DEVINE HOMES PLC

builders of fine homes

LAND AT WEST HOATHLY ROAD EAST GRINSTEAD

VISION DOCUMENT

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1.0 INTRODUCTION

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1.0 INTRODUCTION

1.01 THE TEAM

About Devine Homes

From its Reigate Head Office, Devine Homes spearheads its housebuilding operation with a drive and passion for diversity, imagination and vibrancy. The Company has accelerated its thinking and approach to deliver a strong portfolio of individual homes that sets them apart.

Celebrating over 30 years of building fine homes with innovative design and construction experience to its credit, Devine Homes can truly lay claim to being a trend-setter in its area of operation, which is predominately South East England, Surrey and the surrounding areas.

The Company builds approximately 50 - 100 new homes annually, ranging from bespoke luxury homes, which demand the highest level of specification, to family homes and superior collections of apartments. But whatever the price tag, every purchaser can be assured of a high quality, individual property, in addition to a pre and post sale customer care service that puts Devine Homes in a league of its own.

A recent planning approved example of Devine Homes delivering on an allocated village site is Lower Beeding, where a sensitive country lane streetscene and integrated existing landscape are achieved.

1.01 THE TEAM

About ECE Architecture

ECE Architecture is an AJ100 award-winning architecture practice dedicated to the successful design and delivery of projects that exceed expectations in the widest sense. We aspire to the highest quality of design and service to our clients and the wider communities in which our projects are delivered. We regard design and quality as paramount. We have delivered numerous rural schemes around Sussex, and strive to create architecture of the highest quality that sits appropriately within its environment.





1.0 INTRODUCTION

'GOOD RURAL DESIGN PRIORITISES FUNCTIONALITY, SUSTAINABILITY, AND CULTURAL SENSITIVITY BY CONSIDERING THE UNIQUE CHARACTERISTICS AND NEEDS OF RURAL COMMUNITIES.

IT AIMS TO CREATE AESTHETICALLY PLEASING SPACES THAT BLEND WELL WITH THE NATURAL ENVIRONMENT. ACCESS TO ESSENTIAL SERVICES AND AMENITIES IS EMPHASISED ALONG WITH PROMOTING WALKABILITY AND CONNECTIVITY.

GREEN SPACES ARE PROPOSED TO PRESERVE AND ENHANCE THE NATURAL LANDSCAPE. THE DESIGN ALSO RESPECTS THE VALUES AND HERITAGE OF THE LOCAL COMMUNITY AND VERNACULAR.

ULTIMATELY, IT ENHANCES RESIDENTS' QUALITY OF LIFE, FOSTERING HEALTH, WELL-BEING, AND A STRONG SENSE OF COMMUNITY.'

1.02 DEVELOPMENT VISION

The site layout incorporates a number of location specific rural design principles to inform the structure of the built form. These principles, as set out below, have shaped the development proposals, as follows:

- Making a Legible Place; creating a development that is a destination, is easy to understand, is simple to navigate around and functions as a linked collection of experiences.
- Creating a Development of Character; establishing a place with an individual, distinct identity that functions within the existing character of East Grinstead. A high quality of public green space will provide pedestrian oriented movement routes to calm vehicular traffic.
- Focusing on the Detail; creating clearly defined building edges, using active building frontages to create enclosure and sense of place punctuated by key building details and features on important vistas. Entrances should face the public green areas, creating activity on the street-scene and to open spaces within the development.
- Creating Variety and Quality in the Street; built form should vary in height • and footprint within an overarching design style to create an active, vibrant and stimulating public realm. Open spaces should be attractive and used to encourage outdoor activity and community interaction.

- areas.
- new planting, therefore delivering BNG.



Providing a rural environment that offers a choice of different movement routes by vehicular, cycle or pedestrian means.

Creating a Safe and Secure Development and encouraging shared responsibility for public areas. Activity in the street-scene is vital for security, overlooking green space and pedestrian routes.

