



LAND WEST OF IMBERHORNE LANE | EAST GRINSTEAD

SUMMARY OF AMENDMENTS | MAY 2026



COOPER BAILLIE LIMITED

Connaught House
24 Guildford Road
Bagshot Surrey
GU19 5JN

T | 01276 450039

Copyright

The contents of this document must not be copied
or reproduced in whole or in part without the
written consent of Cooper Baillie Limited.

All plans are reproduced from the Ordnance
Survey Map with the permission of the Controller
of HMSO. Crown copyright Reserved. Licence No.
100022432

Job No.	CB_96_282
Rev	A
Date	MAY 2026
Signed off by	CLIENT

THE FOLLOWING DOCUMENT SETS OUT THE AMENDMENTS TO THE LAYOUT AND THE REQUESTED ARCHITECTURAL CHANGES THROUGHOUT THE APPLICATION PROCESS.





SUBMITTED | PLANNING LAYOUT - 1:1000



PROPOSED | PLANNING LAYOUT - 1:1000



KEY GENERAL CHANGES TO THE LAYOUT:

- ① Repositioned and distributed affordable tenure to accommodate the requested clustering and phasing requirements;
- ② Traffic calming measures were incorporated along the spine road with changes to surface materials in line with LPA urban design discussions;
- ③ Rationalisation of the footpath and cross points to align with traffic calming measures along the spine road;
- ④ Indicative public realm principles were added to the layout for the school entrance;
- ⑤ Revised SuDS ponds;
- ⑥ Updates to the red line where the bund by the care home is proposed;
- ⑦ David Wilson area revised, and Barratt area removed from the plan and replaced with David Wilson housing typologies;
- ⑧ School parking provision was provided along the primary road to cater to some school pick up and drop off requirements;
- ⑨ Additional 2.5-storey buildings were added around the central open space to support the road hierarchy;
- ⑩ Revisions across the layout to better respond to the levels across the site and mitigate issues with M4(2) and M4(3) dwellings;
- ⑪ Selected areas of block paving were added to the spine road and driveways;
- ⑫ Estate railings added to define front gardens along the spine road and plots with frontage parking.

SUBMITTED | PLANNING LAYOUT (SHEET 1) - 1:500



SHEET KEY



PROPOSED | PLANNING LAYOUT (SHEET 1) - 1:500



KEY GENERAL CHANGES TO THE LAYOUT:

- ① Repositioned and distributed affordable tenure to accommodate the requested clustering and phasing requirements;
- ② Traffic calming measures were incorporated along the spine road with changes to surface materials in line with LPA urban design discussions;
- ③ Rationalisation of the footpath and cross points to align with traffic calming measures along the spine road;
- ④ Indicative public realm principles were added to the layout for the school entrance;
- ⑤ Revised SuDS ponds;
- ⑥ David Wilson area revised, and Barratt area removed from the plan and replaced with David Wilson housing typologies;
- ⑦ School parking provision was provided along the primary road to cater to some school pick up and drop off requirements;
- ⑧ Revisions across the layout to better respond to the levels across the site and mitigate issues with M4(2) and M4(3) dwellings;
- ⑨ Selected areas of block paving were added to the spine road and driveways;
- ⑩ Estate railings added to define front gardens along the spine road and plots with frontage parking.

SHEET KEY



SUBMITTED | PLANNING LAYOUT (SHEET 2) - 1:500



SHEET KEY



PROPOSED | PLANNING LAYOUT (SHEET 2) - 1:500



KEY GENERAL CHANGES TO THE LAYOUT:

- ① Repositioned and distributed affordable tenure to accommodate the requested clustering and phasing requirements;
- ② Traffic calming measures were incorporated along the spine road with changes to surface materials in line with LPA urban design discussions;
- ③ Rationalisation of the footpath and cross points to align with traffic calming measures along the spine road;
- ④ Indicative public realm principles were added to the layout for the school entrance;
- ⑤ Revised SuDS ponds;
- ⑥ David Wilson area revised, and Barratt area removed from the plan and replaced with David Wilson housing typologies;
- ⑦ Additional 2.5-storey buildings were added around the central open space to support the road hierarchy;
- ⑧ Revisions across the layout to better respond to the levels across the site and mitigate issues with M4(2) and M4(3) dwellings;
- ⑨ Selected areas of block paving were added to the spine road and driveways;
- ⑩ Estate railings added to define front gardens along the spine road and plots with frontage parking.

