

From: Billy Clements <billy.clements@devinehomes.co.uk>
Sent: 19 August 2026 16:46:13 UTC+01:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>; "Rosie Baker" <rosie.baker@devinehomes.co.uk>
Cc: "Luke Eldridge" <luke.eldridge@devinehomes.co.uk>
Subject: RE: DM/26/0073- Land at West Hoathly Road, East Grinstead - Verified View
Attachments: 5556 DevineHomes West Hoathly Rd AVR R02 (2026-08-19) 200dpi Part 01.pdf
Importance: High

Good afternoon, Joseph

Following on from the below, please see attached Verified View/Accurate Visual Representations (AVR) for West Hoathly Road.

The report is in two parts due to file size. This email includes Part 1 and I'll follow up with Part 2.

Please note:

1. There are two viewpoints – View 1 is exactly as per the agreed location below. View 2 is slightly further south on West Hoathly Road (closer to The Old Dunnings Mill). Whilst not originally requested, it was efficient to have this one produced also whilst the photographer/surveyor were on site.
2. The AVRs have been produced to Level 1 – Wireframe. This essentially shows a dotted outline for the modelled massing of the scheme where occluded/obscured by landscaping or existing buildings, and a solid line with yellow colour fill for the areas which would be visible. We have not progressed to Level 2 or Level 3 because – as you'll see – both viewpoints demonstrate that the scheme would be significantly occluded/negligible visibility in the summer views taken. As such, the additional detail to the modelling which Levels 2 & 3 would provide would be largely irrelevant and would not be seen in the imagery.

I trust this addresses the points raised by urban design/heritage consultees in terms of visual impact/intervisibility, but please let me know if you need any further clarification.

Separately, is there any progress on the Council's final position in relation to the drainage outfall via the Ancient Woodland? I believe this is the only substantive point outstanding which is holding up the application being reported to Committee? Grateful for any update.

Kind regards,

Billy Clements
Deputy Managing
Director

St Michael's House | 111 Bell Street | Reigate | RH2 7LF

Tel: [01737 274833](tel:01737274833)
Mobile: [07988 811528](tel:07988811528)

From: Billy Clements
Sent: 24 July 2026 10:51
To: 'Joseph Swift' <joseph.swift@midsussex.gov.uk>; Rosie Baker <rosie.baker@devinehomes.co.uk>
Cc: Luke Eldridge <luke.eldridge@devinehomes.co.uk>
Subject: RE: DM/26/0073- Amended plans - Land at West Hoathly Road, East Grinstead 4 of 4