Ensuring Long Term Viability; establishing a long term management plan for the maintenance of open spaces, movement routes & landscaped

The site will enhance biodiversity and ecology through tree retention and

2.01 THE EXISTING SITE

2.02 HISTORICAL CONTEXT

2.03 SITE CONTEXT

2.04 PLANNING BACKGROUND

2.05 SURROUNDING CHARACTER

2.06 FLOOD RISKS

2.07 OPPORTUNITIES AND CONSTRAINTS

2.01 THE EXISTING SITE

The existing Site lies within the High Weald Natural Landscape. It is located at the southern edge of the built-up area of East Grinstead, adjacent to the suburb of Sunnyside. The Site is approximately 1.8 ha in size.

The Site comprises a single field of pasture. It is located to the east of West Hoathly Road. To the immediate north, the Site is bordered by the amenity land at Sunnyside Recreation Ground and by housing on the eastern edge of West Hoathly Road. Beyond this, is housing within the urban area of Sunnyside which occupies rising ground along the route of Dunning's Road.

West of the Site, West Hoathly Road is characterised by a variety of built development, which extends south of the main urban area. Opposite the Site are the buildings at Toybox Day Nursery, Tobias School of Art and Therapy and Peredur Centre for the Arts. Coombe Hill Road extends to the west of the Site and is characterised by a pocket of residential development, beyond which is the business park at Bullrushes Farm.

East of the Site is a patchwork of mainly medium sized, irregular shaped pastoral fields, sub-dived by a network of mature tree belts. There are significant tracts of woodland present, particularly on steeper ground on the valley sides. The Site and the neighbouring farmland lie on a north facing slope which falls to the watercourse alongside the built edge of East Grinstead. This north facing slope is crossed by several small watercourses which form a series of smaller valleys perpendicular to the main slope. This includes a small water course at the eastern edge of the Site, which forms a narrow, wooded valley which separates the Site from the neighbouring farmland. The built-up area of Sunnyside lies on the opposite valley side, with built development occupying a south facing slope, overlooking the Site and the neighbouring farmland.



1. Beginning of West Hoathly Road



3. Access from West Hoathly Road



5. Access from West Hoathly Toybox Day Nursery opposite site



2. View from Site boundary, North facing



4. View from Site boundary, South facing



Key for photograph locations

2.01 THE EXISTING SITE



View from West Hoathly Road looking north towards the Site



View from West Hoathly Road looking north east towards the Site



View from West Hoathly Road looking south towards the Site



View from public footpath 26bEG looking east towards the Site



View from Sunnyside Rec onto the Site



Key for photograph locations

2.01 THE EXISTING SITE





View from the southern part of the Site looking north

View from south western corner of the Site looking north



View from north western corner of Site looking south

View from the northern edge of Site looking north





Key for photograph locations

2.02 HISTORICAL CONTEXT

1878:

The site is predominantly surrounded by expansive farmland and trees, bisected by the current thoroughfare known as W Hoathly Road. To the south lies Rockinghill Wood, and Byley's Farm can be found to the east of the site. In the northeast direction, the landscape extends to Harwoods Farmland, and to the far northwest, is Brook House.

1899:

In comparison to 1878, the landscape remains largely consistent, but notable changes have occurred. Coombe Hill House now stands between the Site and Brook House, connected by a fresh road known as Coombe Hill Road. Additionally, a new farm named Coombe Hill Farm has emerged in the vicinity. To the southwest of the Site, you'll find Dunning Woods and Ash Wood below it, contributing to the evolving natural surroundings.

1911:

To the north of the Site, a town named Sunnyside has since developed in the area. A cluster of new properties has sprung up, while to the east, there is now a brickfield, marking the ongoing transformation of the landscape.

1938:

Sunnyside has continued to grow, now featuring the addition of St. Barnabas Church as a prominent landmark. The former brickfield has been replaced by a Sewage Pumping Station. Moving southwest from the Site, you'll come across a new development called Millfield, and further to the south, there is Sunshine House.





