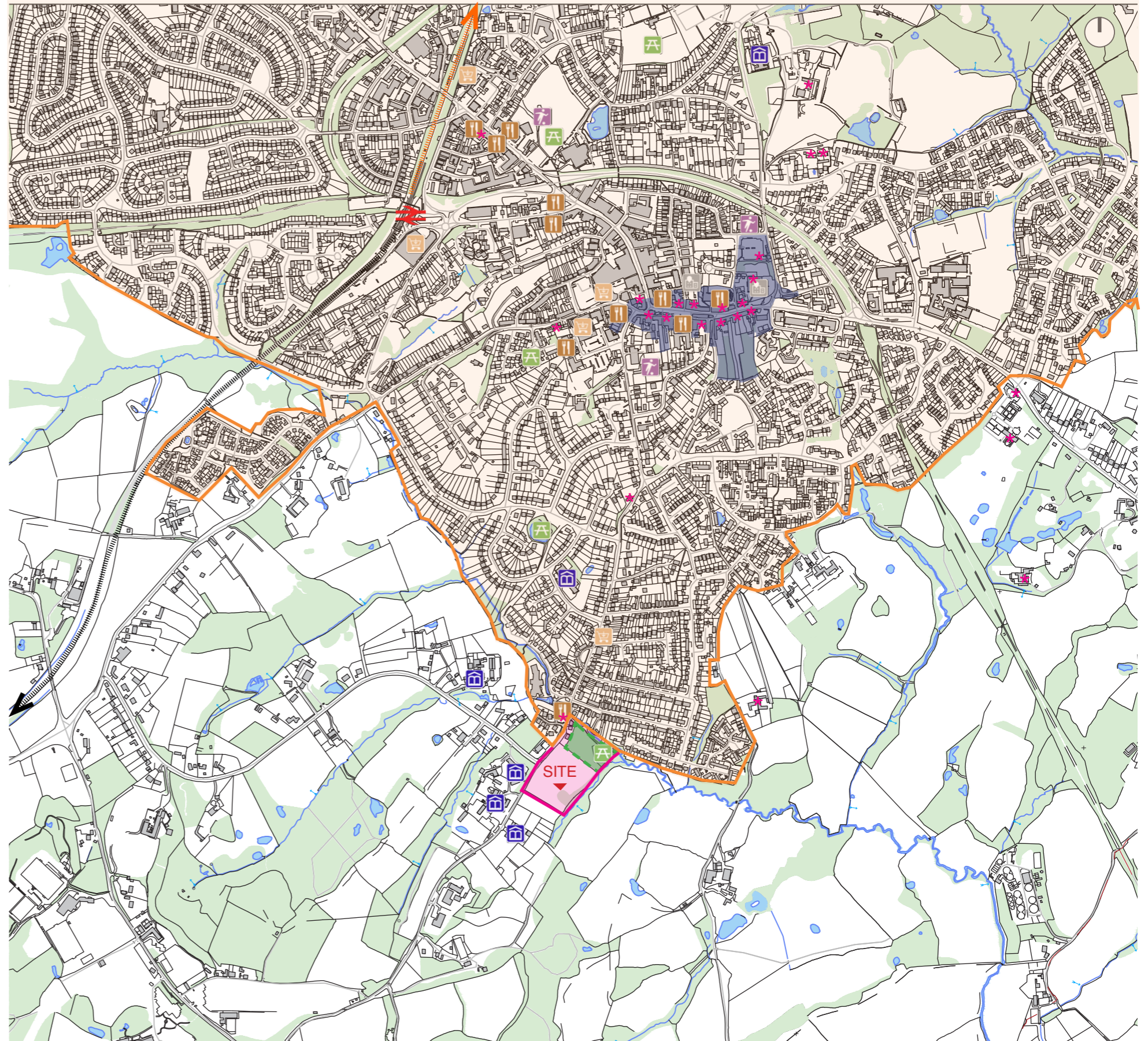
### 2.03 Facilities

The site benefits from excellent proximity to a wide range of local amenities within East Grinstead. Immediately to the north lies Sunnyside Recreation Ground, providing public green space and a children's play area. West Hoathly Road links the site to a variety of educational and cultural institutions, including Toybox Day Nursery, the Tobias School of Art and Therapy, and the Peredur Centre for the Arts.

A short walk or cycle connects residents to supermarkets such as Waitrose and Sainsbury's, alongside community centres, healthcare services, and a choice of sports facilities. The area is also home to established clubs, including East Grinstead Rugby Club and East Grinstead Sports Club, which together enrich the social, cultural, and recreational life of the neighbourhood.

#### Key

-  Medical
-  Retail/ Commercial
-  Parks
-  Parish/ Council
-  Leisure
-  Eatery/ Pub
-  Post Office
-  School/ Academy
-  Listed Building
-  Railway Station
-  Railway Line
-  Sunnyside Rec Play Area
-  Landform Area
-  Conservation Area
-  Existing Built Up Area Boundary (MSDP 2014-2031)
-  Proposed Built Up Area Boundary (MSDP 2021-2039)



Facilities Plan

## 2.0 SITE ANALYSIS

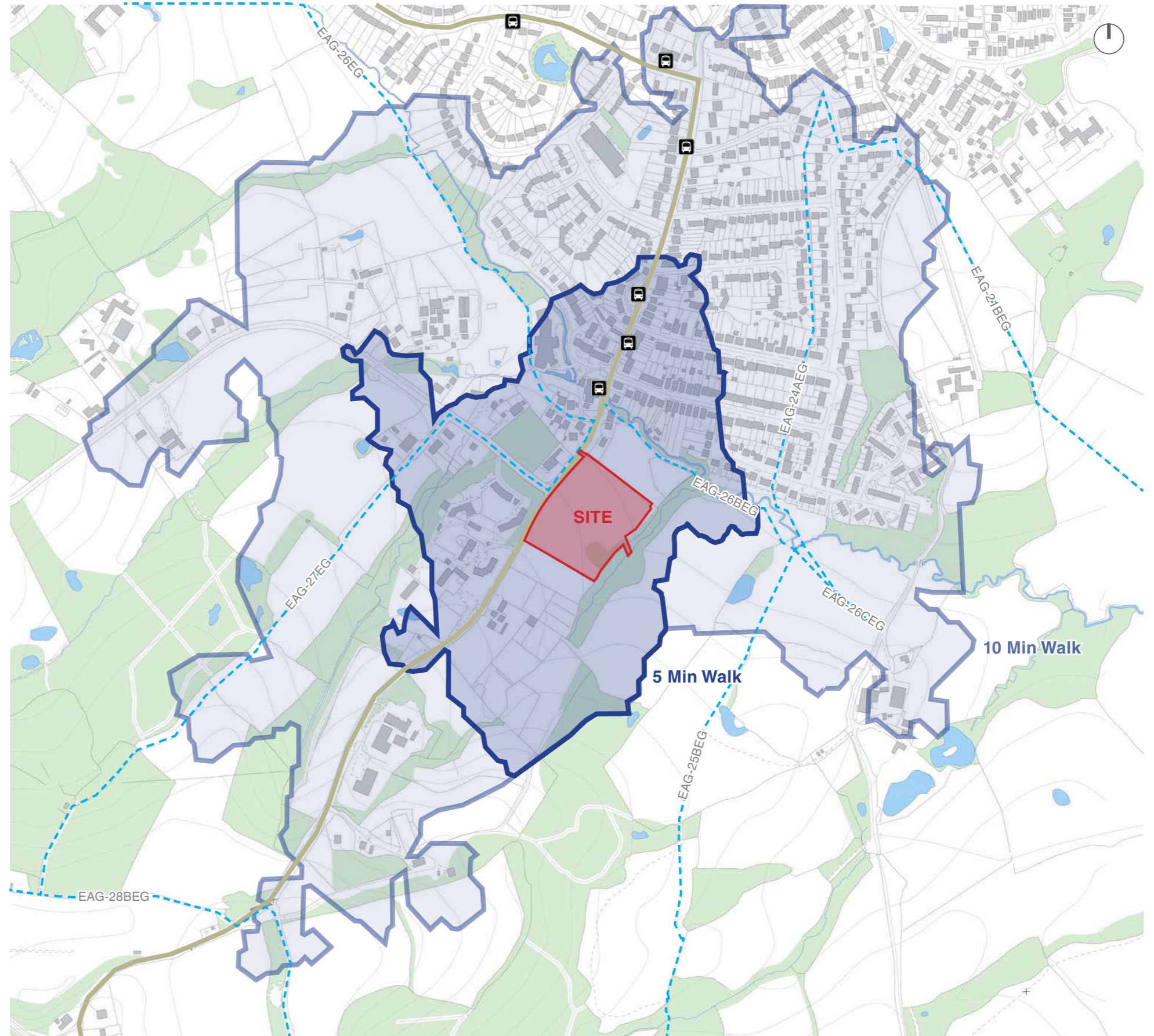
### 2.04 Accessibility

The site is well-connected via sustainable transport options. Local bus services along West Hoathly Road offer direct access to East Grinstead town centre, Crawley and neighbouring villages. East Grinstead railway station, approximately 2.5km north, provides frequent services to London Victoria and other regional destinations.

An existing network of public rights of way connects the site to the wider countryside and town amenities. These include footpath 26bEG and recreational trails towards Ashplats Wood and the Worth Way. The scheme promotes walkability and active travel through improved pedestrian and cycle links to surrounding facilities, aligning with Mid Sussex's sustainable mobility goals.

#### Key

- Site Boundary
- Bus Route (No. 84)
- Local Green Space
- X- Public Rights of Way
- Walkable Distance (5 Minutes)
- Walkable Distance (10 Minutes)
- Bus Stops



Accessibility Plan

# 2.0 SITE ANALYSIS

## 2.05 Mid Sussex Design Guide

The Mid Sussex Design Guide has been used to inform and guide the design principles of the development, ensuring a quality proposal. With this in mind we have proposed a design strategy that aims to create a safe and attractive place that is sensitive to Mid Sussex's special character.

The National Design Guide Outlines ten characteristics that contribute to good design:

- Context** - enhances the surroundings
- Identity** - attractive and distinctive
- Build Form** - a coherent pattern of development
- Movement** - accessible and easy to move around
- Nature** - enhanced and optimised
- Public Spaces** - safe, social and inclusive
- Uses** - mixed and integrated
- Homes and Buildings** - Functional, healthy and sustainable
- Resources** - efficient and resilient
- Lifespan** - made to last



## Understanding the Context

The site sits on the edge of East Grinstead, just off West Hoathly Road. The scheme draws directly from the positive local context, reflected in both its material palette and architectural detailing. Traditional elements such as tile hanging, weatherboarding and brick quoining are incorporated to reinforce a familiar vernacular. Given the site's position on the settlement edge, the design responds sensitively to the varied topography and carefully manages its relationship with the surrounding countryside.



- Key
- Site
  - Listed Building
  - Conservation Area
  - Proposed Extension of the Conservation Area

East Grinstead - heritage

## 2.0 SITE ANALYSIS

### Establishing the Structure

The design of the site was guided by its existing natural landscape features, which formed the foundation for development. Mature trees, varied topography, and natural watercourses informed the orientation and layout of the scheme, enabling the creation of a strong green infrastructure that responds appropriately to the character of the site.



### Architectural Integrity

The proposal draws directly on the positive architectural character of East Grinstead, incorporating traditional detailing from the local context to inform and guide the overall design strategy.

