



LEGEND

Overall Design Principles

- (D1) Retention of existing vegetation within the site will help to preserve the landscape character of the site, provide visual screening and support local wildlife.
- (D2) Retention of existing Public Rights of Way and Permissive Paths within the site and the introduction of footpath links throughout the site create circular routes and provide connectivity with the surrounding environment and wider ProW network. The proposed cycle link creates improved sustainable transport connections through the site, linking the SANG to the west of the site with Imberhorne Lane to the east.
- (D3) Inclusion of focal spaces within the site, through the use of surface treatments, strategic tree planting and location of open spaces, aid with wayfinding and emphasise the different characters of the site.
- (D4) Belts of Public Open Space along the northern and southern boundaries of the site help to set the development sympathetically within the landscape, minimising impact on ancient woodland to the north and bridgeway and listed buildings to the south.

Planting Proposals

- (P1) Boundary vegetation enhancements and inclusion of native hedgerow, tree and shrub planting within the open spaces, create additional habitat for wildlife, whilst helping blend the development into the wider landscape.
- (P2) A mixture of native and ornamental street trees are proposed throughout residential parcels. The street trees provide a natural vertical element along avenues, help to soften views of the built form, and provide focal points in views within the site. The tree palette varies in line with the street hierarchy to aid with wayfinding and provide variation in character across the development.
- (P3) A palette of native tree species is proposed throughout areas of Public Open Space.
- (P4) Amenity grassland areas are proposed in open spaces to create suitable space for informal recreation and play.
- (P5) Suitable wetland wildflower mix and native shrub planting in or immediately adjacent to SuDS features improve site biodiversity and provide additional wetland habitat for local wildlife. The inclusion of reeds will provide shelter for wildlife and visual interest.
- (P6) Proposed hedges to private gardens help create defensible space to dwelling frontages, whilst adding to the street character.
- (P7) Ornamental planting in front gardens includes a mix of evergreen and deciduous shrubs, perennials and grasses. This mixture will provide seasonal interest as well as ecological benefits for bees and other pollinating insects. Plants are selected that are appropriate to their location and conditions. The planting palette changes across the site to provide variation between different character areas.

Surface and Boundary Treatments

- (S1) A variety of road surface materials is proposed to emphasise street hierarchy across the site and aid with wayfinding. Tarmac has been proposed to the principal route, with tarmac or brindle block paving to secondary and tertiary streets. Brindle block paving will create focal spaces within the scheme and bracken coloured block paving has been proposed to parking courts and private drives adjacent to public open space.
- (S2) Proposed cycle links to be tarmac for ease of use by cyclists.
- (S3) Proposed changes to road surfaces and pedestrian crossings are highlighted with granite setts and grey block paving to form rumble strips and aid in slowing vehicular traffic.
- (S4) Paths through the Public Open Space are self-binding gravel with timber boardwalk used where paths cross SuDS features.
- (S5) A range of boundary treatments, including timber post and rail, timber knee rail, metal esatto railings and hedgerow planting have been used across the site to define defensible space and to help define the character areas and streetscape.

Play and Open Space

- (O1) The introduction of large areas of open space within and around the development provides spaces for community use, play, recreation and quiet contemplation, whilst creating a pleasant setting for the proposed built form.
- (O2) A central open space forms the heart of the development and offers a wide variety of play opportunities for different age groups and abilities.
- (O3) A LAP for younger children incorporates low key natural play elements such as mounds and winding paths.
- (O4) The northern play space encourages active, imaginative play for school-aged children, and is located to a large amenity area for informal games.
- (O5) North-south linear green spaces formed by enhancing and strengthening existing hedgerows, provide routes for people and wildlife, reinforcing green infrastructure connections across the site.
- (O6) Proposed allotments provide opportunities for food production and social interaction for the new community, supporting wellbeing and sustainable living.

FOR PLANNING

Scale: 1:1000	0 10 20 30 40 50m	North	Project: Land West of Imberhorne Lane East Grinstead
Rev: C	Date: 18.05.26	Drawn: LM	Checked: AE
Updated in line with revised layout			
Rev: B	Date: 14.01.26	Drawn: AE	Checked: JM
Updated in line with revised layout + surface treatment comments			
Date: 11.12.25			
Drawn by: LM		Checked by: AE	
Dwg No: GLS_080_127_1200		Rev: C	

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Project: Land West of Imberhorne Lane East Grinstead

Title: Landscape Illustrative Masterplan

Client: Victory Homes

Baratt

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