



Client	Vistry Homes Limited		
Project	P2177i Imberhorne		
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Phasing Plan Explanatory Note

Introduction

This explanatory note has been prepared on behalf of Vistry Homes Limited and David Wilson Homes Southern to provide clarification on the proposed phasing of the development at Land South And West Of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex, which obtained hybrid planning permission under reference DM/23/2699 on 23 December 2025.

This note is submitted as part of Condition Discharge Application DM/26/1154 for the discharge of condition 28 (Phasing Plan) and is intended to provide clarity over the purpose and use of phasing plan drawing 'CB-96-282-001 *Phasing Plan for whole site 12-08-26*'.

The proposal will be delivered in accordance with the sequencing requirements of the Hybrid (Full Planning and Outline) Planning Permission and associated planning Conditions and Section 106 obligations. The purpose of the phasing plan is twofold, the first is to broadly categorise the various elements of the scheme, identifying the infrastructure which already has Full Planning Permission (Phase 1A, 1B, and 1C), the C2 Care Village (Phase 1D), the infrastructure secured under the Reserved Matters application (Phase 2A and 2B) and then housing parcels (Use Classes C3) and associated remaining infrastructure (Phases 3A – 3F).

The second purpose relates to ensuring clarity and transparency through the discharge of conditions process. There are two separate house builders delivering the C3 residential housing, Vistry Homes Limited and David Wilson Homes, along with a third who will be delivering the C2 Care Village. Each will be managing the discharge of certain conditions which are specific to their sub-phases, such as materials discharge. In order to assist timely delivery of the scheme and to provide clarity on which Discharge of Condition application relates to which part of the site, Phase 3 has been divided into sub-phase parcels in line with which developer will be delivering the housing (C3); whilst Phase 1D will be delivered by the Care Village developer.

The phasing plan and this accompanying note are therefore not intended to regulate a rigid chronological sequence of development themselves, but merely elucidate and facilitate the sequencing required by the Hybrid Planning Permission and associated Section 106 obligation.

Proposed Phasing

The phases identified in the submitted phasing plan are as follows:

- 1A – Spine Road Full Planning Infrastructure
- 1B – Sports Pitches and Facilities
- 1C – SANG Full Planning Infrastructure
- 1D – Care Village

- 2A – Pedestrian/Cycle Infrastructure
- 2B – SuDS and Public Open Space Reserved Matters Infrastructure
- 3A – Vistry Show Area and Landscaping
- 3B – Vistry Residential
- 3C – David Wilson Homes Residential
- 3D – Vistry Residential
- 3E – David Wilson Homes Residential
- 3F – Vistry Residential

As such, unless otherwise agreed in writing with the Local Planning Authority, the phasing plan 'CB-96-282-001 *Phasing Plan for whole site 12-08-26*' broadly categorises the various phases of development and identifies each lettered sub-phase for the purpose of the discharging of conditions.

For the avoidance of doubt, both phases (numbered) and their sub-phases (lettered) do not require delivery in alphabetical or numerical sequence, and multiple phases/sub-phases may be commenced and delivered simultaneously, subject to compliance with the relevant planning conditions and Section 106 obligations.