#### Windows:

In the surrounding context, windows are typically vertically proportioned with a strong emphasis on height, and are often arranged symmetrically across façades. Many examples incorporate mullions, recessed frames, and occasional bay windows, contributing to a cohesive and traditional elevation rhythm.

#### Roof Design:

The local context are predominantly simple double-pitched roofs; often finished in clay tiles that contribute to the town's traditional character. Gabled and hipped forms are frequently seen, with variations in ridge height and orientation adding interest and rhythm to the streetscape.

#### Chimneys:

Chimneys are a traditional feature of the roofscape of East Grinstead, and have been incorporated within the design.

#### Facing Material:

A key characteristic of the successful architecture seen in East Grinstead is a retained palette of materials, detailing and architectural features. The local context commonly features traditional facing material such as red and brown brick. Clay tiles are also widely used on both roofs and elevations, adding warmth, texture, and a strong sense of local character. Architectural accents such as brick quoining, brick banding and soldier-course headers further reinforce this established vernacular.



# 2.0 SITE ANALYSIS

## 2.06 Tree Constraints Plan

The site possesses a number of existing natural features that were identified at an early stage and have informed the development of the scheme from the outset. Mature trees are present along the site boundaries, with ancient woodland located immediately adjacent to the eastern boundary. These features have acted as key drivers for the proposed layout, with opportunities taken to protect tranquillity and maintain dark skies.











The majority of existing trees on the site are assessed as Category B, of moderate arboricultural quality, as identified within the Tree Survey. This includes the woodland copse to the east of the site, which comprises a mature canopy of oak and ash with an understorey predominantly of hazel. This area is identified as ancient semi-natural woodland and represents a mature landscape feature of high landscape quality and value. A single Category A oak tree is located in the north-east corner of the site and is also of high landscape quality and value. The line of trees along the northern edge of the site forms a mature landscape feature that provides separation from the adjacent recreation ground. Several mature trees are also located within the western hedgerow.

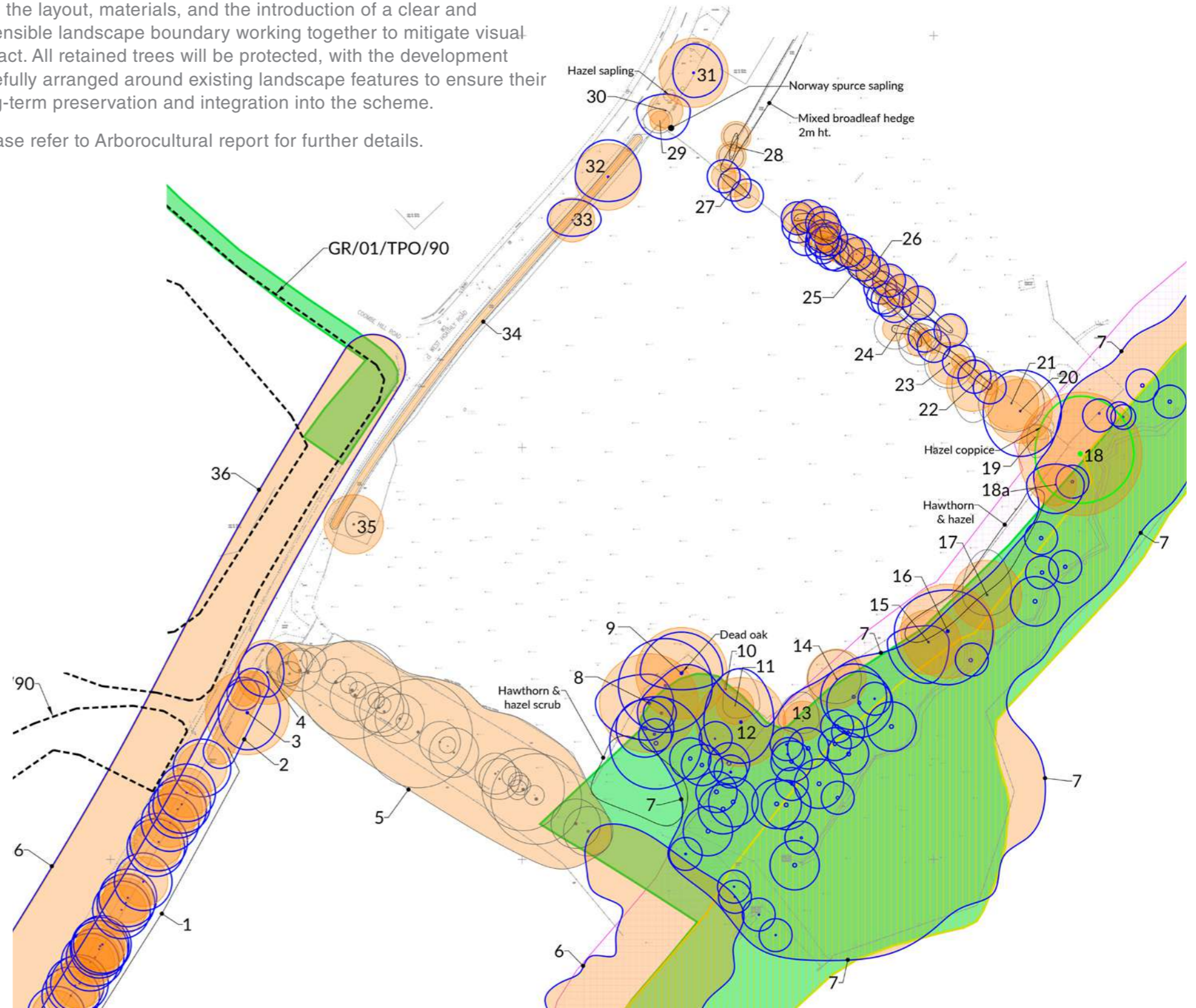
Along the southern boundary, a line of hybrid poplars is assessed as Category C in arboricultural terms. While this is a visible and established landscape feature, the age structure and scale of the trees make them more susceptible to limb loss and failure. A native broadleaf understorey is established at the base of the poplars, contributing positively to the overall landscape character.

The development represents an extension towards the countryside, and this will be carefully acknowledged within the design approach. The proposal has been shaped to respond sensitively to its setting, with the layout, materials, and the introduction of a clear and defensible landscape boundary working together to mitigate visual impact. All retained trees will be protected, with the development carefully arranged around existing landscape features to ensure their long-term preservation and integration into the scheme.

Please refer to Arboricultural report for further details.

**Key**

-  Tree Category A 1,2 or 3 - Trees of high quality
-  Tree Category B 1,2 or 3 - Trees of moderate quality
-  Tree Category C 1,2 or 3 - Trees of moderate quality
-  Tree Category U - Trees that cannot realistically be retained due to their condition
-  Root Protection Area (RPA)
-  Tree Number - refer to schedule by Keen
-  Tree Preservation Order (TPO) group
-  Minimum 15m buffer to Ancient Woodland
-  Ancient and Semi-Natural Woodland
-  Priority Habitat Inventory - Deciduous Woodland (England)



Tree Constraints Plan

## 2.0 SITE ANALYSIS

### 2.07 Heritage - The Existing Context

Dunnings Mill is the closest heritage asset to the site and, as such, its significance and setting have been carefully considered and have informed the development of the scheme. The Mill is a Grade II listed building, having been listed in 1972.

Since the Listing of the building in 1972, it has been converted to use as a public house which has necessitated numerous changes to the Listed Building and its setting. The planning history for the building is lengthy and includes applications from the 1970s for alterations to the restaurant and creation of a brewery, followed by applications for further extensions in the 1980s. Conservation Officer comments related to a recent application for minor alterations to the Listed Building confirmed that the building has been 'substantially extended'. The associated structural report also noted various alterations to the gable end of the building, illustrating the extent of change to the historic structure.

The existing topography restricts views of the Listed Building on the approaches both from the north and south. The appreciation of the building's architectural interest and vernacular form is consequently more apparent when standing immediately west of the original range, with other views obscured by intervening development, including the later extensions to the north and west of the Listed Building. For further information please see the Heritage Impact Assessment.

Acknowledging the application site retains a limited visual connection to the mill the proposal will:

- Minimise the removal of existing vegetation along West Hoathly Road, while introducing native planting adjacent to the new footpath and vehicular access to help reduce potential visual impact.
- Introduce additional planting and tree cover along the north-east boundary to soften views of the development and enhance screening.
- Acknowledge the visibility of the southern part of the site from elevated viewpoints along Dunnings Road, to the north of the Listed Building, by reducing the extent of development in this area to minimise visual impact and introducing additional tree planting in this location.

Reintroduce new planting in this location to mitigate the partial removal of the existing hedgerow required to accommodate the access.

The highest point of the site, which is visible from elevated views along Dunnings Road, is treated sensitively in response to its prominence.



## 2.0 SITE ANALYSIS

### 2.08 Local Character

The housing character of East Grinstead reflects a rich architectural heritage shaped by both its historic core and more recent suburban growth. The town centre is defined by traditional timber-framed buildings located on the high ground, with 19th- and particularly 20th-century suburbs extending gradually across the surrounding slopes. Despite this growth, the central street pattern has remained largely intact, preserving much of the town's historic grain.

More contemporary developments have introduced a variety of detached and terraced dwellings, typically designed to respect the established scale, roof forms, and material palette of the area. This careful layering of old and new has created a townscape that is both diverse and coherent, maintaining a strong and recognisable identity.

The site occupies a transitional position between open countryside and the built form of the town, presenting a valuable opportunity to sensitively reinforce the settlement edge, whilst protecting and enhancing the natural landscape. The proposed development will draw inspiration from the local context, while also responding carefully to its proximity to heritage assets, including Dunning's Mill, a Grade II Listed Building located approximately 100 metres to the north.

The design influence has been taken from the surrounding residential context. The material palette consists of:

- Weatherboarding
- Brick quoining
- Front-to-back porches
- Tile hanging with beaver-tail pattern
- Barn Hips
- Soft brown/red brick



Dunnings Road



Cantelupe Road



Dunnings Road



West Hoathly Road



Saint Hill Green - Grade II Listed



Old Dunning's Mill - Grade II Listed



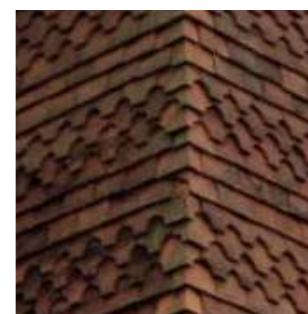
Standen House



Standen House - Grade I listed



Standen Pottery, West Hoathly Rd.



## 2.0 SITE ANALYSIS

### 2.09 Considerations

A range of site-specific constraints and opportunities have been identified, each playing a key role in shaping the proposed development. A thorough analysis has been undertaken to ensure these factors are fully understood and thoughtfully integrated into the scheme's design. The key constraints are as follows:

- A designated priority habitat (deciduous woodland) lies along the south-eastern boundary of the site.
- A group of protected trees under a Tree Preservation Order (TPO) is located opposite the site on West Hoathly Road.
- The site features significant topographical variation, with levels rising from the north-east to the south-west by approximately 8.5 metres.
- The site occupies an edge-of-settlement location, within the Natural Landscape, with its southern and south-eastern boundaries fronting the rural edge.
- A watercourse runs adjacent to the south-eastern boundary, with areas of Flood Zone 2 and 3 identified to the north-east of the site, beyond the recreation ground.
- The Grade II listed Dunnings Mill lies immediately north of the site.
- Opportunity to address noise impacts from West Hoathly Road through good acoustic design.
- Opportunity to provide improved pedestrian connections to Sunnyside Recreation Ground.