1899







2.03 SITE CONTEXT

LOCAL FACILITIES KEY

Trefoil Montessori Farm School

Tobias School of Art & Therapy

Treehoppers Forest Kindergarten

Toybox Day Nursery

Sunnyside Post Office St Barnabas Church

West Street Baptist Church

Beechcroft Care Centre

Acorn Lodge Nursing Home

Sunnyside Rec Play Area

East Grinstead Sports Club

Mill View Care Home

Saint Hill Manor

Education

Community

1

2

3

4

4

5

1

3

4

5

Commercial

Waitrose

lceland

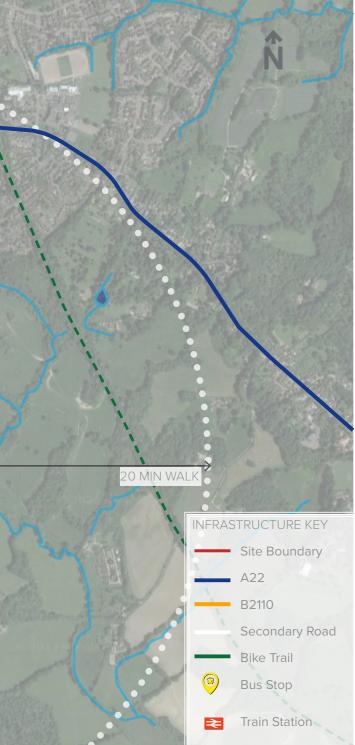
Sainsbury's

Morrisons

Leisure

Healthcare

3 2 4 The Church of Jesus Christ of Latter-day Saints MIN WAL Evergreen Farm Woodland Campsite East Grinstead Rugby Football Club (Hockey, Lacrosse, Cricket, Basketball) East Grinstead Tennis, Squash and Racketball Club



2.0 PLANNING CONTEXT

2.04 PLANNING BACKGROUND

Policy Background

prospect' that the site can be developed within the plan period.

Site Location

• The site is located close to East Grinstead, a Category 1 settlement as defined in the current and emerging Mid Sussex Local Plan.

• The site is approximately 1.2km from East Grinstead town centre and approximately 1.5km from East Grinstead train Station.

• The site is within easy access of the local road network with connections to the A22, A264, and the M23, as well as nearby villages and towns. There are a number of bus stops in close proximity to the site.

• The site is located within the High Weald Natural Landscape (formally AONB) and is currently located outside the defined settlement boundary of East Grinstead.

Site Description

• The site is bounded by West Hoathly Road to the west. The southern and eastern boundaries contain mature trees lines with a small area of woodland in the south eastern corner, and the northern boundary also contains trees and the Sunnyside recreation ground is located in the adjoining field.

• The site is not subject to any ecology or landscape designations, and there are no listed buildings within, or directly adjacent to the site. The site is wholly classified as falling within Flood Zone 1 (the lowest risk of flooding).

• There are no Tree Preservation Orders (TPO) contained within the site, although there is a group of TPO trees on the other side of West Hoathly Road and Ancient Woodland immediately to the eastern boundary.

The Proposal

Grinstead.

• A draft masterplan for the site demonstrates that up to 45 high-quality dwellings (including a policy compliant 31% affordable housing) can be delivered on site, including a mixture of types and sizes to meet the housing demands of the local area. The masterplan shows that the development principles set out in policy DPA4 can be achieved on the site.

• As per the requirement of draft policy DPA4, access to the site is proposed from West Hoathly Road, with a new pedestrian crossing located near the site entrance to enable pedestrians to access the existing footpath network. A link is proposed directly from the site to the adjoining recreation ground as required by policy DPA4.

• The landscape-led masterplan retains the mature Ancient Woodland along the eastern boundary and seeks to enhance the planting along the other boundaries. A Landscape Visual Impact Assessment (LVIA) has been undertaken which concludes that the site is not typical of sites within the High Weald Natural Landscape (AONB) as it is visually well contained and so is less sensitive than other development sites. The High Weald Management Plan, the Housing Design Guide and the Colour Study have all been taken into account during the masterplan design process.

