



View A



View B

The redevelopment of the land to the south of St. Margaret's Convent for 74 new homes has been a long journey from its inception by the Council through the planning process and now to delivery.

The site was originally part of the grounds of The Old Convent, a Grade I listed building to the north which has now been converted to residential use. The function of the Old Convent has changed over the years with the grounds to the north becoming the principal focus for activity and use, leaving the land to the south to be sold, subdivided and gradually developed.

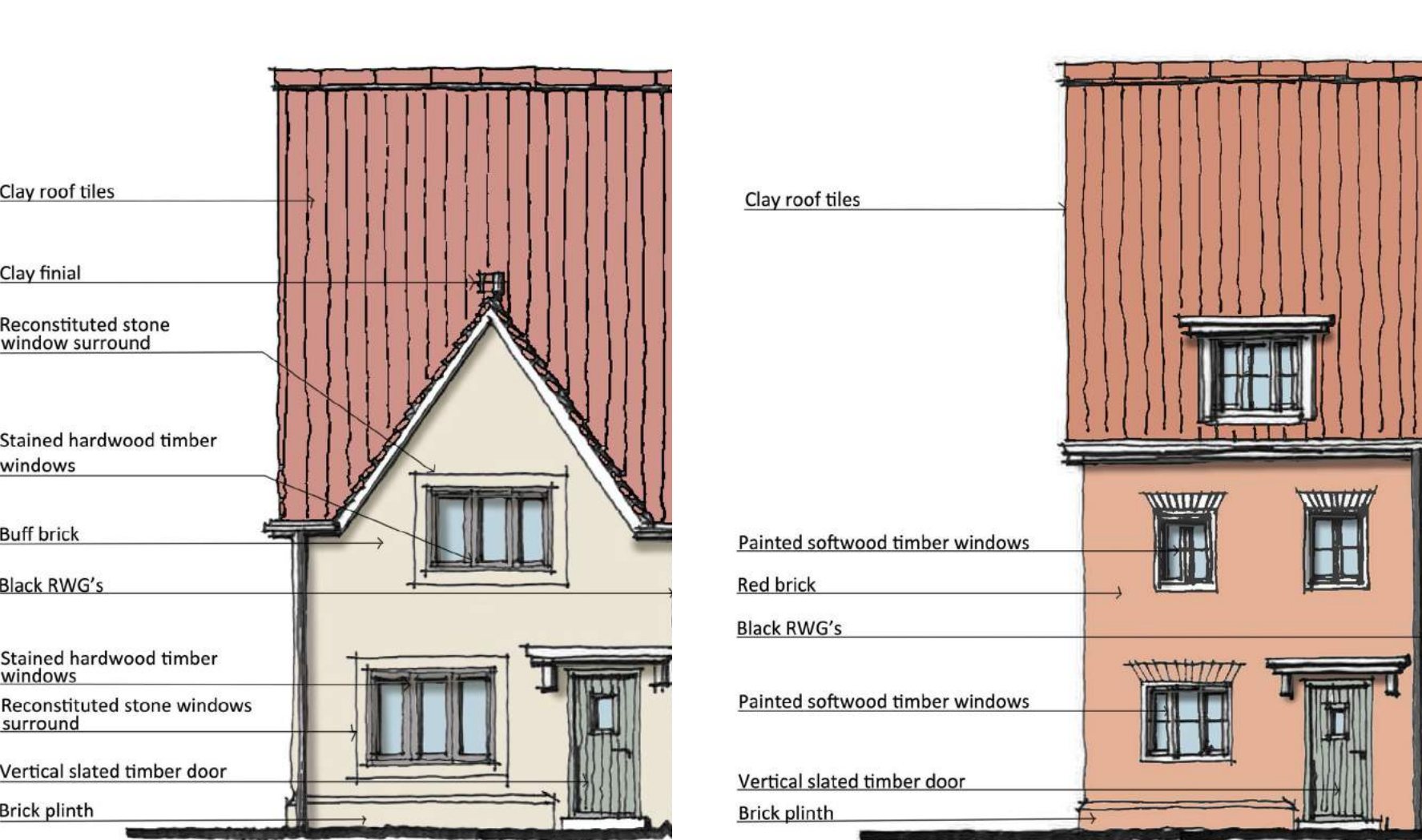
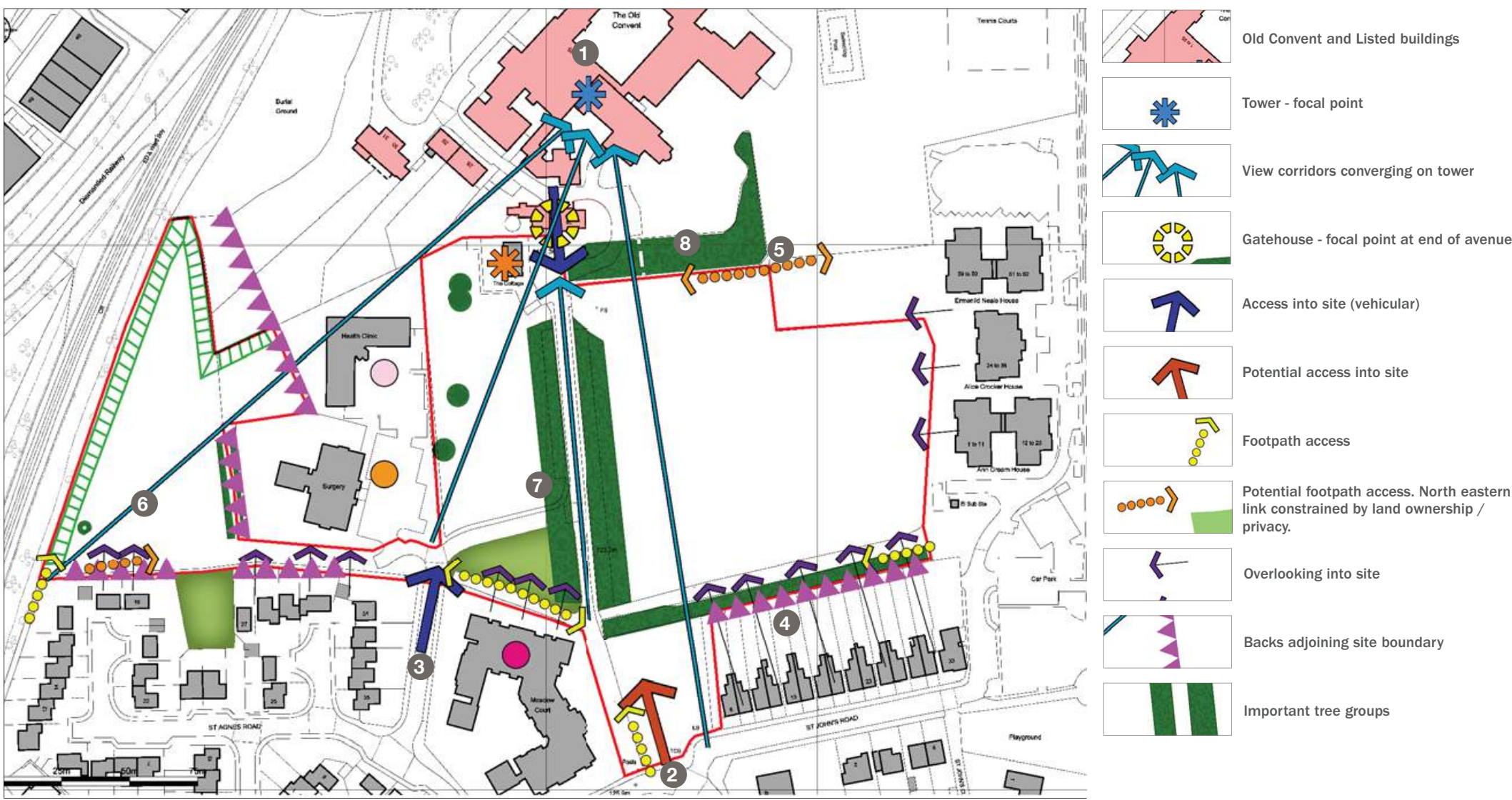
The site was identified in the adopted Mid Sussex Small Scale Housing Allocations Development Plan Document as SSH/7 (land south of The Old Convent, Moat Road) and SSH/8 (Land adjoining Moatfield Surgery, St. Michael's Road). The Council's Supplementary Planning Document "Development Brief Land south of The Old Convent, Moat Road and Land adjoining Moatfield Surgery, St. Michael's Road, East Grinstead" (October 2011) recommends that the two sites should be developed in a comprehensive manner as they are in the same vicinity and linked by St. Michael's Road. This Development Brief has significantly informed the development and the resultant quality intrinsic to the scheme.