#### Key

 Site boundary	 Flood Zone 3
 Existing field gate access points	 Priority Habitat Inventory - Deciduous Woodland (England)
 Sensitive boundary to neighbour	 Stream, runs along the site's eastern boundary.
 Root Protection Areas	 Site Topography
 Rural Edge	 15m Ancient Woodland Buffer
 Flood Zone 2	 Tree Preservation Order (TPO) group.



Considerations Plan




















## 2.0 SITE ANALYSIS

### 2.10 Concept Design

Responding to the site considerations, our design proposal seeks not only to preserve the key natural and manmade features but also to celebrate and utilise them within the scheme's placemaking and wayfinding strategy, ensuring a strong response to the local context. The following principles have been incorporated into the design:

- A 15m offset has been maintained from the ancient woodland, with dwellings orientated to face this south-eastern edge, providing attractive views and a sensitive transition to the landscape.
- The site has been carefully planned to include a landscaped buffer along West Hoathly Road, retaining as much of the existing hedgerow as possible to preserve the road's character, while also safeguarding the protected trees (TPOs) and reinforcing the green edge.
- Topography has been carefully integrated into the masterplan, with dwellings and features positioned to minimise excavation while using level changes as a natural wayfinding device.
- The layout is informed by a comprehensive drainage strategy, including a substantial attenuation feature located in the eastern corner of the site.
- Green infrastructure forms a central aspect of the scheme, with varied open spaces, tree-lined verges, and an enhanced edge-of-settlement character.
- Special attention has been given to the northern boundary, with buildings set back and screened to minimise visual impact on the character of West Hoathly Road.
- By adopting modest building heights and using locally distinctive materials, the development delivers a built character that both conserves and enhances the Natural Landscape.

#### Key

 Site boundary	 Flood Zone 3
 Proposed site access	 Site Topography
 Proposed pedestrian access	 15m Ancient Woodland Buffer
 Sensitive boundary to neighbour	 Tree Preservation Order (TPO) group.
 Root Protection Areas	 Proposed internal road network
 Rural edge	 Proposed development parcels
 Priority Habitat Inventory - Deciduous Woodland (England)	 Proposed informal open space
 Stream, runs along the site's eastern boundary.	 Proposed attenuation basin
 Flood Zone 2	 Proposed tree verge
	 Proposed building frontage



Opportunities Plan

## 2.0 SITE ANALYSIS

### 2.11 Site Appraisal Checklist

SUBJECT	COMPONENT	SITE APPRAISAL	CHECK	DESCRIPTION
Physical Environment	Topography and views	What is the topography of the site and how will this influence the proposals? How is the site viewed or overlooked from afar? Are there prominent overlooked areas that may be best left undeveloped? How can the development provide a well-defined external image to the countryside?	✓	Sloping site with partial containment by vegetation
	Geology and ground conditions	What is the existing geology of the site? Are there areas of the site which are difficult to build on, contaminated or less porous than others?		Weald Clay
	Orientation and microclimate	How is the site orientated? Can this be capitalised on?	✓	North-facing slope; orientation supports passive design
	Air quality, noise	Are there areas of the site which are affected by noise or poor air quality such as adjacent to major strategic roads or rail infrastructure or existing cultural or community buildings?	✓	Minor noise from West Hoathly Road
	Drainage and hydrology	How does the site currently drain? Are there locations where water collects? Are soils permeable? How will this affect the proposals and the potential for sustainable urban drainage systems?	✓	Natural drainage eastward; SuDS integrated in design
	Flooding	Are there areas of the site within the flood plain? Are there areas of the site prone to flooding?	✓	The site is in Flood Zone 1; low flood risk
Heritage	Services	Are there existing services and/or capacity to serve the development? Are there any existing utilities or service infrastructure that may constrain your development. For instance overhead power lines or a significant sewer.	✓	The developed has been designed around the existing infrastructure
	Archaeology	Are there likely to be any archeological remains within the area? Is an archeology study required?	✓	Low to moderate, as confirmed by DBA
	Historic assets	Are there any historic assets on the site or does the site form the setting of a Heritage Asset?	✓	No assets on-site; Dunning's Mill (Grade II) located nearby.
Landscape	Tree Protection Orders (TPOs)	Are there any TPO's on the site?		No TPOs on-site; protected trees opposite site on West Hoathly Road
	Existing features	Are there any existing features such as trees, hedgerows, watercourses, or areas of woodland that have value and should be retained?	✓	Mature trees, Deciduous Woodland and watercourse, all have been retained and integrated
Highways	Ecology and biodiversity	What is the existing ecological and biodiversity value of the site? Are there particular areas or features which have a high ecological/biodiversity value that should be protected? Is there opportunity for habitat creation and enhancement?	✓	Moderate baseline; potential for biodiversity net gain
	Access	What are the existing access arrangements for the site? Does an alternative means of access have to be introduced?	✓	Access via West Hoathly Road; layout supports internal permeability
	Connections and Links	Are there existing rights of way across the site? Can the site connect back to an existing neighbourhood and be integrated with an existing street network?	✓	Opportunities to improve pedestrian connections

# 3.0 SITE PROPOSAL

3.01 PRE-APPLICATION MEETING

3.02 SITE LAYOUT

3.03 HOUSING MIX AND TENURE DIAGRAM

3.04 MOVEMENT NETWORK

3.05 DETAILED SITE LAYOUT

3.06 LANDSCAPE STRATEGY

3.07 HIGHWAYS STRATEGY

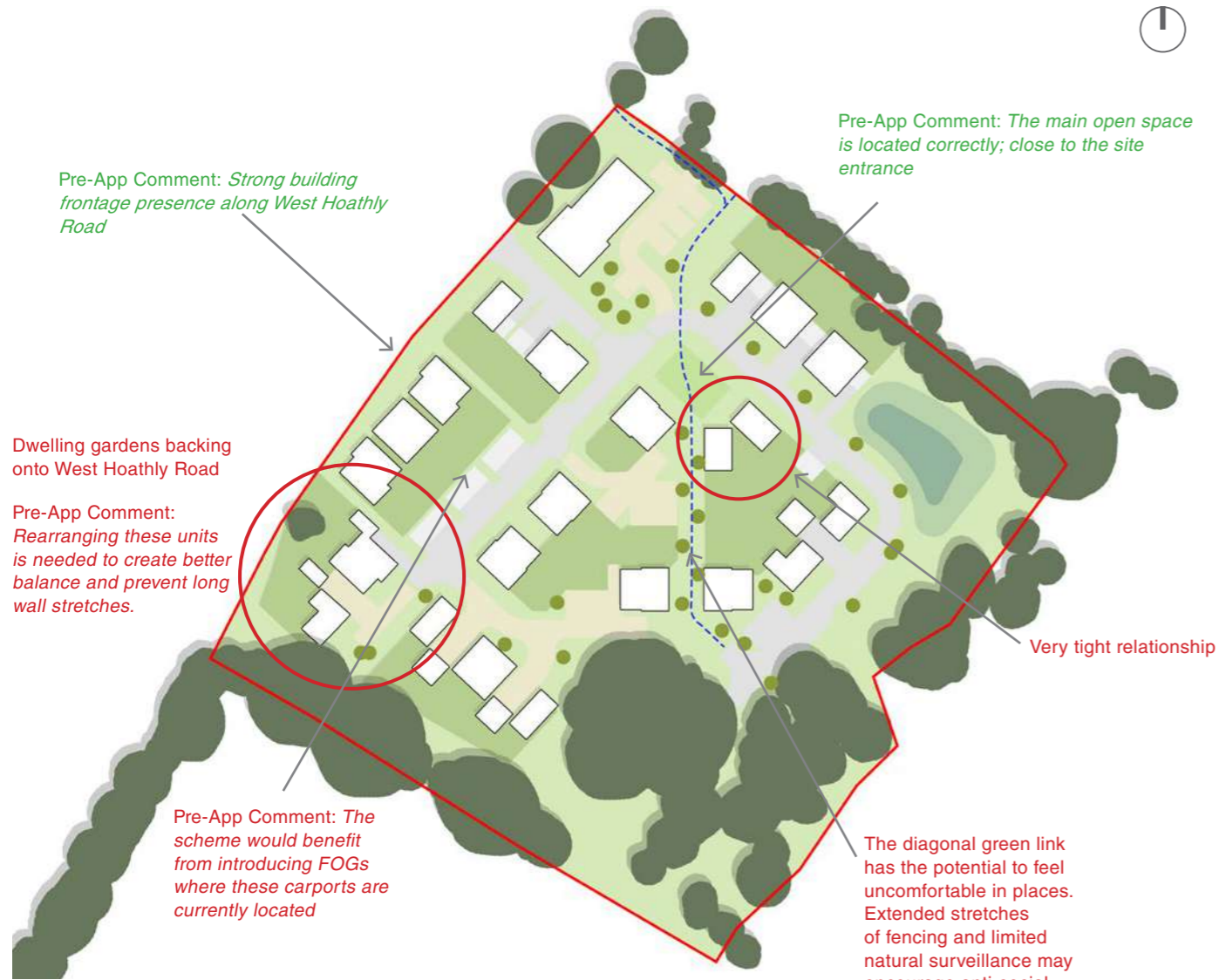
3.08 SUSTAINABILITY

3.09 ESTABLISHING THE STRUCTURE  
CHECKLIST

# 3.0 SITE PROPOSAL

## 3.01 Pre-Application Meeting

The two diagrams below illustrate the Pre-Application layout alongside our proposed layout, highlighting how the design has evolved to respond to the Planning Officer's comments.



Pre-Application Layout



Proposed Site Layout

## 3.0 SITE PROPOSAL

### 3.02 Site Layout

The overall site layout design philosophy will act as a set of achievable goals for the development with development principles including:

Provision of a new housing development, of 44 dwellings ranging from 1-bedroom apartments to 4-bedroom houses as a sustainable addition to the area;

Delivery of 13 affordable dwellings, containing a mixture of first homes and social rent houses and apartments, ranging from 1-bedroom apartments to 3 bedroom houses.

Creation of a safe main access into and out of the Site off West Hoathly Road, that minimises impact on landscape character.

A variety of linked character areas, with scale, massing and detailed design varying within a shared design framework and materials palette, see character areas study for further information;

Provision for open space suitable for the whole community;

Provision of a large amount of general public open space, including landscaped recreational space, informal open space, tree lined verge and boundary planting;

Areas for ecological enhancement, improving the ecological diversity of the local area;

A drainage strategy utilising an appropriate Sustainable Drainage System including attenuation basins;

Using design and layout to promote energy efficiency, incorporating a strategy where possible to deliver low carbon energy generation;

A scheme that will sit comfortably within its context between the built-up area of Sunnyside, East Grinstead and the farmed fields north of the site, and provide a transition from the settlement edge to countryside.