SHEET KEY



PROPOSED | PLANNING LAYOUT (SHEET 3) - 1:500



KEY GENERAL CHANGES TO THE LAYOUT:

- ① Repositioned and distributed affordable tenure to accommodate the requested clustering and phasing requirements;
- ② Traffic calming measures were incorporated along the spine road with changes to surface materials in line with LPA urban design discussions;
- ③ Rationalisation of the footpath and cross points to align with traffic calming measures along the spine road;
- ④ Revised SuDS ponds;
- ⑤ Revisions across the layout to better respond to the levels across the site and mitigate issues with M4(2) and M4(3) dwellings;
- ⑥ Selected areas of block paving were added to the spine road and driveways;
- ⑦ Estate railings added to define front gardens along the spine road and plots with frontage parking.

SHEET KEY



SUBMITTED | PLANNING LAYOUT - 1:2000



PROPOSED | PLANNING LAYOUT - 1:2000



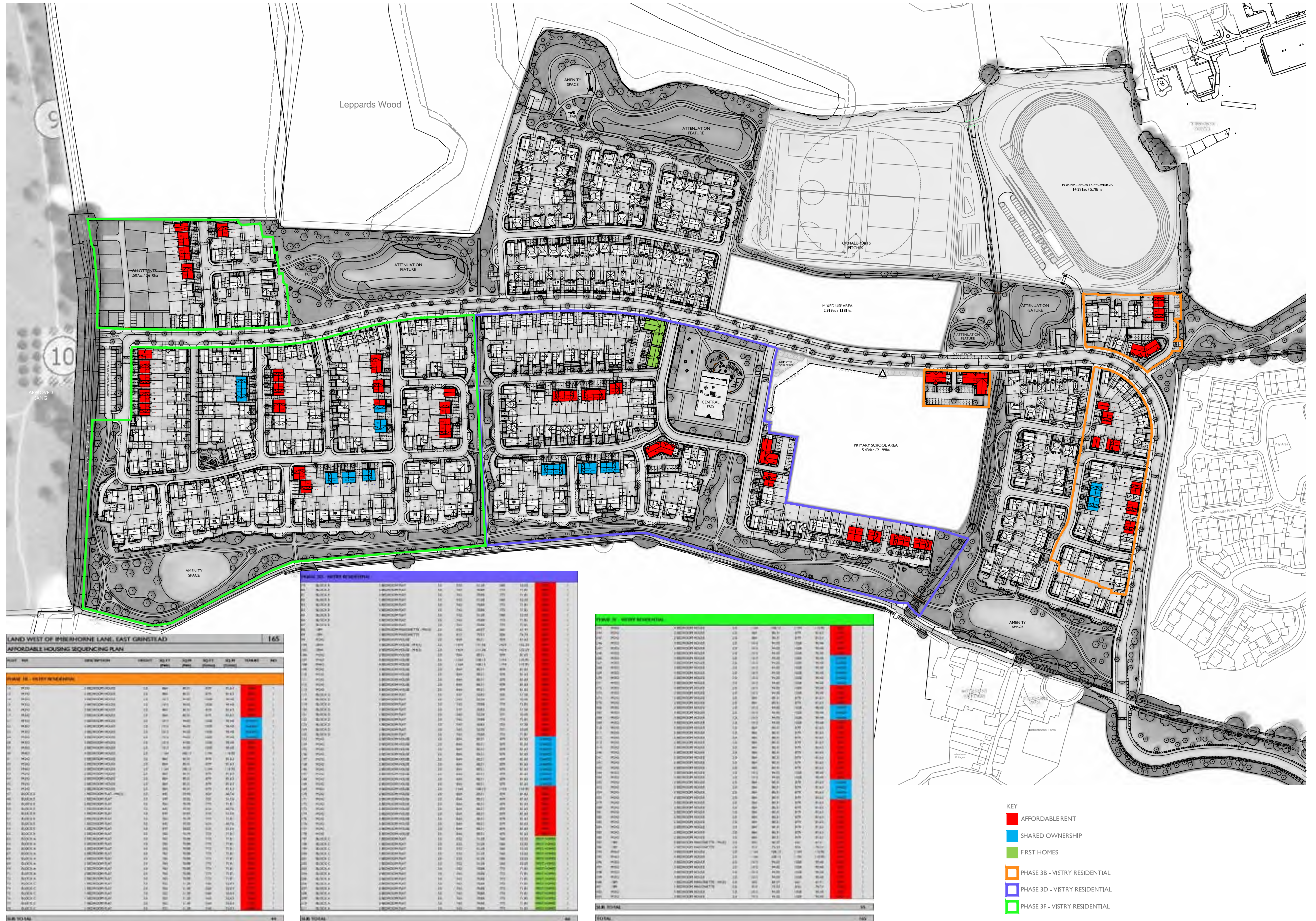
SUBMITTED | AFFORDABLE HOUSING PLAN - 1:1000