• The site provides an opportunity to delivery much needed housing on a sustainably located site which relates well to the existing settlement of East

2.05 SURROUNDING CHARACTER

East Grinstead is a vibrant town on the edge of Ashdown Forest, around 20 minutes away from Gatwick Airport. With a central train station and the A22 going through, there has transport links to London and the wider Sussex area.

The Historic High Street is a conservation area and comprises of timber framed Tudor and Medieval buildings with mixture of independent shops, bars and cafes. General housing in the town consists of 2 and 2.5 storey homes, most of which are detached or semi detached.

The proposed site is on the on the southern edge of East Grinstead along the B2110, immediately opposite the Tobias School of Art and Therapy.

The images on the right capture the varying character of the schemes taken immediately around the site. The scheme will ensure that the homes and buildings contribute positively to the local area and harmonise with the character of East Grinstead and surrounding locality.

The majority of the design influence has been taken from the surrounding residential context. The material palette consists of:

- White weatherboarding
- Red Bricks
- Brown weatherboarding
- Some Timber Cladding
- White render
- Multi brown brick with red soldier brick boarding the frames of the windows, doors and walls.

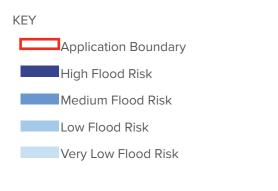






2.06 FLOOD RISK

The site is situated within the Environment Agency's designated Flood Zone 1. This means there is less than 0.1% chance of flooding in any year.





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2.07 OPPORTUNITIES AND CONSTRAINTS

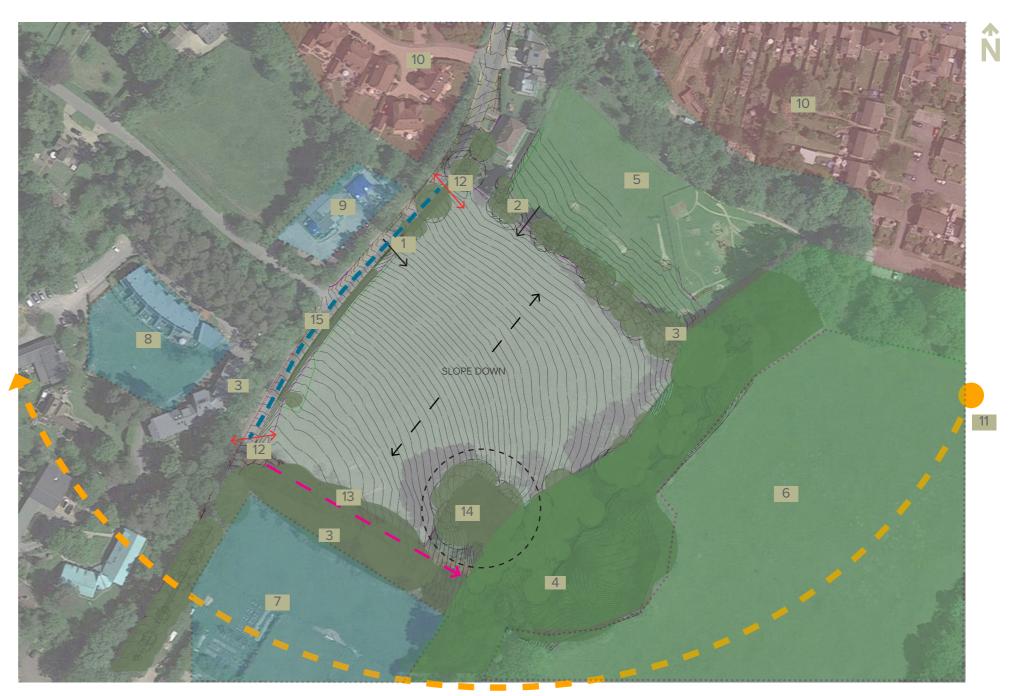
There are a number of Site-specific issues and constraints which have an important bearing on the proposed development. An analysis has been completed to fully understand these limitations.