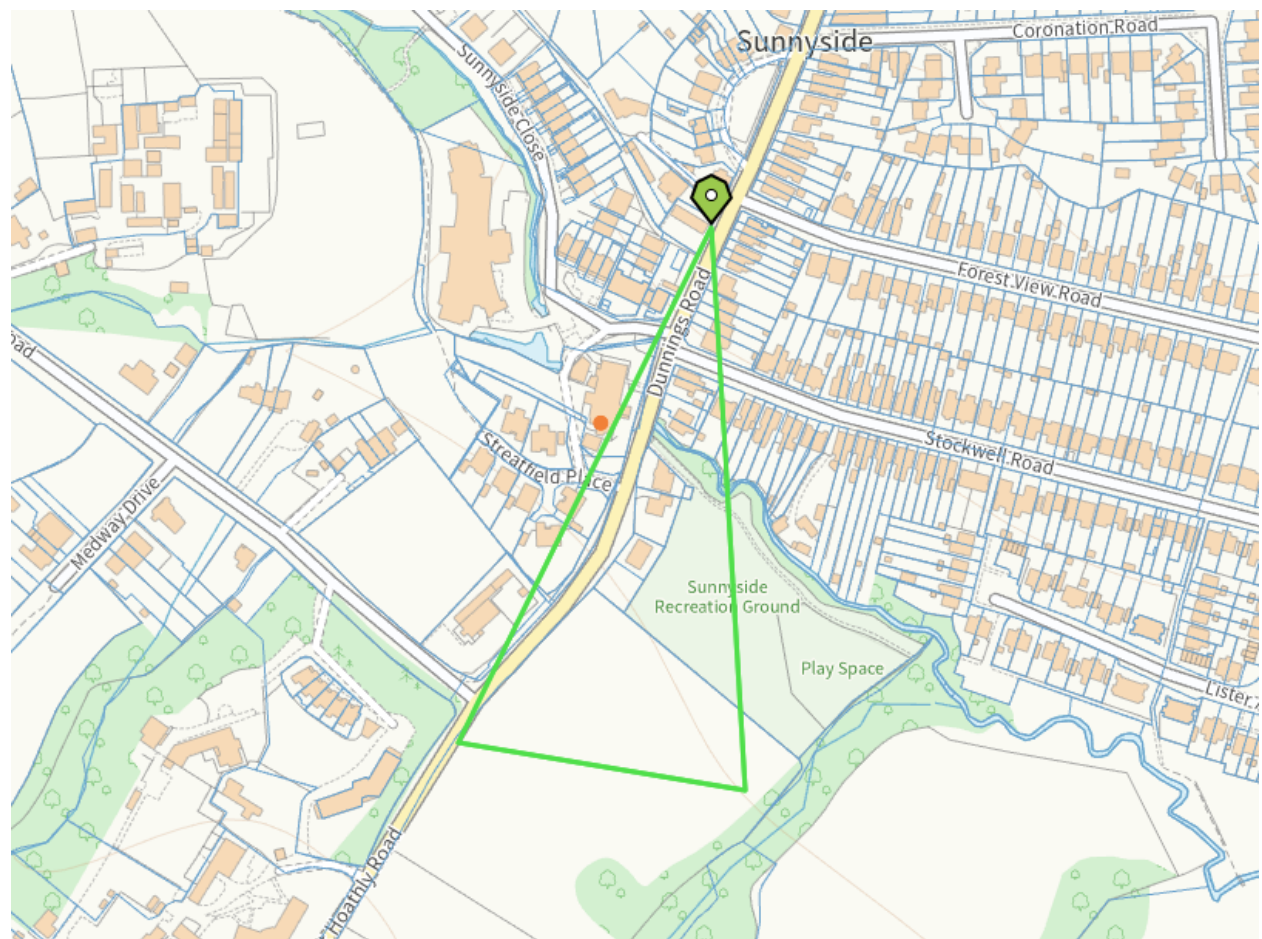
Hi Joseph

Thanks for your email. Rosie is on leave so I'm picking up in her absence.

Thanks for the advice.

For the avoidance of doubt, we will therefore proceed to instruct the consultants to progress the visualisation based on the location below which best represents the views expressed by both the Conservation and Urban Design Officers. This is essentially on the footway on the western side of Dunnings Road, outside Sunnyside Barn/opposite Forest View Road and looking south.

On a separate note, are you now satisfied in relation to the drainage outfall / ancient woodland such that, subject to the consultation on the amended plans, we can work towards a Committee date?





Kind regards,

Billy Clements
Deputy Managing
Director

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From: Joseph Swift <joseph.swift@midsussex.gov.uk>

Sent: 24 July 2026 10:13

To: Rosie Baker <rosie.baker@devinehomes.co.uk>

Cc: Billy Clements <billy.clements@devinehomes.co.uk>; Luke Eldridge
<luke.eldridge@devinehomes.co.uk>

Subject: RE: DM/26/0073- Amended plans - Land at West Hoathly Road, East Grinstead 4 of 4

Good morning Roise,

Following my previous email I have now had the opportunity to discuss with the Tree Officer and they have confirmed that they would be happy for the Tree Protection Plan and Landscaping to be conditioned.

In relation to the view point, the Conservation Officer has provided the attached response. Looking at this and the Urban Designers comments picture 6 appears to be broadly the same location that both have identified.