#### Key

● Affordable Housing



Site Layout

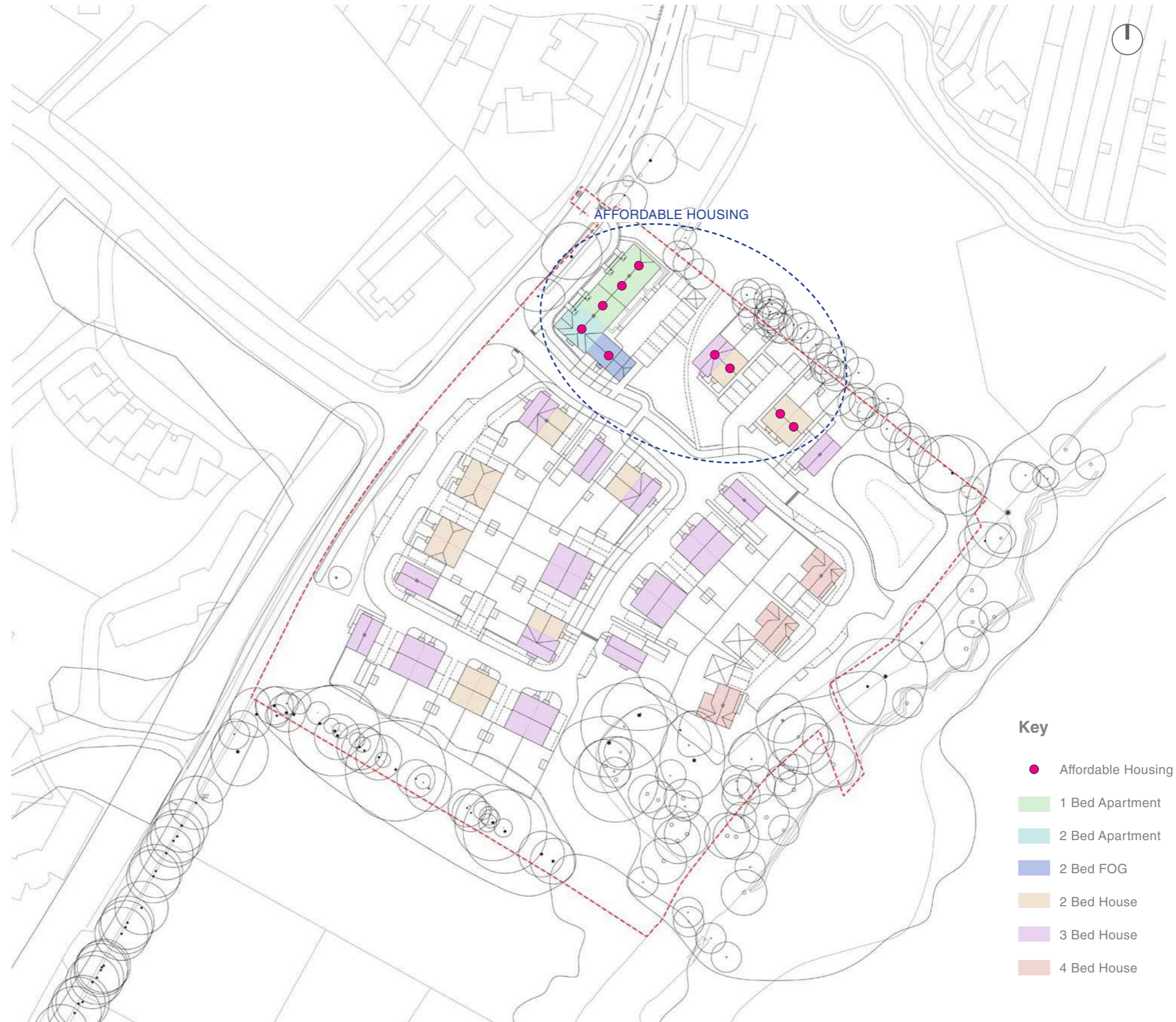
# 3.0 SITE PROPOSAL

## 3.03 Housing Mix and Tenure Diagram

The scheme has sought to respond to Pre-Application advice by adjusting the housing mix. An additional six open-market homes are now provided as 2-bed units, alongside three additional 4-bed homes, with a corresponding reduction in the number of 3-bed units across the scheme.

The scheme will provide 30% affordable housing, comprising First Homes / Shared Ownership and Affordable Rent tenures (the scheme will provide either First Homes or Shared Ownership yet to be confirmed), delivered as a mix of 1 and 2 bedroom flats and 2 and 3 bedroom houses, as identified in the Schedule of Accommodation below. The mix broadly aligns with planning policy and has been updated to accommodate the Planning Officer's request for a flat-over-garage (FOG) unit.

The majority of dwellings have been designed to achieve M4(2) internal standards. However, due to the site's challenging topography, it will not be possible for every unit to achieve M4(2) compliance for external access. The scheme will ensure that the maximum number of units possible are compliant within these site constraints.



Housing Mix and Tenure Diagram

Accommodation Schedule			
Affordable ●	Approx. Area		13 dwellings
1 no. 1B2P	50.1m <sup>2</sup>	(539ft <sup>2</sup> )	1-Bedroom Flat
1 no. 1B2P	50.5m <sup>2</sup>	(544ft <sup>2</sup> )	1-Bedroom Flat
1 no. 1B2P	50.6m <sup>2</sup>	(545ft <sup>2</sup> )	1-Bedroom Flat
1 no. 1B2P	58.7m <sup>2</sup>	(632ft <sup>2</sup> )	1-Bedroom Flat
2 no. 1B2P	59.1m <sup>2</sup>	(636ft <sup>2</sup> )	1-Bedroom Flat
1 no. 2B4P	73.2m <sup>2</sup>	(788ft <sup>2</sup> )	2-Bedroom Flat
1 no. 2B4P	80.0m <sup>2</sup>	(861ft <sup>2</sup> )	2-Bedroom Flat
1 no. 2B4P	83.1m <sup>2</sup>	(894ft <sup>2</sup> )	2-Bedroom FOG
3 no. 2B4P	79.9m <sup>2</sup>	(860ft <sup>2</sup> )	2-Bedroom House
1 no. 3B5P	98.0m <sup>2</sup>	(1055ft <sup>2</sup> )	3-Bedroom House
Open Market	Approx. Area		31 dwellings
7 no. 2B4P	79.6m <sup>2</sup>	(857ft <sup>2</sup> )	2-Bedroom House
2 no. 2B4P	80.2m <sup>2</sup>	(863ft <sup>2</sup> )	2-Bedroom House
13 no. 3B5P	98.0m <sup>2</sup>	(1055ft <sup>2</sup> )	3-Bedroom House
1 no. 3B5P	99.0m <sup>2</sup>	(1066ft <sup>2</sup> )	3-Bedroom House
5 no. 3B5P	99.2m <sup>2</sup>	(1068ft <sup>2</sup> )	3-Bedroom House
3 no. 4B6P	137.2m <sup>2</sup>	(1477ft <sup>2</sup> )	4-Bedroom House
<b>Total</b>			<b>44 dwellings</b>

**Key**

- Affordable Housing
- 1 Bed Apartment
- 2 Bed Apartment
- 2 Bed FOG
- 2 Bed House
- 3 Bed House
- 4 Bed House

# 3.0 SITE PROPOSAL

## 3.04 Movement Network

The movement strategy has been a key consideration in developing this scheme. The site incorporates four types of roads: a main entrance road with a tree-lined verge and footpath to one side and a single footpath to the other, a primary road, which provides either a tree verge with a footpath or a single footpath; shared surface streets; and private drives. This variety of road types allows us to respond to the different needs across the site, establish a clear street hierarchy, and prioritise pedestrians and cyclists.

The integration of pockets of open space along the movement network promotes streets as social spaces, helping to connect key features of the site and encouraging interaction.

A key improvement since the Pre-Application stage has been the removal of the diagonal pedestrian connection and the treatment of parking. We have sought to integrate parking more sensitively so that it is less visually dominant on the street frontage. This is supported by the tree-lined verge, which reinforces the entrance sequence and continues through to the centre of the site.

### Key

- Site Boundary
- - - Existing Road Network
- Existing Footpath Network
- ➔ Proposed Site entrance
- ➔ Proposed Pedestrian Access
- - - Proposed Main Entrance Road
- - - Proposed Primary Road
- - - Proposed Shared Surface Road
- - - Proposed Private Drive
- Proposed Pavement
- Proposed Tree Verge
- Proposed Footpaths
- ➔ Connection through to Sunnyside Play Area
- ▭ Proposed Pedestrian Crossing



Movement Network Diagram

# 3.0 SITE PROPOSAL

## 3.05 Detailed Site Layout

Access for refuse and emergency vehicles will be via the main access road off West Hoathly Road. Tracking drawings are provided with the Transport Statement and demonstrate technical compliance in this respect.

Refuse storage for dwellings will be within rear gardens with bins brought to the front of properties or designated bin collection points by residents on collection day. All homes achieve drag distances of less than 30 metres, in accordance with the required design standards.

Cycle storage will be provided in garages for properties that have them. For properties without garages, secure cycle storage will be accommodated in dedicated sheds within the rear gardens.

For full tracking and parking details please refer to the Transport Statement submitted as part of this application.

### Parking

Parking is provided as follows, with all garages designed to a minimum of 3477.5mm x 6515mm.

#### Car parking:

- 1 space per apartment and FOG unit
- 2 spaces per 2-bedroom dwelling
- 2 spaces per 3-bedroom semi-detached dwelling
- 2 spaces plus a garage per 3-bedroom detached dwelling
- 2 spaces plus a double garage per 4-bedroom dwelling
- 10 visitor spaces

#### Cycle parking:

- 2 spaces per dwelling

#### Key

- Site Boundary
- Garages
- Secure timber shed, with cycle storage
- Allocated parking spaces
- Visitor parking spaces
- Residents bin dragging distances
- \* Refuse collection point
- Refuse and recycling bins
- Bin collection points



Detailed Site Layout

# 3.0 SITE PROPOSAL

## 3.06 Landscape Strategy

The site lies within LLCA 12: Sunnyside High Weald as set out in the various landscape capacity studies prepared by the Council. The most recent landscape capacity study undertaken by LUC concluded that this area has a moderate landscape sensitivity and substantial landscape value and a low/ medium landscape capacity. The site is extremely well contained in views from the wider area due to its location on a north facing slope which faces towards existing settlement in East Grinstead, and by the extent of tree cover at the site boundaries and within the wider landscape. There is some intervisibility with a section of West Hoathly Road, views from neighbouring properties and from the urban area of Sunnyside which occupies the rising ground to the north.

The Site Layout illustrates how development can be accommodated at the site. The proposals can retain all the significant landscape features and can provide an appropriate buffer to Ancient Woodland. Housing development will be medium density and can be designed to reflect the local vernacular. New tree planting at the Site boundaries, within the open space and within the street will add to local tree cover and the well treed character of the settlement edge.

The character of the site is influenced by its proximity to existing built development which overlooks it to the north. In addition, the north facing aspect of the site means that development would relate more strongly to the settlement edge to the north, than the wider

countryside to the east and south of the site. The site would inevitably change from a pastoral field at the edge of the National Landscape to a small housing development. However, landscape and visual effects would be extremely localised and largely confined to the site and the urban area to the north and west. Landscape effects on the character of the wider National Landscape would be very limited. Please see LVIA Report for further information.



### Legend

- Site Boundary
- Plot
- Rear Garden
- Existing Woodland and Thicket
- Hardworks**
- Tarmac to Road
- Block paving
- Footway
- Threshold
- Front Path
- Recreational Path
- Brick Wall
- Softworks**
- Ornamental Shrub Planting
- Ornamental Hedge Planting
- Native Hedge Planting
- Ornamental/Street Trees
- Specimen Trees
- Native Trees
- Specimen Shrubs
- Wildflower Meadow Mix
- Wet Wildflower Mix to SUT
- Aquatic Planting

**Planting Strategy:** The landscape proposals will include a mix of native and ornamental planting. Native trees, hedgerow and thicket will be planted alongside the site boundaries to reinforce the existing boundary vegetation. New ornamental and street trees will be planted throughout the development to provide seasonal interest, structure and shade. Shrubs and hedging will be planted on the plot frontages. These will include flowering and fruiting species to provide a food and nectar source for invertebrates and birds.