Based on geological survey mapping it appears that much of the site is underlain by clays of the Wadhurst Clay series. Which fall gently northwards to a valley which carries the upper reaches of a tributary of the Medway which flows south east. Further north of the stream is the southern edge of East Grinstead which sits on the sides of a south facing ridge which overlooks the site, or would do in the absence of screening trees and vegetation.

The views into the site in its current form from the public domain are restricted by a combination of existing buildings, trees and hedges to West Hoathly Road. Majority of potential visual receptors are likely local to the immediate area such as drivers and cyclists on West Hoathly Road as views from surrounding residential properties are not considered likely.

Key opportunities are the design of a coherent street frontage along the West boundary along West Hoathly Road, as well as views from dwellings onto the feature tree cluster.

The physical constraints and context of the Site will have an impact on the design solution. The design solution should be an informed balance of all of these factors.



KEY

- 1. Proposed Access Point
- 2. Pedestrian Access Point from Sunnyside Rec Play Area
- 3. Existing Trees

- 4. Ancient Woodland buffer
- 5. Sunnyside Rec Play Area
- 6. Adjacent field
- 7. Trefoil Montessori Farm School
- 8. Tobias School of Art & Therapy
- 9. Toybox Day Nursery

Opportunity and Constraints Plan

- 10. Developed Residential Area
- 11. Sunpath Diagram
- 12. Views into the Site
- 13. Track along Site boundary
- 14. Feature tree cluster
- 15. Opportunity for coherent street frontage

3.0 The scheme

3.01 KEY DESIGN OBJECTIVES

3.02 LAYOUT AND USE

3.03 CHARACTER AREAS

3.01 KEY DESIGN OBJECTIVES

The overall site layout design philosophy will act as a set of achievable goals for the development with development principles including:

- Provision of a new housing development, of 45 dwellings ranging from
 1-bedroom apartments to 3-bedroom houses as a sustainable addition to the area;
- Delivery of 31% affordable housing provision in accordance with the required planning policy, containing a mixture of rented and sharedownership houses and apartments;
- Creation of a safe main access into and out of the Site off West Hoathly Road
- A variety of linked character areas, with scale, massing and detailed design varying within a shared design framework and materials palette;
- Provision for open space suitable for the whole community;
- Provision of a large amount of general public open space, including landscaped recreational space, informal open space and boundary planting;
- A scheme that will sit comfortably within its context between the built-up area of Sunnyside, East Grinstead and the farmed fields north of the site, and provide a transition from the settlement edge to countryside.
- A strong, coherent street frontage onto West Hoathly Road
- A central, tree lined footpath allowing views from the north boundary onto
 the feature tree cluster
- Dwellings on the south edge facing the feature tree cluster to enhance the rural feel of the site
- The site will enhance biodiversity and ecology through tree retention and new planting, therefore delivering BNG.



Pedestrian link to Sunnyside Recreation Ground

3.02 LAYOUT AND USE

The development proposals are for 45no. dwellings in total comprising 31no. market dwellings and 14no. affordable dwellings (31%).

The development provides for 6no. 1-bedroom apartments, 2no. 2-bedroom apartments, 6no. 2-bedroom houses of which 2no. are M4(3) compliant, 29no. 3-bedroom houses and 2no. 4-bedroom houses.

Dwellings have been placed around the northern, western and southern edge of the site, creating a less dense block of dwellings in the centre edging onto the ancient woodlands.

Affordable dwellings could be evenly spaced in small clusters dotted both on the edge and the centre of the site as shown. The quantity of these is policy compliant.

In addition the scheme allows for the creation of significant amounts of public open space to frame the layout and protect and enhance existing ecological features located on the site boundaries.