KEY

- AFFORDABLE RENT
- SHARED OWNERSHIP

PROPOSED | AFFORDABLE HOUSING SEQUENCING PLAN - 1:1000



SUBMITTED | EXTERNAL FINISHES PLAN - 1:1000



EXTERNAL FINISHES KEY				
PRINCIPAL ROUTE	EASTERN QUARTER	GREEN EDGE	WESTERN QUARTER	CORE AREA
BRICK 1 - RED MULTI BRICK WITH BRICK 2 CONTRASTING FEATURE BRICK COMPOSITE CLADDING - WHITE BRICK QUOIN DETAILING STONE CILLS TILE 1 - GREY ROOF TILE	BRICK 2 - DARK RED MULTI BRICK BRICK 3 - BUFF MULTI BRICK COMPOSITE CLADDING - WHITE TILE HANGING - TO MATCH MAIN ROOF, WITH DECORATIVE CLUB TILES TILE 2 - BROWN ROOF TILE TILE 3 - RED ROOF TILE	BRICK 1 - RED MULTI BRICK WITH BRICK 2 CONTRASTING FEATURE BRICK FLINT COMPOSITE CLADDING - WHITE TILE HANGING - TO MATCH MAIN ROOF, WITH DECORATIVE CLUB TILES TILE 2 - BROWN ROOF TILE STONE CILLS SAGE GREEN DOOR	BRICK 1 - RED MULTI BRICK WITH BRICK 2 CONTRASTING FEATURE BRICK BRICK 2 - DARK RED MULTI BRICK WITH BRICK 1 CONTRASTING FEATURE BRICK LIGHT GREY COLOURED THROUGH RENDER FLINT TILE 1 - GREY ROOF TILE TILE 3 - RED ROOF TILE SAGE GREEN DOOR	BRICK 1 - RED MULTI BRICK WITH BRICK 2 CONTRASTING FEATURE BRICK BRICK 2 - DARK RED MULTI BRICK WITH BRICK 1 CONTRASTING FEATURE BRICK BRICK 3 - BUFF MULTI BRICK LIGHT GREY COLOURED THROUGH RENDER TILE HANGING - TO MATCH MAIN ROOF, WITH DECORATIVE CLUB TILES TILE 1 - GREY ROOF TILE TILE 2 - BROWN ROOF TILE TILE 3 - RED ROOF TILE STONE CILLS
SOFFITS AND FASCIAS: WHITE				
WINDOWS: UPVC WHITE				
DOORS: BLACK / DARK GREY ON VISTRY AND DAVID WILSON UNITS. WHITE ON BARRATT UNITS.				
SOFFITS AND FASCIAS: BLACK / DARK GREY ON TILE HUNG UNITS. WHITE ON ALL OTHERS.				
WINDOWS: UPVC BLACK / DARK GREY WINDOWS ON TILE HUNG UNITS. UPVC WHITE ON ALL OTHERS.				
DOORS: BLACK / DARK GREY ON VISTRY UNITS. WHITE ON BARRATT UNITS.				
SOFFITS AND FASCIAS: BLACK / DARK GREY ON TILE HUNG UNITS. WHITE ON ALL OTHERS.				
WINDOWS: UPVC BLACK / DARK GREY WINDOWS ON TILE HUNG UNITS. UPVC WHITE ON ALL OTHERS.				
DOORS: BLACK / DARK GREY ON VISTRY UNITS, UNLESS STATED OTHERWISE. WHITE ON BARRATT UNITS.				
SOFFITS AND FASCIAS: WHITE				
WINDOWS: UPVC WHITE				
DOORS: BLACK / DARK GREY ON VISTRY UNITS, UNLESS STATED OTHERWISE.				
SOFFITS AND FASCIAS: WHITE				
WINDOWS: UPVC WHITE				
DOORS: BLACK / DARK GREY ON VISTRY AND DAVID WILSON UNITS.				