**Native Trees:** Quercus robur, Fagus sylvatica, Acer campestre, Tilia cordata, Sambucus nigra, Common oak, Common beech, Field maple, Small leaved lime, Sycamore.



**Ornamental Trees:** Prunus avium 'plena', Betula utilis, Carpinus betulus 'Frans Fontaine', Acer campestre 'Elsrijk', Salix alba, Wild cherry 'Plena', Himalayan birch, Hornbeam 'Frans Fontaine', Field maple 'Elsrijk', White Willow.



**Ornamental Shrub Planting:** Cornus sanguinea 'Midwinter Fire', Skimmia x confusa 'Kew Green', Lavandula hidcote, Ceanothus thyrsiflorus repens, Photinia x fraseri 'Little Red Robin', Dog Rose, Skimmia 'Kew Green', Lavandula 'Hidcote', Creeping Blueblossom, Christmas Berry 'Little Red Robin'.



**Native Hedgerow:** Rosa canina, Crataegus monogyna, Ilex aquifolium, Fagus sylvatica, Prunus spinosa, Dog rose, Common hawthorne, Common holly, Common beech, Common blackthorn.

## 3.0 SITE PROPOSAL

### 3.07 Highways Strategy

Highways access to the site will be via a new access onto West Hoathly Road, which will provide access for vehicles, pedestrians and cyclists. An additional active travel access will be location to the north-west of the site for pedestrians. The scheme demonstrates that:

- The proposal accord with national and local policies relevant to transport;
- The site is accessible by public transport, walking and cycling. This offers future residents a genuine choice of travel modes;
- Safe and suitable access to the site can be achieved for all users;
- Appropriate provision is made for car parking having regard to the relevant guidance;
- The proposal includes appropriate provision for servicing activity; and,
- The proposed development will not have a significant impact on the local highway network.

For further information, please refer to the Transport Statement.



Site Access and Visibility Splays

## 3.0 SITE PROPOSAL

### 3.08 Sustainability

In order to address the requirements of the current and future policies, a broad range of sustainable design measures will be adopted for the development that will address the key environmental issues within the current Local Plan and Part L of the Building Regulations. Ensuring the scheme promotes sustainable transport modes will be at the core of the development. This will be achieved through creating an attractive development that has good pedestrian and cycle links to East Grinstead centre, encouraging movement by foot or bicycle.

#### Sustainability Objectives

A series of commitments and goals are set out to facilitate the delivery of a well rounded sustainable development. These include:

##### Site and Layout

- Providing high quality housing that is representative of the local vernacular
- Solar orientation optimised
- Reduced Building Form Factor increases proposals energy efficiency

##### Carbon Reduction

- Operational carbon reduced through energy efficiency measures
- An energy strategy that utilises either air source heat pumps to provide heating and hot water or a combination of gas boilers with solar PV to provide further carbon reductions.
- Increased air tightness with reduced thermal bridging

##### Healthy Homes

- All dwellings to meet or exceed national space standards
- Dwellings designed to ensure natural daylight to habitable rooms
- Natural ventilation
- M4(2) designed homes maximised taking into account of site constraints.

#### Energy Strategy

BE LEAN: Fabric First Approach

The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

BE CLEAN: High-Efficiency, all-electric

Ultra high-efficiency heating & hot water systems. Energy efficient LED lighting and appliances.

BE GREEN: Renewable Energy Generation

An energy strategy that can rely on electricity generated from low carbon sources.

#### Water Efficiency

The new homes have been designed to achieve high levels of water efficiency, to minimise mains water use.

Through the use of water efficient fittings, flow restrictors and efficient appliances.



## 3.0 SITE PROPOSAL

### 3.09 Established the Structure Checklist

SUBJECT	DESCRIPTION	CHECK	SITE STATEMENT
DG3 and 4: Natural Resources	Has the design proposal used the physical characteristics of the site identified in Section 2 to influence the form and layout of the new development.	✓	The mature trees along the site boundaries and the ancient woodland to the east have been fully retained, with a 15-metre offset provided in line with best practice. The ancient woodland buffer has been designed with particular care: rather than placing rear gardens against it, the layout introduces a landscaped buffer, a road, and then dwellings facing the woodland. This approach protects the root protection areas, avoids unmanaged garden encroachment, and creates a positive frontage onto this important natural feature.
	Has the proposal maximised the site resources in response to Principles DG3 and DG4?	✓	The informal open space is positioned at the site entrance, establishing it as a defining feature of the development and creating an immediate sense of openness on arrival. This space also provides direct links to the Sunnyside recreation play area and initiates a wider green network, supported by tree-lined verges that connect the new open spaces with the existing landscape structure.
DG5: Water Features and SuDs	Where applicable has the design sought to retain, enhance and/or re-establish surface water features identified in Section 2 as positive features?	✓	The drainage strategy has been carefully designed, with the proposed attenuation basin forming an attractive public-realm feature
	Has the design incorporated the use of sustainable urban drainage as an integral part of the layout and landscape structure?	✓	The location of the proposed attenuation basin has been carefully considered, allowing it to integrate seamlessly into the wider green infrastructure strategy.
DG6: Ecology and Biodiversity	Have landscape features with high biodiversity/ ecological value identified in Stage 2 been retained and incorporated within the proposal	✓	The proposal prioritises the retention of existing biodiversity features and provides additional buffers where necessary. It also enhances ecological value through new tree planting and supplementary hedgerow, strengthening habitat connectivity across the site.
	Do the proposals deliver net biodiversity gain?	✓	The proposal delivers a 10% biodiversity net gain through a range of ecological measures, including an attenuation basin, a mix of native and ornamental planting, and the retention of existing landscape features such as trees and the majority of the hedgerow.
	Have new habitats been created within the landscape structure to encourage additional species?	✓	Yes. A range of new habitats have been created within the landscape structure. The proposed open spaces incorporate a variety of carefully designed environments, including native tree planting, hedgerows, thickets along the site edges, and structured shrubs and hedging to plot frontages. These habitats include flowering and fruiting species, providing valuable food and nectar sources for invertebrates and birds, thereby supporting increased biodiversity across the site.
DG7: Topography and Strategic Views	Does the design work with the topography and integrate the buildings within the landscape?	✓	The layout works with the natural topography, using level changes to emphasise key views and soften built form where appropriate.
	Have important views been identified and does the layout of development respond appropriately to these?	✓	The site is well contained in views from the wider area due to its position on a north-facing slope that looks towards the existing settlement of East Grinstead, combined with the extensive tree cover along the site boundaries and within the surrounding landscape. These features have been fully retained within the proposal, ensuring that sensitive views such as those from the High Weald Landscape Trail to the west remain screened by the maintained dense belt of woodland.  The significance and setting of Dunnings Mill have been considered as part of the development of the scheme, with intervisibility assessed and the layout and landscape strategy designed to mitigate any harm arising.
DG8: Connect with the Existing	Does the proposal integrate with existing routes and access points, and create direct and attractive connections through the site for pedestrians, cyclists and vehicular modes?	✓	Permeability has been carefully considered to create a pedestrian- and cycle-friendly movement strategy. The scheme connects to the existing pedestrian network by providing a direct link to the Sunnyside Recreation Ground. In addition, a new crossing is proposed to the north-east of the site, enabling safe access to the existing footway along the northern and western edge of the route towards East Grinstead.
	Does this movement network respond to topography and landscape features and integrate public rights of way?	✓	The movement network connects the various proposed open spaces through tree-lined verges and footpaths that link into the existing infrastructure, responding to the site's topography and landscape features while integrating connections to nearby public rights of way.

## 3.0 SITE PROPOSAL

### 3.09 Established the Structure Checklist

SUBJECT	DESCRIPTION	CHECK	SITE STATEMENT
DG9: Reduce the Reliance on the Car	Does the proposal prioritise the needs of the most vulnerable roads users first creating an attractive network of safe and convenient pedestrian and cycle routes?	✓	The site has been designed to prioritise usability for all, including the most vulnerable road users. Multiple crossings are proposed at key points, and the open spaces include seating areas to allow for rest and comfort. These spaces are all connected through a safe, convenient pedestrian network that also supports cycling, creating an attractive and accessible movement system throughout the development.
DG11: Heritage Assets and the Historic Landscape	Does the design respond to, celebrate, enhance and preserve any heritage assets and historic landscapes within the proposals?	✓	The Grade II Listed Dunnings Mill is already largely screened by the existing tree and hedgerow structure, it is proposed to provide further planting to reinforce this buffer, together with reinstatement of the boundary hedge to West Hoathly Road.

# 4.0 CHARACTER STUDY

4.01 MATERIAL AND LEGIBILITY

4.02 CHARACTER AREA 1 - THE STREET

4.03 CHARACTER AREA 2 - THE LANES/  
TRANSITION

4.04 CHARACTER AREA 3 - GREEN EDGE

4.05 HIGH QUALITY BUILDING DESIGN  
CHECKLIST

# 4.0 DESIGN APPROACH

## 4.01 Material and Legibility

The materials chosen have been carefully considered and are reflective of the local context. The approach is to have subtle differences in the brick, roofing form and materials used, along with key buildings featuring distinctive architectural detailing to create a cohesive yet varied aesthetic that ties the development to the surrounding architectural character. The selective use of accent

materials, such as tile hanging and weatherboarding on prominent structures helps to add visual interest and promote wayfinding. Whilst the proposed architectural detailing includes brick quoining, chimneys, bay windows, and club tiles reflects locally distinctive materials, it also enhances the overall quality and character of the development.

Material Plan



<b>Key</b>	Half height tile hanging with red multi brick	Soft brown brick with red brick quoining (edges)
Soft brown brick	Red multi brick	Chimneys
Black weatherboarding (first floor - half height) with soft brown brick and red brick quoining (edges) to ground floor.	Brown roof tiles	Red roof tiles

Legibility and Wayfinding



<b>Key</b>	Gateway building	Feature areas
Corner turning facade on gateway buildings	Cornering turning dwellings	Informal open space
Bay windows	Views looking onto informal open space	Rural edge

