

VISION DOCUMENT | SEPTEMBER 2020

LAND WEST OF
IMBERHORNE LANE
COMMUNITY · SUSTAINABILITY · LEGACY



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WELBECK LAND

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Our key vision objectives for Land West of Imberhorne Lane are set out below:

1. Provision of land to enable the consolidation and integration of Imberhorne Schools on to a single upgraded and modern campus.
2. Provision of new education facilities, to meet early years, primary and secondary school provision.
3. Opportunity to provide a new GP surgery.
4. Creation of a new neighbourhood, defined by a locally distinctive aesthetic, and providing for the education, health care and recreational needs of new residents.
5. Recognition and promotion of the sustainable location of the site, well placed close to local road, rail and bus links, and within walking and cycling distance of the Town Centre.
6. Promotion of a high quality environment and standard of living, which considers the needs of present and future generations.
7. Delivery of housing to meet local needs, including affordable housing, a mix of housing types and sizes, and housing for older people.
8. Promotion of sustainable modes of transport and enhancing existing foot and cycle routes, such as the Worth Way, promoting healthy living.
9. Provision of safe connections to education facilities, maintaining existing foot and cycle links from the Worth Way and ensuring safe crossing of Imberhorne Lane.
10. Capitalise on the wealth of existing green infrastructure, providing a multi-function green infrastructure that is easily accessible to all and improves ecological habitats where possible.
11. Provide recreation opportunities throughout the site, including the provision of onsite strategic SANGs, to mitigate impacts of the development and wider development and growth, on the nearby Ashdown Forest SPA.
12. Use best practice urban design principles to guide the creation of a safe, legible and vibrant new community.



1.1. DELIVERING THE VISION

Development at Land West of Imberhorne Lane will deliver high-quality new homes and provide housing choice for East Grinstead. The unique opportunity to provide key facilities and infrastructure alongside residential development will help to provide certainty for future generations, assist in the building and maintaining of a sense of community, and facilitate the care and independence of older people, benefitting both existing and new residents of Imberhorne.

CERTAINTY FOR FUTURE GENERATIONS

Like many parts of the UK, Mid Sussex is facing the challenge of providing sufficient levels of housing, especially from a short-term perspective. A diverse range of homes are required that can meet the wishes of various demographic groups within the population.

Alongside the delivery of new homes it is vital that there is essential infrastructure that improves quality of life – for example school places, traffic mitigation and publicly accessible green space.

With this in mind, Land West of Imberhorne Lane has been designed to harness the long-term interests of the local community. The proposals will ensure certainty for future generations as it will comprise places to live, education opportunities and infrastructure provision.

We aim to provide around 550 homes which represents a major opportunity for local residents looking to relocate. The proposals will be shaped to meet the requirements of the community and we will therefore be providing much-needed housing, and an integrated care facility for older people. We will also be delivering an element of affordable housing, which will be a vital opening for those struggling to get a foot on the housing ladder.

We are committed to developing a sustainable community in East Grinstead and this is why we intend to provide approximately 3.86 Ha of additional land for Imberhorne School. This would serve as space for new playing fields and additional school buildings, and will enable children to learn and teachers to work at new facilities on one convenient site.

Imberhorne School and West Sussex County Council have been proponents of the school consolidating onto one single site. The East Grinstead Neighbourhood Plan references the importance of combining both of the sites, and has identified the land at Imberhorne Lower School for housing development.

The local demand for the school to fuse onto one site is something we want to deliver, as it will create a practical facility which will benefit the community. We are exploring with West Sussex County Council (WSCC) the potential for land to be made available for a new two-form entry primary school to accommodate the needs of new and existing residents.

We have conducted a thorough assessment of transport issues in the area and are working with West Sussex County Council to ensure there are appropriate highways improvements.

The potential enhancements to the local education facilities and transport network have the capability of forming a long-lasting legacy for all East Grinstead residents.





BUILDING AND MAINTAINING A SENSE OF COMMUNITY

The concept of developing a sense of community is at the forefront of the plans for Land West of Imberhorne Lane and we will be providing Sustainable Alternative Natural Greenspace (SANG) and a Neighbourhood Centre which will become focal points in the local community, and would be available to all East Grinstead residents.