With vehicular access wrapping around site, pedestrian access is promoted through the centre and also into the Sunnyside Recreation Ground, allowing for meeting points for residents and visitors.

PRIVATE	No.	%
2 Bedroom Houses	3	7%
3 Bedroom Houses	26	58%
4 Bedroom Houses	2	4%
	<u>31</u>	<u>69%</u>
Affordable	No.	%
1 Bedroom Flat	6	14%





Proposed Site Layout

3.03 CHARACTER AREAS OVERALL PLAN

The site is divided into three character areas which create a strong sense of identity within whilst maintaining a coherent design across the site as a whole.

The Green Edge

This area consists of dwellings fronting onto the feature tree cluster to the south of the Site, emphasising the rural feel of those houses.

Materials include dark grey boarding, red multi brick and old english roof tiles.

The Gateway

The Gateway comprises dwellings fronting onto West Hoathly Road, creating a strong, coherent street frontage on the site boundary.

Materials include red and brown roof tiles, soldier course header detailing and white window frames.

The Primary Core

This area comprises dwellings facing the new road that is wrapped around the site, creating a street frontage within the site.

Materials include red and brown bricks, clay hung tile and brick diamond detailing.

Additionally, the central tree lined footpath creates not only pedestrian access but also direct view from the dwellings on the north onto the feature tree cluster in the South.



Pedestrian link to Sunnyside Recreation Ground

3.03 CHARACTER AREAS





MATERIALS

ROOFS

THE GATEWAY

The dwellings within this character area are fronting onto West Hoathly Road, building a street frontage within the local context.

There are red tiles throughout the roofs, with a mixture of red brick and white render for the walls.



Red / Brown roof Bonnet hip tiles detailing to porches

WALLS



Dark red brick

Stone headers



Brick corbel detailing

Stone arrow slit detail



WINDOWS



White frames

window

3.03 CHARACTER AREAS



THE PRIMARY CORE

The dwellings within this character area facing onto the main road leading through the site. With red roofs throughout and red/brown brick for the walls, it creates a strong identity visible throughout the site.

MATERIALS

ROOFS



Old English Dark Red

WALLS



Red/Brown Flat brick stock





WINDOWS



White frames



Soldier Course header detailing



window Brick cills

3.03 CHARACTER AREAS





MATERIALS

ROOFS



The dwellings within this character area facing onto the woodland and fields to the East.

The dwellings have red roofs throughout with dark red brick walls. Some walls have red tile hanging on the first floor and gables to create a rural feel.



Old English Dark Grey barge Red board

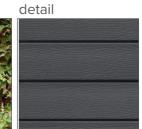
WALLS





Gable bracket





Arched brick headers

Dark grey boarding

WINDOWS



Grey window frames



Brick cills

4.0 CONCLUSION

4.01 CONCLUSION

It is considered that the scheme responds successfully to the local context and fits in well with the wider identity of East Grinstead's residential developments. The development is legible, with the public cream utilised to visually link individual areas that create varying massing and detailed design within an overall design framework that establishes a strong and unique sense of place for both visitors and residents.

Areas of formal and informal Public Open Space are integrated throughout the site and are designed to maintain and enhance existing landscape features whilst providing future residents with a range of open space typologies.

The architectural approach has been informed by the varied local context and responds positively to the existing character of East Grinstead.

Key features of the proposal include:

- Delivery of 45 dwellings of which 31% are affordable
- Vehicular access from West Hoathly Road
- Pedestrian access through the centre of the site and into Sunnyside
 Recreation Ground
- The masterplan seeks to retain existing vegetation along the boundary to West Hoathly Road and along its site boundary
- A high quality design that is compliant with the District's spacial requirements
- Areas for ecological enhancement, greatly improving the ecological diversity of the local area
- Prioritisation of pedestrians and cyclists with walkable neighbourhoods and well defined streets
- Provide placemaking through coherent and effective design within the character areas



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