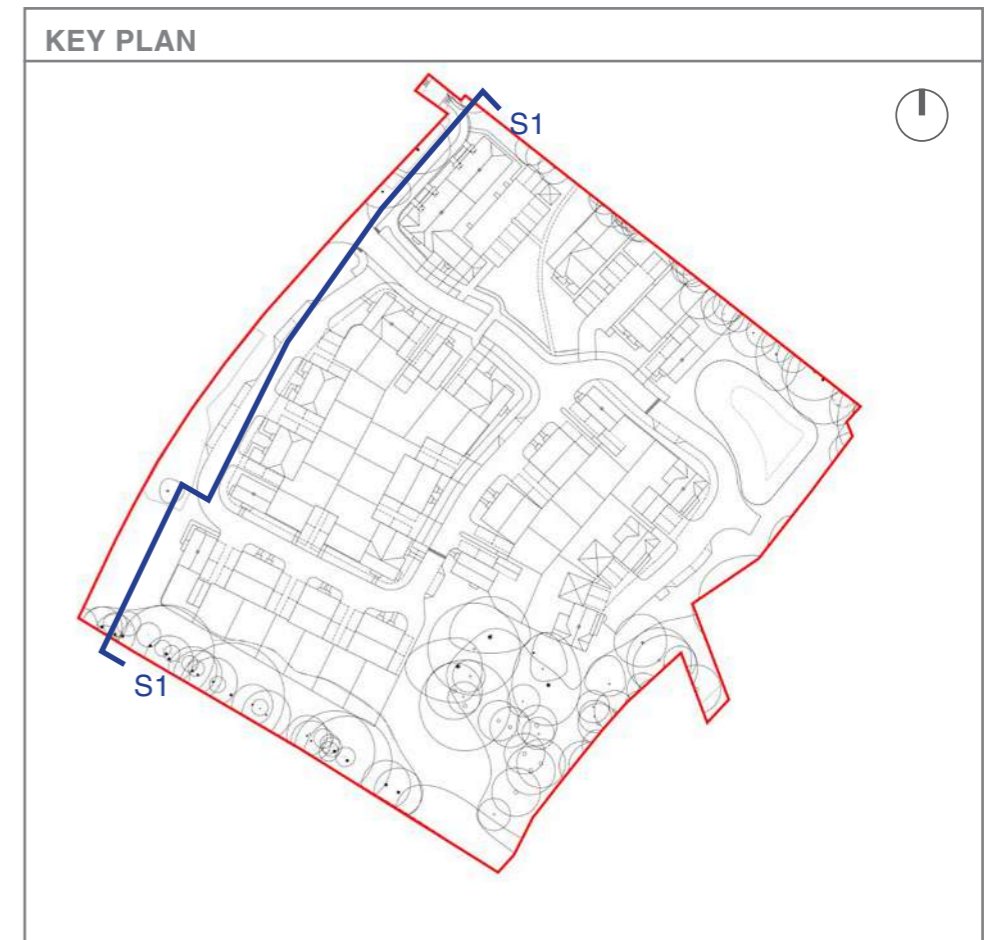
# 4.0 DESIGN APPROACH

## 4.02 Character Area 1 - The Street

Character Area 1 fronts West Hoathly Road, which provides the site access. The Apartment Building and Plot 10 act as feature buildings, creating a strong gateway into the development. The architectural approach in this area uses a soft brown brick palette, complemented by brick quoining and accent weatherboarding. Roof forms have been carefully considered to create an engaging street scene with variety and a visually interesting skyline.



Street Scene 1



# 4.0 DESIGN APPROACH

## 4.02 Character Area 1 - The Street



PLOT 23

PLOT 22



PLOT 24

### Material Strategy for Character Area 1

1. Soft Brown Brick
2. Red Brick Quoining
3. Black Weatherboarding
4. Brown Roof Tiles
5. Soldier Brick Headers
6. Brick Cills
7. Chimney's to Key Plots
8. Barn Hip Roof
9. White Window Frames
10. Front Door Type 1
11. Front-to-back Porches
12. Gallows Bracket Porches
13. Bay Windows



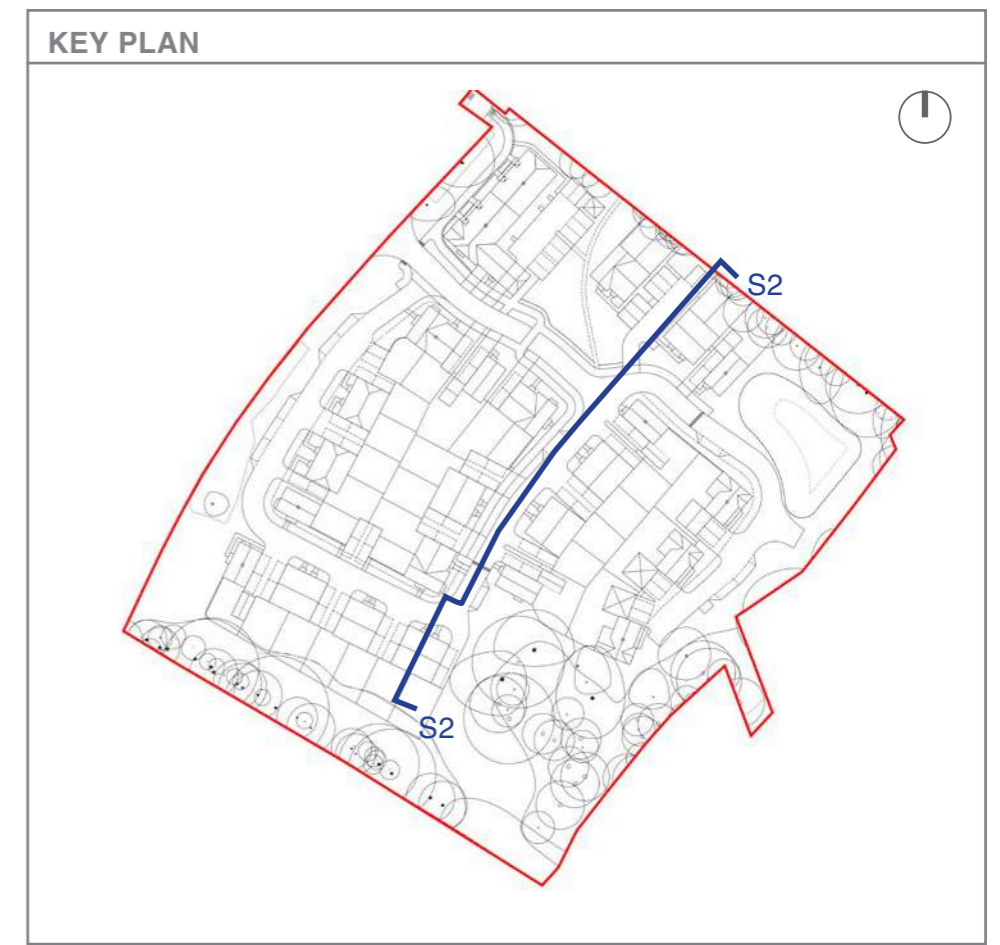
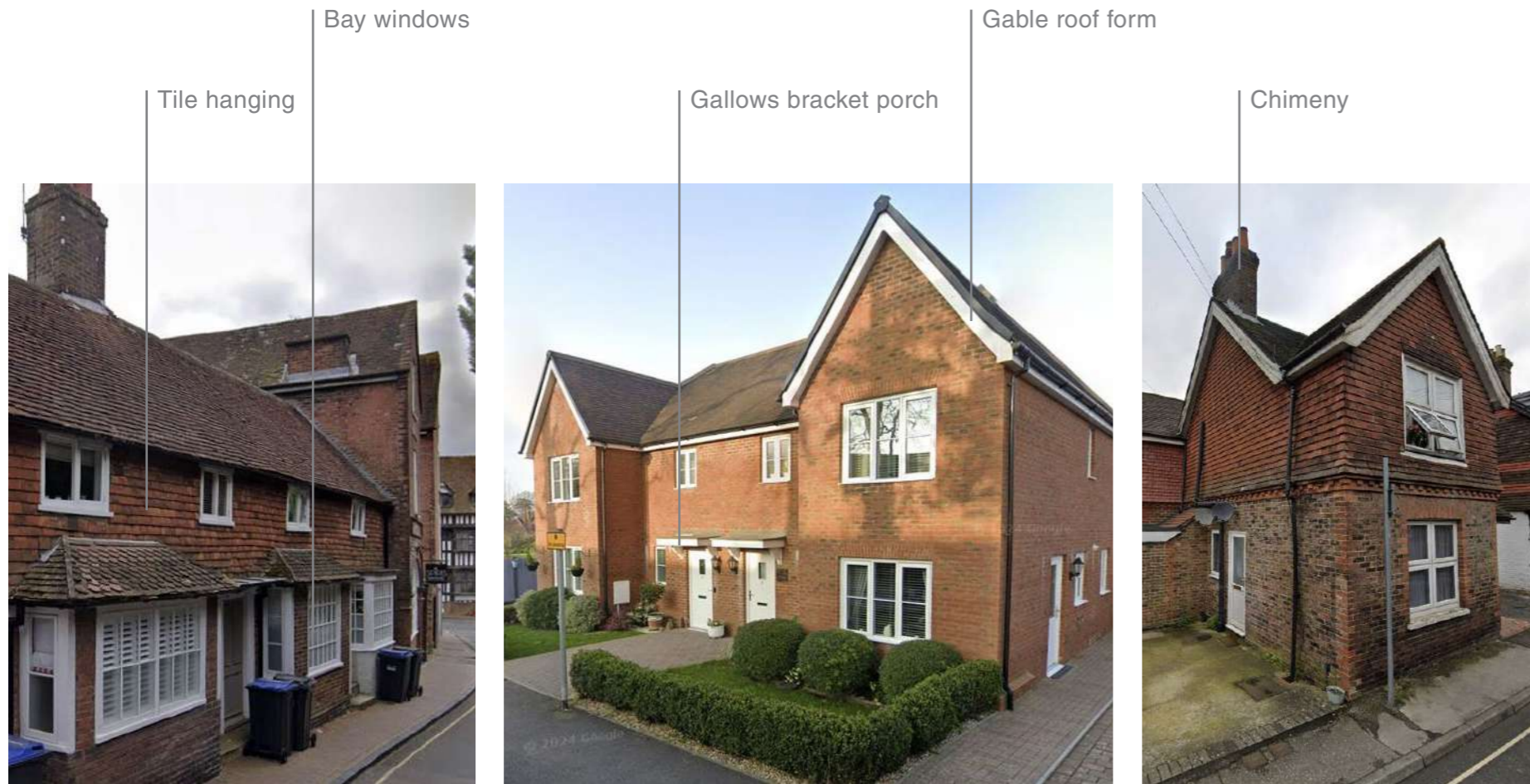
# 4.0 DESIGN APPROACH

## 4.03 Character Area 2 - The Lanes/ Transition

Character Area 2 forms the heart of the site and acts as a transition zone between Character Area 1 – The Street, and Character Area 3 – The Green Edge. A combination of front-to-back orientations and gable forms has been used to create variety and add interest to the street scenes. The primary material is a multi-red brick, complemented by decorative brick banding and detailed brick features. Tile hanging with a beaver-tail pattern is introduced at key corners and focal points to add visual interest and support wayfinding.