The SANG provision would encourage residents to partake in a healthy and active lifestyle due to its assortment of walking and cycling routes. Those walking through the park would have easy access to the wider countryside through conveniently located public access points, further promoting a healthy lifestyle. This will form the basis for the integration of the development into the surrounding areas and support community cohesion.

The existing Public Rights of Way (PRoW) and safe routes to Imberhorne School crossing the site will be maintained and integrated into the proposals, and enhanced connectivity to the Worth Way and Sussex Border Path to the south of the site will be provided, encouraging sustainable travel choices and healthy lifestyle choices.

The SANG takes the land out of private ownership and guarantees that the land stays in the hands of the community, further adding to the character and identity of East Grinstead.

A new neighbourhood centre is proposed at the heart of the development, close to the proposed school. Comprising a convenience store and community facility, the neighbourhood centre will be used by local groups to host events and activities, forming a crucial aspect of building and maintaining the sense of community. Its location at the heart of the development will keep unnecessary additional car journeys to a minimum and further endorse healthy transport options such as walking and cycling.

The new development will build and maintain a sense of community for both new and existing residents, providing genuinely beneficial facilities that help nurture a true sense of community.

CARE AND INDEPENDENCE FOR OLDER PEOPLE

We take pride in offering a development which fully takes into account the needs and requirements of older people. We are committed to providing care and independence for older people as part of our proposals and we will be providing a care community which will smoothly integrate into the overall development.

Mid Sussex District Council has identified that the District has an ageing population, and there is a real need to provide housing that can meet the requirements of the older demographic. The demand for specialist accommodation is something that needs to be delivered swiftly and we have resolved to meet these needs.

The care community we are proposing will be positioned at the heart of the proposals to ensure the best possible connection to the wider development. The care community will be situated next to a green corridor to allow for a peaceful and calm environment for the care community residents to take full advantage of.

There is a clear importance in providing high-quality specialist care and we are currently at a time when there is a need to address the national and local shortfall in specialist housing for older people. The care home provided within our proposals will offer the opportunity for vulnerable people to downsize into a property that is dedicated to prioritising their well-being.





2. SUMMARY OF THE PROPOSALS



2.1. SUMMARY OF PROPOSALS

The concept proposals for Land West of Imberhorne Lane show how development has been informed by the vision and site analysis undertaken to date.




















Overall, development at Land West of Imberhorne Lane will provide the following key benefits:

- » Provision of additional land for the consolidation of Imberhorne Schools, helping to create an integrated single modern secondary school campus.
- » The proposals will also deliver land for a 2FE primary school and early years provision, in an accessible and sustainable location.
- » Provision of key facilities that will aid a high quality of life and minimise trips made by car.
- » Development located in a deliverable and sustainable location, close to existing local facilities, employment and transport links.
- » The delivery of housing that is set against an identified local and national need, including affordable housing and housing for older people.
- » Provision of new Local Centre within an accessible and sustainable location.
- » Potential for a new GP surgery.
- » Further strengthening of existing foot and cycle links that further promote sustainable transport choice.
- » Consideration of flexibility within the masterplan to cater for future requirements of the community.
- » The aspiration to provide a connected network of open space that is accessible and caters to a range of uses and ages.
- » Provision of strategic SANG, which will form an important asset for the community and a land-mark space for the development.
- » Retention and enhancement of existing green capital within the site that will provide visual amenity, ecological enhancement and community benefits in addition to creating a unique, site specific character.

1. Pedestrian link to SANG
2. Footpath (3km)
3. Wildlife pond
4. Native tree planting
5. Scrub planting
6. Wildflower meadow
7. Timber benches
8. Potential lookout tower
9. Post and rail fence to SANG boundary
10. Potential location for SANG car park (1 location to be selected)



Concept Master Plan

	Draft Allocation Site Boundary	45.85 Ha		Land Proposed for Imberhorne School Expansion		Residential development		Care community		Areas for attenuation		Street Tree Planting
	Additional Land	71.32 Ha		Vehicular access point		Local Centre		Public open space		Proposed areas for formal play		Informal footpath route
	Proposed SANG area (including strategic SANG)			Pedestrian/ cycle link		2FE primary school and community building		Allotments		Tree and hedgerow planting (existing and proposed)		Retained access to existing farmhouse and bridleway
												PRoW: Worth Way