The wooded setting of The Old Convent and the meadowland are key features of the leafy rural views afforded of the Convent from the south. There were a number of view corridors through the site that have been retained through the scheme design. In terms of views from the public realm, the following viewing points/corridors of the Convent and the chapel tower have been identified as important:

1. Junction of St. Michael's Road and Moatfield Surgery;
2. Junction of St. John's Road and Moat Road looking through conifer trees;
3. View down the middle of the Horse Chestnut tree avenue; and
4. View from the south west corner of the smaller site looking towards the chapel tower.

The planning process benefited from a collaborative approach between Fairview and Council officers who had invested a lot of time over many years create a brief and helping to shape the scheme proposals into a planning application which secured member support. The application was controversial and public liaison was critical to the smooth delivery of the project. Officers sought and agreed a liaison committee as part of the planning consent which proved an effective channel for information of the build and ensuring that issues with construction were reported and quickly addressed. This supplemented Fairview's own approach to site development and involvement in the considerate constructors scheme.

It is within this strong, positive, proactive and above all inclusive context that the proposals for the St Margaret's Convent site have evolved. Good design is seen as indivisible from good planning. The planning system should facilitate high quality inclusive design in securing attractive, usable, durable and adaptable places that will stand the test of time and establish a strong sense of place.



Typical elevations