NOTES

ALL RAIN WATER PIPES TO BE BLACK UPVC.

FOR DOOR COLOURS PLEASE REFER TO STREET SCENES AND VISUALS.



PROPOSED | EXTERNAL FINISHES PLAN - 1:1000



Leppards Wood

FORMAL SPORTS PROVISION
14.291ac / 5.783ha

FORMAL SPORTS PITCHES

MIXED USE AREA
2.919ac / 1.181ha

PRIMARY SCHOOL AREA
5.434ac / 2.199ha

1507ac / 610ha

ATTENUATION FEATURE

POS

ATTENUATION FEATURE

CENTRAL POS

AMENITY SPACE

AMENITY SPACE

KEY

- 1 STOREY
- 2 STOREY
- 2.5 STOREY
- 3 STOREY

PROPOSED | BUILDING HEIGHTS PLAN - 1:1000



- KEY
- 1 STOREY
 - 2 STOREY
 - 2.5 STOREY
 - 3 STOREY

SUBMITTED | PARKING STRATEGY PLAN - 1:1000



PROPOSED | PARKING STRATEGY PLAN - 1:1000



SUBMITTED | EXTERNAL ENCLOSURES - 1:1000



PROPOSED | EXTERNAL ENCLOSURES PLAN - 1:1000



SUBMITTED | PARKING STRATEGY PLAN - 1:1000



PROPOSED | PARKING STRATEGY PLAN - 1:1000



[illegible]