3. INTRODUCTION



3.1. SCOPE AND PURPOSE OF THE DOCUMENT

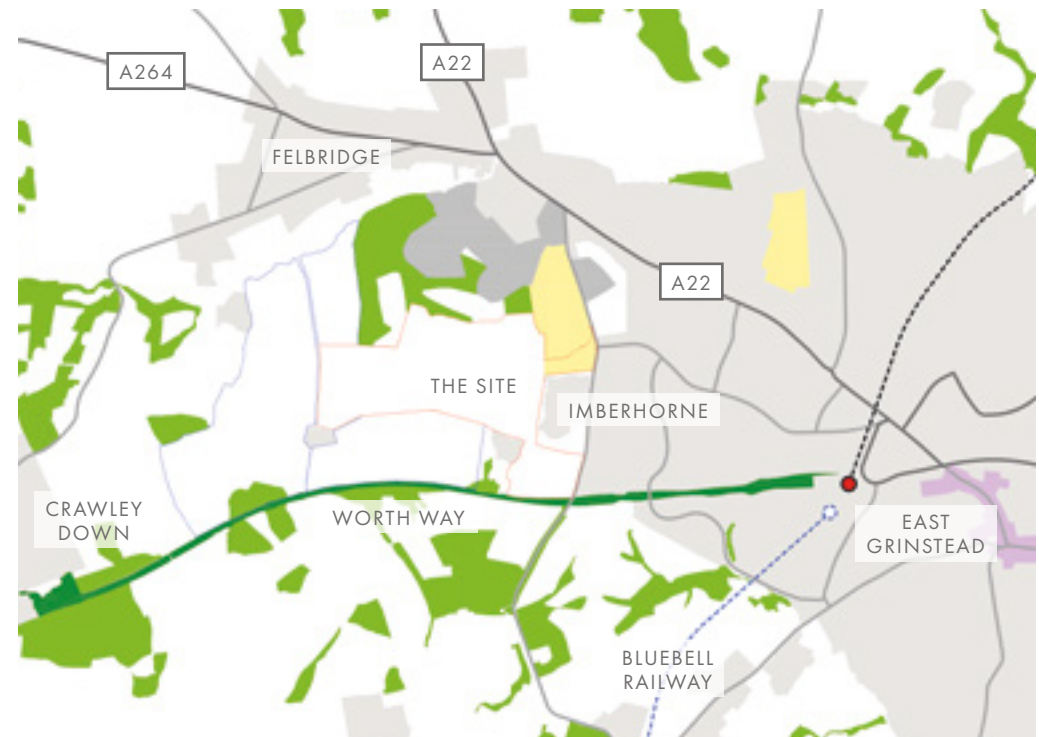
This Vision Document has been prepared on behalf of Welbeck Strategic Land II LLP and the landowners. It sets out the vision and objectives of the proposals for Land West of Imberhorne Lane, a strategic development proposal to the west of East Grinstead.

The proposals are informed by a wealth of background site assessment by the consultant team, who include:

- » DMH Stallard – Planning Consultant and Project Lead
- » Barton Willmore – Masterplanning and Landscape
- » Pell Frischmann – Highways
- » Stantec – Flood Risk, Drainage and Infrastructure
- » The Ecology Partnership – Ecology
- » Lizard Landscape Design – Arboriculture
- » Orion Heritage – Heritage and Archaeology

The key aims and objectives of this document are:

- » To present a vision that provides a design framework to guide and shape the proposals;
- » To review the site in the context of current Planning Policy;
- » To set out a summary of the site and local context assessment undertaken to date;
- » To present the emerging concept proposals for the site and explain how they have been guided by the vision and site assessment; and
- » To set out a list of key design principles that have shaped the proposals, along with the key benefits that the site will deliver.



Site Location Plan





FELBRIDGE

BIRCHES WOODLAND

BIRCHES INDUSTRIAL ESTATE

*View towards northern site boundary and
the Birches Industrial Estate.*



BIRCHES INDUSTRIAL ESTATE

IMBERHORNE SCHOOL

View north east across the site towards the
Birches Industrial Estate and Imberhorne
School.



IMBERHORNE LANE

EAST GRINSTEAD

THE OAKS
DEVELOPMENT

IMBERHORNE
FARM

ACCESS TO WORTH
WAY (PROW 44bEG-1)



3.2. THE SITE

The site provides an excellent opportunity for new mixed use development in a sustainable location. Located within easy walking and cycling distance of local facilities, amenities and employment opportunities, development at Land West of Imberhorne Lane will benefit from accessibility to rural and urban lifestyles.