I trust the above is of some assistance.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
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www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Rosie Baker <rosie.baker@devinehomes.co.uk>

Sent: 15 July 2026 14:50

To: Joseph Swift <joseph.swift@midsussex.gov.uk>

Cc: Billy Clements <billy.clements@devinehomes.co.uk>; Luke Eldridge <luke.eldridge@devinehomes.co.uk>

Subject: RE: DM/26/0073- Amended plans - Land at West Hoathly Road, East Grinstead 4 of 4

Hi Joseph,

Thanks for your update message, appreciated and glad you were able to download the 4 plans from the provided link.

We need to agree a single viewpoint. It cannot be in the road as it would not meet the necessary accredited verified view methodology – they need to set up a tripod and it would not be safe. Let us know the selected pavement viewpoint.

Can you also let me know if you would like the tree protection plan and landscape masterplan updated or if you are happy to condition these items.

Many thanks
Rosie

Rosie Baker
Planning Manager
(working hours Monday - Wednesday)

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From: Joseph Swift <joseph.swift@midsussex.gov.uk>

Sent: 15 July 2026 14:30

To: Rosie Baker <rosie.baker@devinehomes.co.uk>

Cc: Billy Clements <billy.clements@devinehomes.co.uk>; Luke Eldridge
<luke.eldridge@devinehomes.co.uk>

Subject: RE: DM/26/0073- Amended plans - Land at West Hoathly Road, East Grinstead 4 of 4

Good afternoon Roise,

I can confirm that I have received the amended plans I am just in the process of uploading them and will get the application re-advertised.

Despite continuing to chase I have yet to get any comments from the Ecology consultant. I will escalate this to my line manager.

Finally in relation to the location for the visual, the Conservation Officer has advised that they will go out on site and will confirm exactly where they would like the CGI visual to be taken from, where as the Urban Designer has advised that it should be from the location they have provided and does not consider it makes a difference if its from the road or pavement, as it would be visible while driving or walking.

I trust the above is of some assistance.

Kind regards

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From: Rosie Baker <rosie.baker@devinehomes.co.uk>
Sent: 14 July 2026 17:42
To: Joseph Swift <joseph.swift@midsussex.gov.uk>
Cc: Billy Clements <billy.clements@devinehomes.co.uk>; Luke Eldridge <luke.eldridge@devinehomes.co.uk>
Subject: DM/26/0073- Amended plans - Land at West Hoathly Road, East Grinstead 4 of 4

Email 4 of 4

Kind regards,

Rosie Baker
Planning Manager
(working hours Monday - Wednesday)

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From: Rosie Baker
Sent: 14 July 2026 17:40
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Cc: Billy Clements <billy.clements@devinehomes.co.uk>; Luke Eldridge <luke.eldridge@devinehomes.co.uk>
Subject: FW: DM/26/0073- Amended plans - Land at West Hoathly Road, East Grinstead 2 of 4

Email 2 of 4

Kind regards,

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From: Rosie Baker

Sent: 14 July 2026 17:37

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Cc: Billy Clements <billy.clements@devinehomes.co.uk>; Luke Eldridge <luke.eldridge@devinehomes.co.uk>

Subject: DM/26/0073- Amended plans - Land at West Hoathly Road, East Grinstead 1 of 4

Dear Joseph,

Following our discussions in relation to the application please find attached amended plans.

I have enclosed a cover letter which sets out all the changes and lists out the contents of this revision. Also attached above is an updated schedule of accommodation and drawing issue sheet.

I will send the revisions across a number of emails, totalling 4

The site layout drawing PL-101, Materials and boundary treatment drawing PL104, Streetscene drawing PL-151 and the DAS addendum are large files so I have included those 4 items on the link below.

Any questions please do get in touch. It would be helpful if you could confirm receipt.



[7189 - PL-101- Site Layout.pdf](#)



[7189 - PL-104 - Material & Boundary Treatment Plan.pdf](#)



[7189 - PL-151 Street Scenes \(D-D & E-E\).pdf](#)



[7189 - Design and Access Statment Addendum.pdf](#)

Kind regards,

Rosie Baker
Planning Manager
(working hours Monday - Wednesday)

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