PROPOSED | HARD SURFACING PLAN - 1:1000



SUBMITTED | STREET SCENES - GE02



GE-B



GE-C



GE-D



PROPOSED | STREET SCENES - GE02



GE-B



GE-C



GE-D



SUBMITTED | STREET SCENES - WQ01



WQ-A



WQ-B



WQ-C



WQ-D



PROPOSED | STREET SCENES - WQ01



WQ-A



WQ-B



WQ-C



WQ-D



SUBMITTED | STREET SCENES - WQ02



WQ-E



WQ-F



WQ-G



WQ-H



PROPOSED | STREET SCENES - WQ02



WQ-E



WQ-F



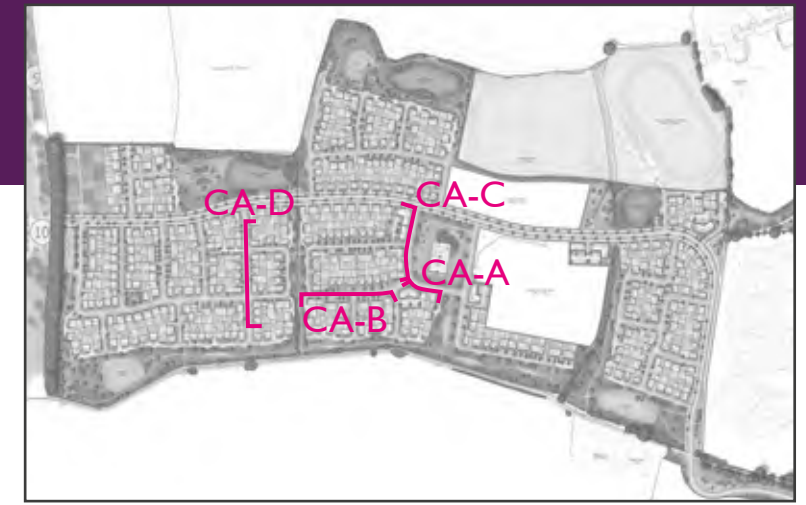
WQ-G



WQ-H



SUBMITTED | STREET SCENES - CA01



CA-A



CA-B



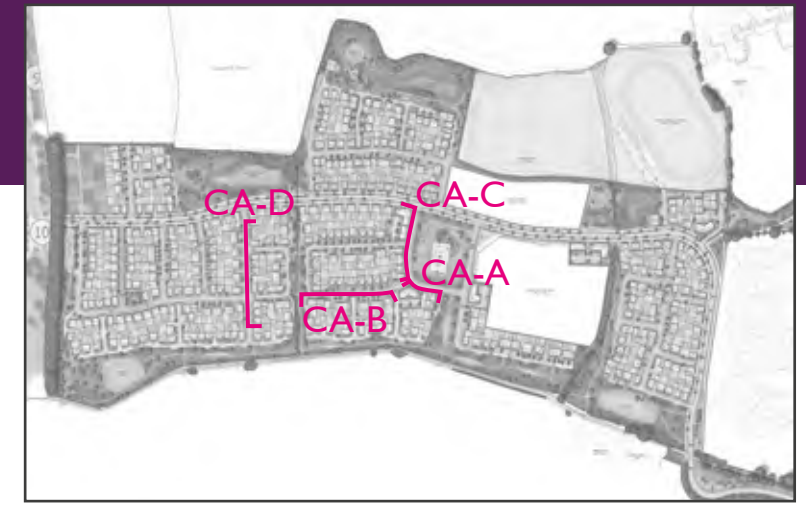
CA-C



CA-D



PROPOSED | STREET SCENES - CA01



CA-A



CA-B



CA-C



CA-D



SUBMITTED | STREET SCENES - CA02



CA-E



CA-F



CA-G