The site is located less than 2km west of East Grinstead town centre, within the north of the administrative boundary of Mid Sussex. It is well located in terms of local, national and international destinations; Crawley, London and Brighton are readily accessible via the M23 and A23 (approximately 8km away) and Gatwick International Airport is approximately 13km north west of the site, allowing easy access to UK and international destinations.

With a choice of two traffic free pedestrian and cycle routes, from the site west to East Grinstead town centre, the site is ideally located for local journeys to be made by sustainable modes of transport.

Heathcote Drive, opposite the site entrance, provides an alternative route into East Grinstead Town Centre, which is less than 2km from the site. It is approximately 1.5km from East Grinstead Train Station, which provides a rail link to London (and stations in between).

The site is close to bus stops on Imberhorne Lane and London Road (A22) providing frequent services to East Grinstead Town Centre, Tunbridge Wells, Crawley and Gatwick.

The site is approximately 45.85 Ha, with an additional 71.32 Ha of land, 42.55 Ha of which is proposed for use as SANG land. Comprising of a number of agricultural fields and hedgerows, which form part of Imberhorne Farm. There are three listed buildings adjacent to the site: Imberhorne Farm (Grade II) and Imberhorne Farm Cottages (Grade II*) inset along the southern site boundary, and Gullege Farm (Grade II) to the western boundary.

From a high point of 130m Above Ordnance Datum (AOD) in the southeast corner of the site, the land slopes gradually to a low point, of approximately 90m AOD, along the northern boundary. The site has a gently undulating landform, influenced by a small tributary watercourse which runs from Imberhorne Farm towards the northern boundary of the site.

The boundaries of the site are defined by the Worth Way linear country park to the south, Imberhorne Lane, new development at the Oaks and the playing fields of Imberhorne Upper School to the east, the Birches Woodland to the north and a small hedgerow and farmland to the west.

A bridleway crosses the site east-west, providing access to the Imberhorne Farm House complex, Gullege House and the Worth Way long distance path (PRoW: 44bEG-1). A permissive public footpath follows the eastern boundary of the site, providing a traffic free link between the bridleway and Imberhorne School.



Aerial Site Boundary Plan





4. SITE ANALYSIS



4.1. PLANNING CONTEXT

East Grinstead is the 2nd largest settlement in Mid Sussex and is defined at a Category 1 settlement by the Mid Sussex District Plan 2018. The site, which abuts the western boundary of the Town, is a draft allocation in the emerging Site Allocations DPD and seeks to deliver a sustainable mixed use development to meet the needs of the Town and the wider area.

The site is one of the only locations around East Grinstead which is not subject to any local or national planning designation, such as AONB and Green Belt, it is the only realistic location for strategic mixed use development. The site has a long history of site allocation, previously being part of a wider strategic allocation of c2,500 dwellings to the west of the Town.

The wider site was originally allocated in the West Sussex Structure Plan 2001 – 2016 and identified as an area of growth in the now revoked South East Plan. It was also identified within the draft East Grinstead Strategic Development Area Action Plan (2005) and draft Core Strategy (2008).

DRAFT MID SUSSEX SITE ALLOCATIONS DPD

The land west of Imberhorne Lane, East Grinstead is allocated in the emerging Mid Sussex Site Allocations Development Plan Document (SA DPD) for residential led mixed use development (Policy SA 20).

The SA DPD is the 'daughter document' to the Mid Sussex District Plan 2018 (District Plan) and seeks to identify sufficient land to meet the residual housing requirement in accordance with the adopted spatial strategy. The SA DPD identifies a residual housing requirement of 1,507 dwellings (as of April 2019) to be met through the site allocation process, with a focus on the most sustainable settlements.

Policy SA 20 allocates the site for c550 dwellings, a local centre, Care Community (C2), early years and primary school (2FE), public open space, children's equipped playspace, provision of land for Imberhorne School and a strategic SANG.

THE MID SUSSEX DISTRICT PLAN 2018

The Mid Sussex District Plan 2018 (District Plan) sets out the strategic policies for development, including the amount, location and distribution of housing. Policy DP5 of the MSDP sets a minimum housing requirement of 16,390 dwellings over the Plan period of 2014-2031.

