

DEVINE HOMES PLC

St. Michael's House 111 Bell Street Reigate Surrey RH2 7LF
Telephone 01737 274848 Fax 01737 274849 info@devinehomes.co.uk www.devinehomes.co.uk

Joseph Swift
Mid Sussex District Council
Development Management
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

14 July 2026

By email

Dear Joseph,

RE: Submission of revised plans - DM/26/0073- Land at West Hoathly Road, East Grinstead

Following recent discussions and feedback we are pleased to submit revised plans for the above application. These amendments have been prepared to address the points raised during the consultation process, including particularly from the High Weald National Landscape Unit, the Council's urban designer, heritage officer, landscape consultant and yourself as case officer to ensure the proposal aligns more closely with local planning policies, design guidance and local context.

Background and Purpose of Revisions

The original submission sought to deliver a high-quality development that would make a positive contribution to the local area. However, we recognise the importance of addressing specific concerns relating to road layout and urban structure, character and setting, tree impacts, pedestrian connectivity, heritage, response to important views and detailed design matters. In light of this, we have worked closely with our design team to refine the proposal, ensuring that it not only meets technical requirements but also enhances the overall character and appearance of the site in response to feedback received.

The amendments proposed have resulted in the loss of two homes from the scheme. As such we request the development description is updated to reflect this with the application now seeking planning permission for 42 dwellings as opposed to 44 homes. The scheme would continue to propose 13 of these dwellings as affordable homes – see updated schedule of accommodation.

Enclosed with this letter are:

builders of fine homes

- Updated architectural drawings and site plans (the drawings have updated drawing references using a 100 series to clearly differentiate them from the original submission)
- An updated drawing register for ease of reference
- Schedule of accommodation
- Design and access addendum
- Heritage response by TCMS (submitted 13/7/25)

Summary of key amendments:

A design and access addendum has been produced to detail the amendments and demonstrate the design response to the feedback received.

Layout Changes

- Plots 18–20: Dwellings have been reoriented to face the southern tree belt, with the road repositioned accordingly. This reduces perceived bulk and mass at the highest part of the site and creates a softer edge to the site boundary.
- Plots 33 & 34: Dwellings have been moved northwards to increase separation from the tree canopy.
- Pedestrian Connectivity: Informal green routes have been introduced at key locations to complete pedestrian loops and improve connectivity, including adjacent to Plots 33–34.
- Green Infrastructure: Buffer strips have been incorporated between double parking spaces to reduce the extent of hardstanding and introduce additional soft landscaping.
- Amenity Space: Dedicated amenity space has been provided for the ground floor two-bedroom flat.
- Urban Structure: A stronger sense of place and clearer street hierarchy has been established through a more varied relationship between dwellings, including the introduction of car barns and a wider range of house types.

Design Approach

- The material palette and roof forms have been refined to create a clearer distinction between the two-character areas.
- The street scene along West Hoathly Road has been revised, replacing weatherboarding with tile hanging to better reflect the prevailing local character.
- Additional architectural detailing, including gable porches and gablets added to certain plots, has been introduced to increase visual interest and variety.
- A greater use of scale-reducing roof forms, such as barn hips and hipped roofs, has been incorporated across the scheme.
- Full-height weatherboarding has been introduced on larger detached units to evoke the character of traditional farmstead buildings.
- More distinctive house types have been developed, particularly along the streetscape, which includes plots 34-37, with a full review of character areas.
- Plots 40–41: Natural surveillance has been enhanced through the introduction of an additional flank window to Plot 41, and bay windows to the flank elevations of Plots 40 and 42. These changes improve overlooking of both the courtyard and the informal footpath.
- Alteration to elevations and fenestration with window positions and sizes adjusted to improve visual balance and increase active frontage in a number of locations. Bay windows have been incorporated, where achievable, to add interest and increase natural surveillance.
- Improvements to elevational materials to remove awkward termination of secondary facing materials.

We believe these revisions address the matters previously identified and represent a balanced and sensitive approach to development on this site. The changes have been made with careful consideration of the surrounding context, relevant design guidance and the needs of future occupants.

We trust that the enclosed information will enable the application to progress positively towards determination. Should you require any further clarification, or wish to discuss these amendments in more detail, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R Baker'.

Mrs Rosie Baker
Planning Manager