PROPOSED | STREET SCENES - CA02



CA-E



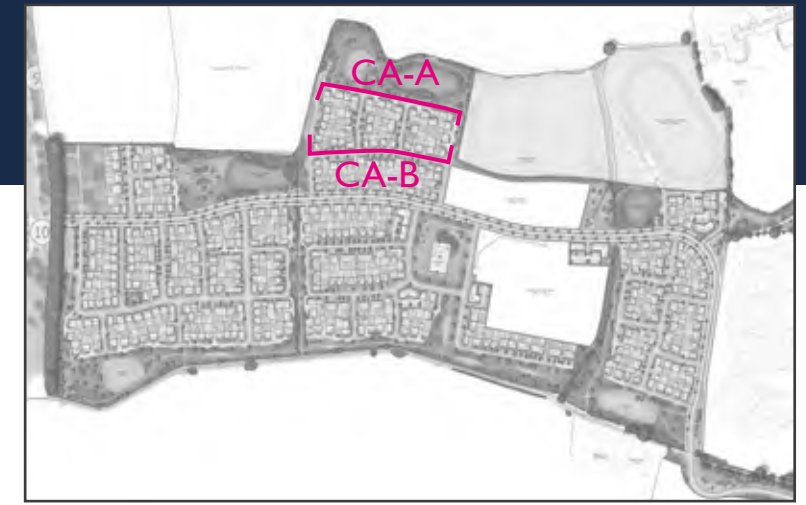
CA-F



CA-G



BDW SUBMITTED | STREET SCENES - CA01



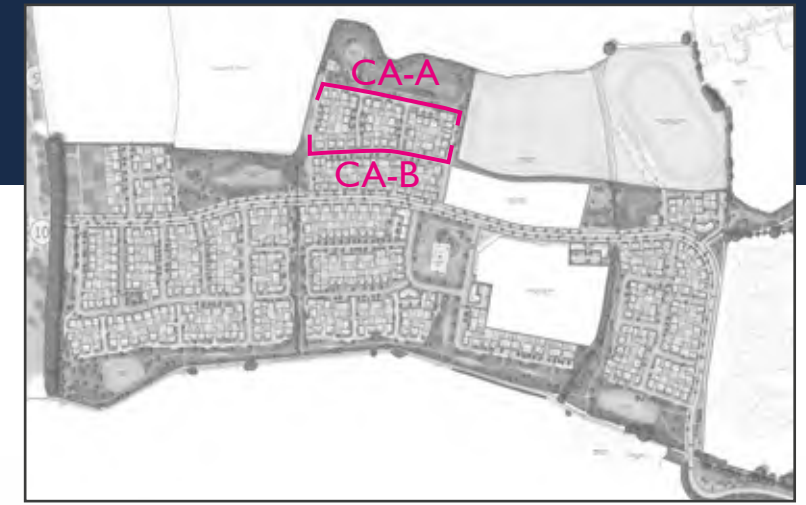
CA-A



CA-B



DW PROPOSED | STREET SCENES - CA01



CA-A



CA-B



SUBMITTED | STREET SCENES - EQ01



EQ-A



EQ-B



EQ-C



EQ-D



EQ-E



PROPOSED | STREET SCENES - EQ01



EQ-A



EQ-B



EQ-C



EQ-D



EQ-E



BDW SUBMITTED | STREET SCENES - EQ01



EQ-A



EQ-B



DW PROPOSED | STREET SCENES - EQ01



EQ-A



EQ-B



SUBMITTED | STREET SCENES - PR01



PR-A



PR-B



PROPOSED | STREET SCENES - PR01



PR-A



PR-B



SUBMITTED | STREET SCENES - PR02



PR-C



PR-D



PROPOSED | STREET SCENES - PR02