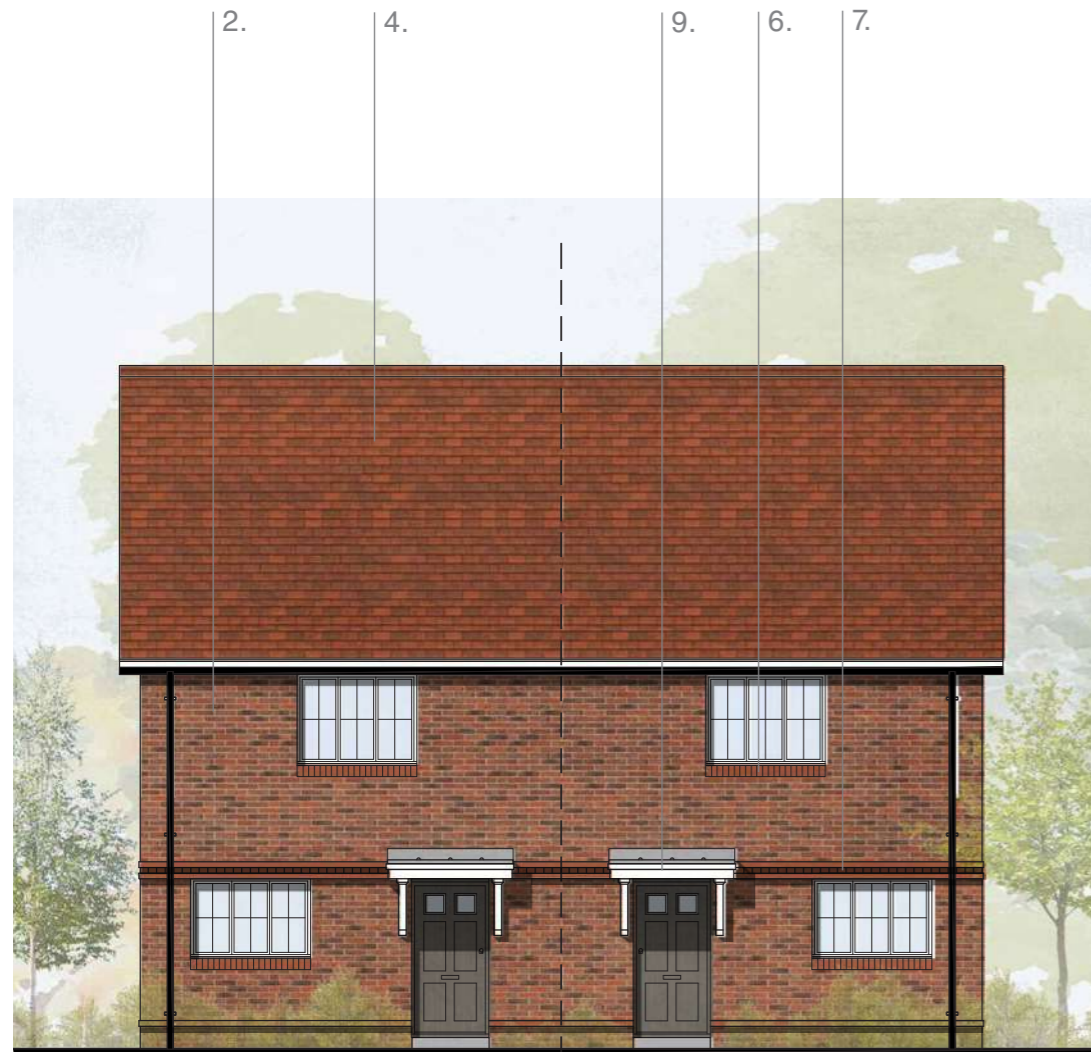


Street Scene 2



## 4.0 DESIGN APPROACH

### 4.03 Character Area 2 - The Lanes/ Transition



PLOT 26

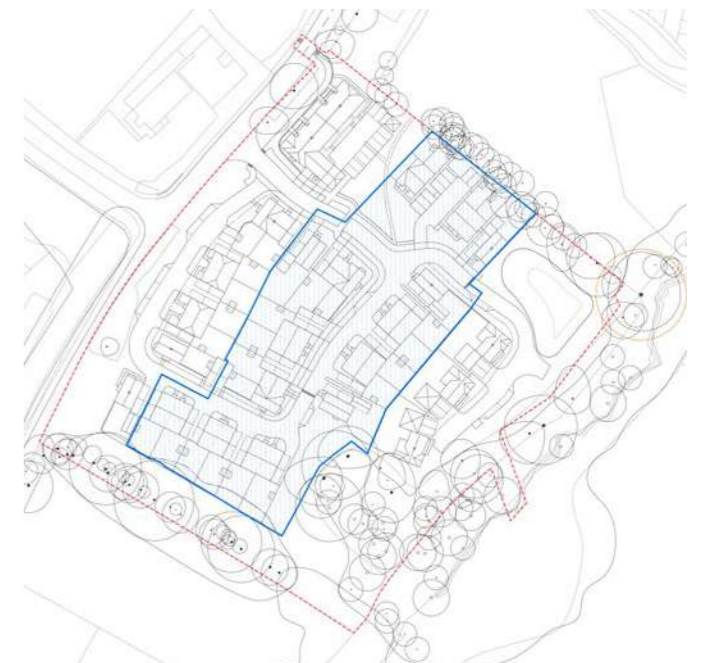
PLOT 25



PLOT 36

#### Material Strategy for Character Area 2

1. Tile Hanging (incorporating a beaver-tail pattern)
2. Red Multi Brick
3. Brown Roof Tiles
4. Red Roof Tiles
5. Brick Headers
6. Brick Cills
7. Brick Banding Detail
8. Chimney's to Key Plots
9. Gallows Bracket Porches
10. White Window Frames
11. Front Door Type 1
12. Bay Windows



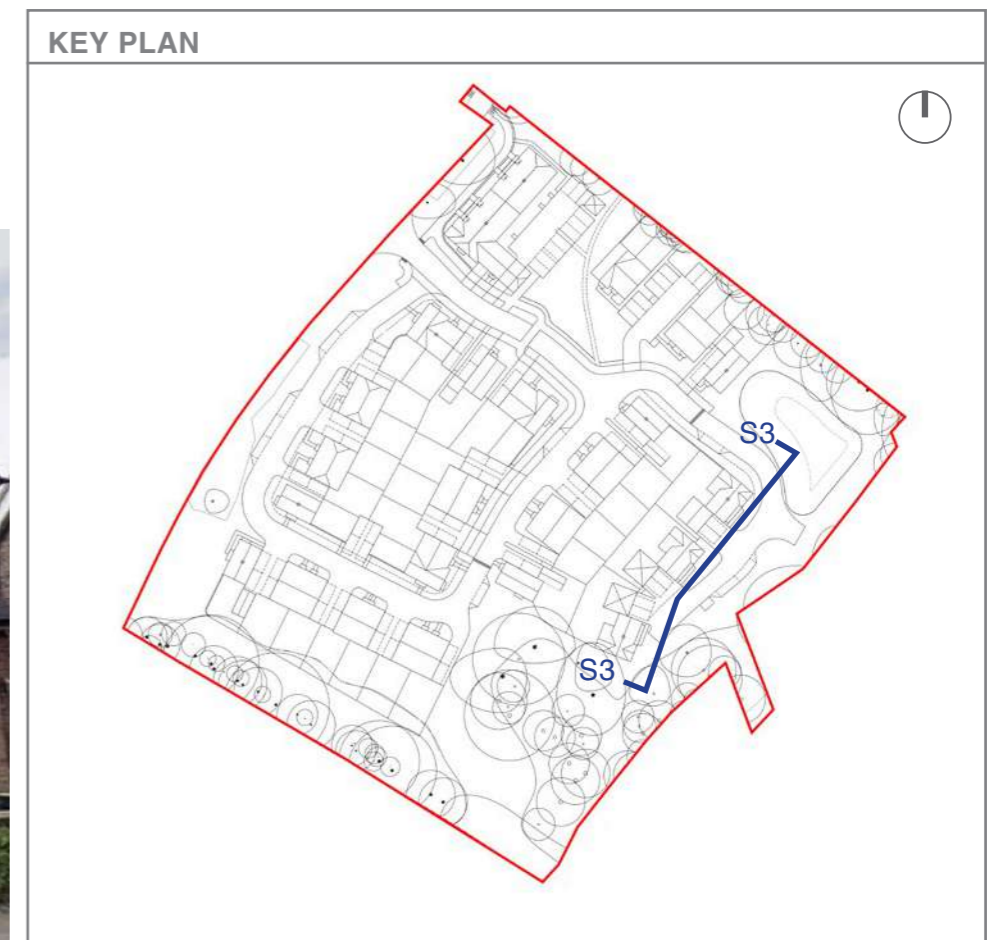
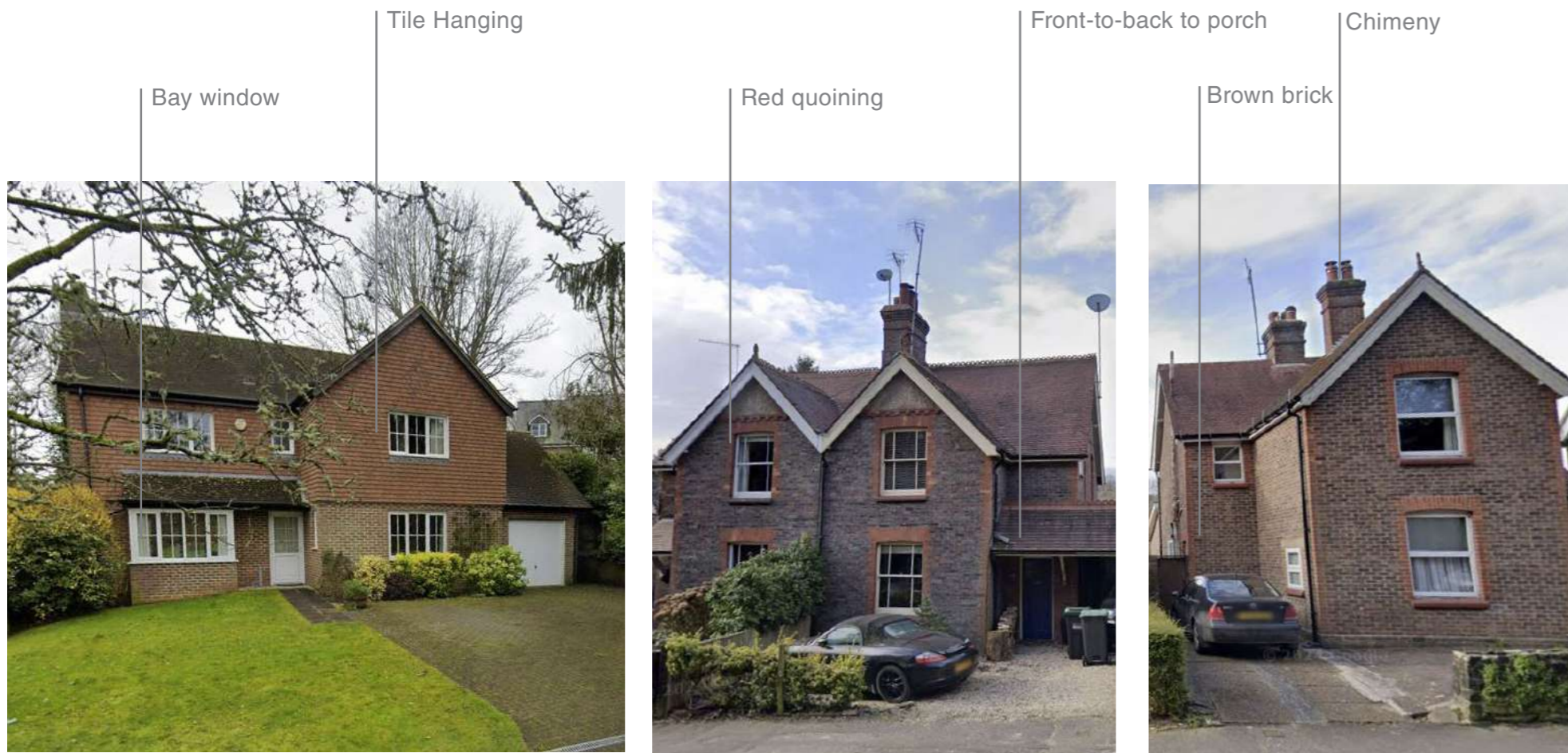
# 4.0 DESIGN APPROACH

## 4.04 Character Area 3 - Green Edge

Character Area 3 forms the low-density edge of the site, facing outward toward the sensitive Ancient Woodland. A 15-metre buffer, enhanced landscaping, and a private drive have been incorporated to ensure an appropriately sensitive interface with this area. The proposals here use soft brown brick, brick quoining, tile hanging to accentuate gable forms, and chimneys to add character and visual interest. The street scene has been carefully designed to appear less dense and to evoke a rural, countryside feel, with a variety of garage roof forms introduced to create interest and give the development a more organic appearance.