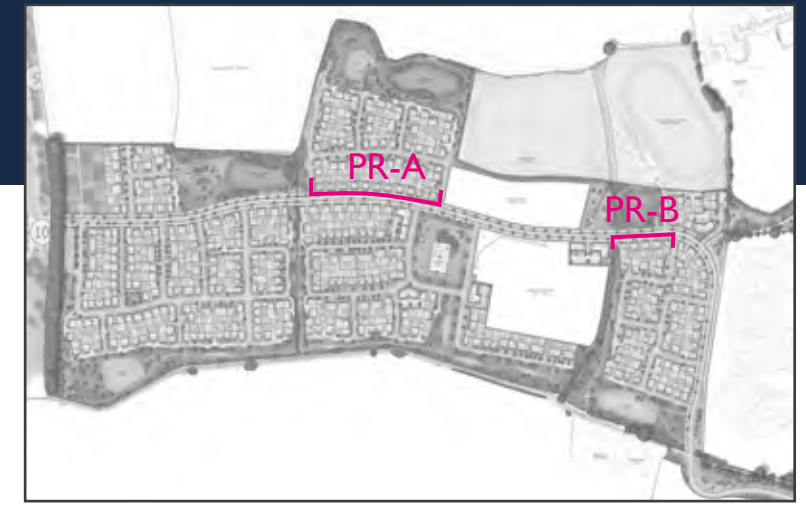
PR-C



PR-D



BDW SUBMITTED | STREET SCENES - PR01



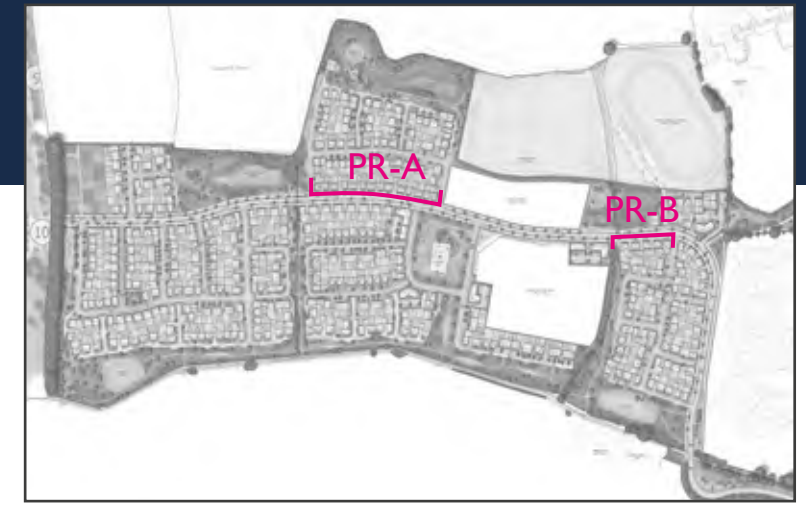
PR-A



PR-B



DW PROPOSED | STREET SCENES - PR01



PR-A



PR-B



PROPOSED | STREET SCENES - PR03



PR-E



PR-F



PR-G



PR-H



PROPOSED | CYCLE PATHVIEW CGI



SUBMITTED | SALES AREA CGI



PROPOSED | SALES AREA CGI



SUBMITTED | CORE AREA CGI



PROPOSED | CORE AREA CGI



SUBMITTED | TERTIARY STREET CGI



PROPOSED | TERTIARY STREET CGI



SUBMITTED | CENTRAL OPEN SPACE CGI



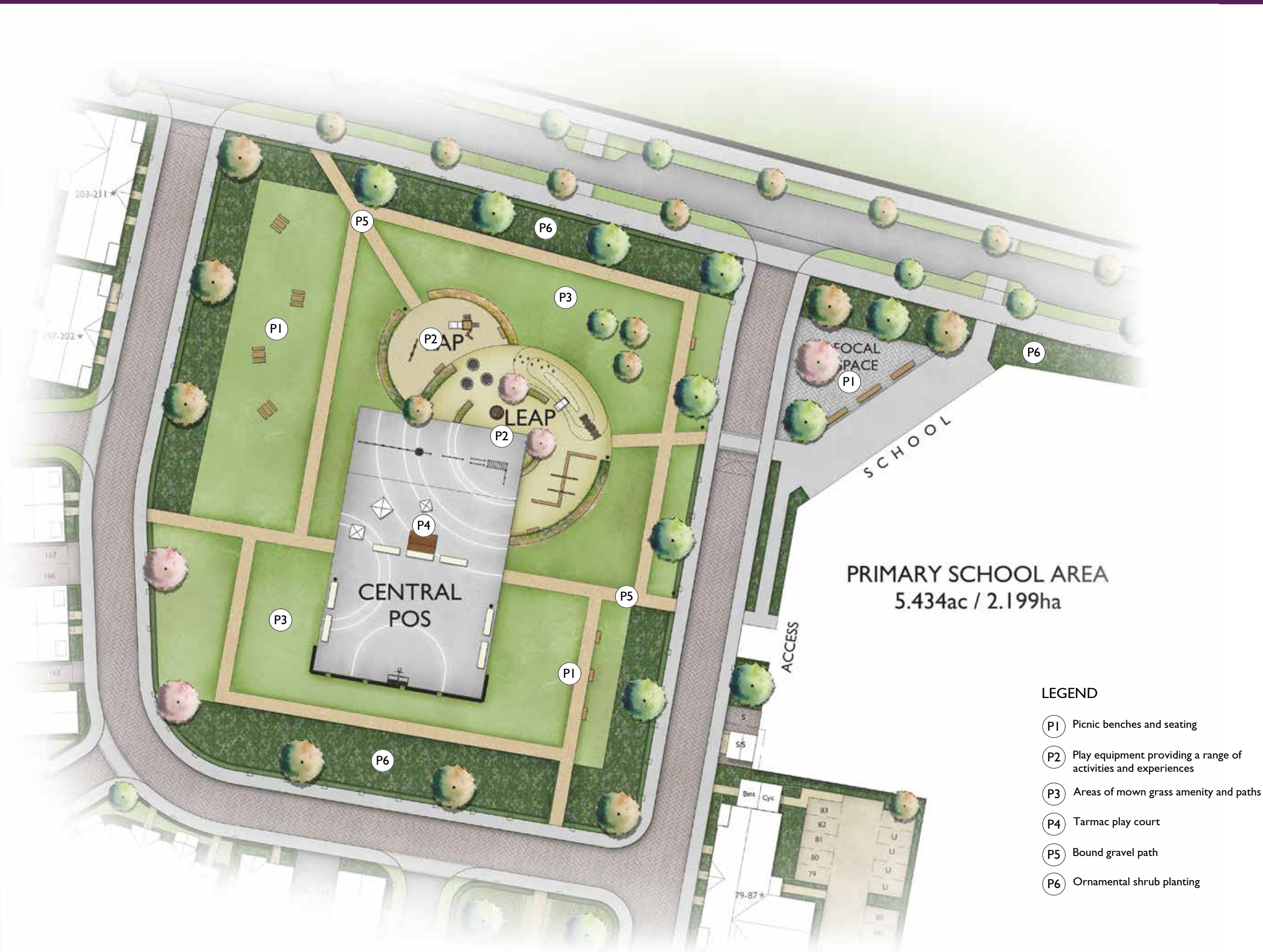
PROPOSED | CENTRAL OPEN SPACE CGI



SUBMITTED | CENTRAL PLAY SPACE



PROPOSED | CENTRAL PLAY SPACE



Vistry Homes



DAVID WILSON HOMES

WHERE QUALITY LIVES