Street Scene 3



# 4.0 DESIGN APPROACH

## 4.04 Character Area 3 - Green Edge



PLOT 39



PLOT 38

### Material Strategy for Character Area 3

1. Soft Brown Brick
2. Red Brick Quoining
3. Tile Hanging
4. Brown Roof Tiles
5. Red Roof Tiles
6. Soldier Brick Headers
7. Brick Cills
8. Brick Banding Detail
9. Chimney's to Key Plots
10. Low Level Brick Banding
11. Front-to-back Porches
12. White Window Frames
13. Front Door Type 2



## 4.0 DESIGN APPROACH

### 4.05 High Quality Building Design Checklist

SUBJECT	DESCRIPTION	CHECK	SITE STATEMENT
Response to Character	Do the proposals demonstrate a response to the character of the area as identified within the Character Study in Section 2?	✓	The proposal draws directly on the local context to shape the distinct character areas, informing both the architectural detailing and the selection of appropriate material palettes.
Response to Constraints and Opportunities	Do the proposals demonstrate a response to the site constraints and opportunities as identified within the Site Appraisal in Section 2?	✓	The proposal utilises the site's existing features to create spaces for community interaction and placemaking, while orientating buildings to both preserve established elements and frame key views for residents.
DG37: Sustainable Buildings	Are buildings designed to minimise the use of resources and energy?	✓	Minimising energy use has been a core consideration from the project's inception, informed by passive design measures and a carefully considered building orientation.
DG38: Respond to Context	Has the applicant demonstrated an architectural approach and identity borne from the place and reflected through the Character Study?	✓	The character study draws on the positive qualities of the local context, using established forms to inform the design approach and recombining them in varied ways to create a development that both reflects its surroundings and establishes a strong, coherent identity and sense of placemaking in its own right.
	Does the new development adopt a simple form in-keeping with the character of the area? If not is the reason justified	✓	The proposed development is in-keeping of the character of the area.
	Is the choice of window design appropriate to the overall design approach?	✓	The windows feature white frames with a combination of vertical and horizontal mullions, which is strongly in keeping with the local architectural context. The development also introduces bay windows at key corner locations to enhance wayfinding and add visual interest.
	If balconies are proposed do they integrate well with the rest of the facade	✓	The scheme proposes Juliet balconies to the first floor of the mezzanine units, helping the building read as a domestic-scale element rather than a conventional flat block. This approach avoids the visual weight of projecting balconies while still providing meaningful amenity for residents.
	Does the roofscape proposed reflect the simple roof structures characteristic within the District?	✓	The roofscape is primarily informed by the historic vernacular, with simple pitched roofs to the semi-detached units and the introduction of hips and gables at key locations to add visual interest and articulation.
	Are larger buildings broken up into a series of smaller spans or modules of a simple form to ensure the roof does not dominate the building or surrounding area?	✓	Reducing perceived mass and avoiding dominant roof forms has been a key design consideration, particularly for the apartment block. A combination of varied roof forms, including barn hips, has been introduced to break down the scale and create a more domestic, contextual appearance.
	If chimneys are incorporated into the design are they reflective of the character of the area?	✓	Simple brick chimneys, designed based on examples in the local context are proposed at key corner locations to add interest to the street scene and reinforce wayfinding.
	If dormers are incorporated into the design are they reflective of the character of the area?	N/A	
	Are they positioned to line up with openings on the main facade?	N/A	
	Is the palette of materials and detailing proposed of high quality and reflective of the character of the area as established through the Character Study?	✓	The quality of the proposed detailing has been carefully considered, incorporating brick quoining, feature materials such as weatherboarding and tile hanging, beaver-tail patterned tile hanging to selected units, and refined elements including brick banding, soldier courses, and brick cills.
DG39: Scale and Height	Does the design generally reflect or respond to the scale of the existing settlement and positively contribute to the character as identified in the Character Study in Section 2? If not has a strong justification been provided?	✓	The proposal reflects the scale of the local context, delivering a medium-density development supported by a generous landscape framework. All units are two storeys in height, with architectural detailing used to promote wayfinding and visual interest rather than relying on increased scale.
	Does the scheme incorporate variations in height responding to the location within the proposal, for instance reflecting the street hierarchy, enhancing legibility of an important corner or node or emphasising a particular use?	✓	Legibility has been carefully considered throughout the scheme, with key corners and nodes clearly articulated. This has been achieved not through increased scale, but through variations in architectural rhythm, including the introduction of gables at prominent corners to break up the front-to-back rhythm, alongside the use of accent materials.
	Is the location of any apartment buildings justified and justifiable?	✓	The apartment block is positioned at the site entrance, acting as a gateway building that clearly defines and announces the arrival into the scheme.

## 4.0 DESIGN APPROACH

### 4.05 High Quality Building Design Checklist

SUBJECT	DESCRIPTION	CHECK	SITE STATEMENT
DG40: Active Frontage	Does the development ensure that all streets and public spaces have good natural surveillance from buildings?	✓	The public spaces are designed to be well overlooked, while forming a series of linked green areas that offer varied natural environments for residents and the wider community. These spaces are connected by streets with tree-lined verges and a network of public footpaths.
	Are active ground floor uses proposed on busy commercial streets/ town centre locations?	N/A	
	Does the scheme avoid exposed, blank gable ends with no windows fronting the public realm?	✓	Significant consideration has been given to avoiding blank gable ends facing the public realm, with a strong emphasis on creating active and engaging streetscapes.
	Do corner buildings 'turn the corner' providing frontage to both streets?	✓	Each corner is marked by a corner-turning unit, incorporating entrances to both façades or alternatively a bay window. Variation across the different house types has also been introduced to reinforce this approach and enhance legibility.
	Has the applicant demonstrated how the use of corner buildings has been considered in order to aid legibility?	✓	As part of the Character Area study a way finding and legibility plan has been produced.
	Are all property entrances directly onto and easily visible from the public realm? Are they legible and welcoming?	✓	All entrance front either a path or road and are very clearly defined and welcoming.
	If there are apartments within the scheme are their communal entrance cores generous, well lit by natural light and naturally ventilated?	✓	Our proposal goes a step further by providing separate entrances for the apartment block, allowing them to be easily maintained.
DG41: Sloping sites	Does the development respond to a sloping site with the building stepping to follow the slope where appropriate?	✓	The site's topography has been carefully considered, particularly where level changes are more pronounced, and has been used positively to support wayfinding, with certain units positioned to respond to and sit within higher ground levels.

# 5.0 CONCLUSION

5.01 CONCLUSION

## 5.0 CONCLUSION

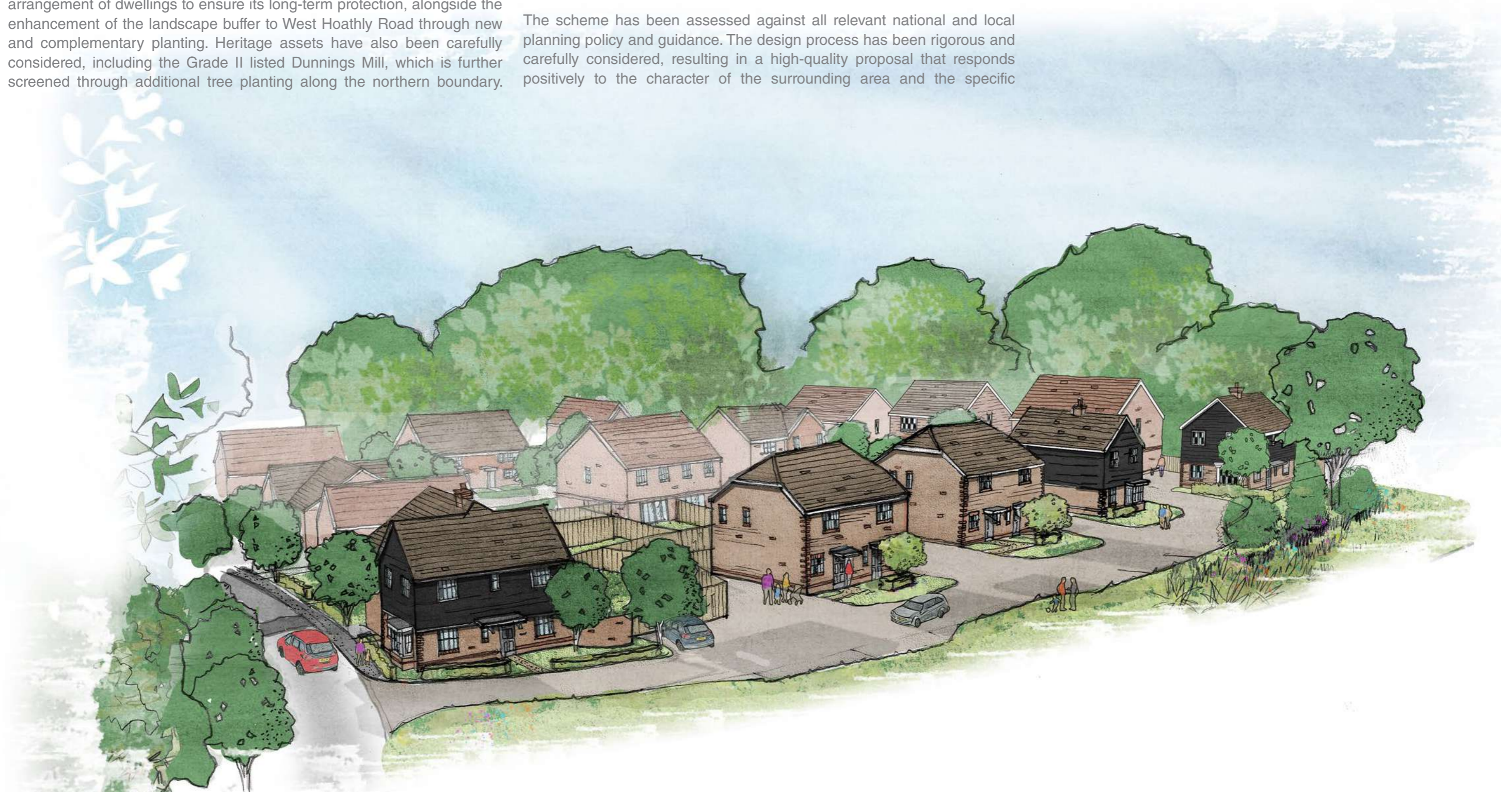
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This Design and Access Statement demonstrates how the scheme has been shaped by a clear understanding of East Grinstead's local character, informed by a thorough analysis of the site's constraints and opportunities. Key considerations include the presence of ancient woodland, addressed through the provision of appropriate buffers and the careful arrangement of dwellings to ensure its long-term protection, alongside the enhancement of the landscape buffer to West Hoathly Road through new and complementary planting. Heritage assets have also been carefully considered, including the Grade II listed Dunnings Mill, which is further screened through additional tree planting along the northern boundary.

The resulting proposal delivers an appropriate and well-considered development that meets the relevant planning criteria, makes efficient and effective use of the land, and is underpinned by a strong landscape framework. This framework draws on existing site features while strengthening outward connections, including a footpath link to Sunnyside Recreation Ground.

The scheme has been assessed against all relevant national and local planning policy and guidance. The design process has been rigorous and carefully considered, resulting in a high-quality proposal that responds positively to the character of the surrounding area and the specific

constraints of the site. Overall, the development represents a sustainable and visually coherent residential scheme set within a well-integrated and thoughtfully designed landscape.





## ECE Architecture

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