The District Plan makes 4 strategic housing allocations (in Burgess Hill, Pease Pottage and Hassocks) but acknowledges that a further 2,439 dwellings will need to be allocated through future Site Allocations DPDs or Neighbourhood Plans in order to meet the housing requirement and maintain a rolling 5 year supply of housing.

The supporting text to Policy DP6 (Settlement Hierarchy) suggests that 1,145 dwellings (post 2017) must identified within East Grinstead.¹

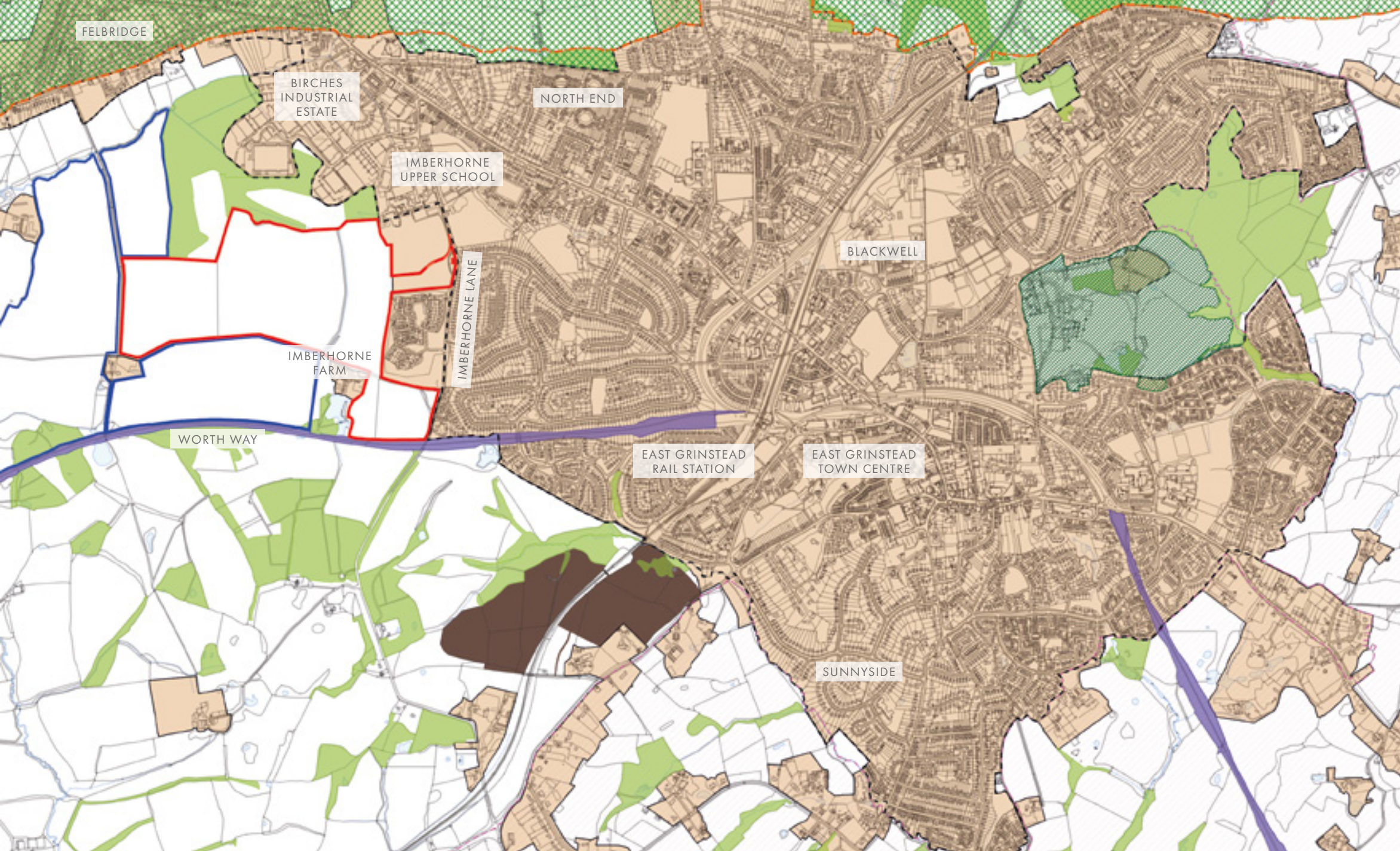
¹ Planning permission has recently been secured for up to 200 dwellings on land south-west of East Grinstead, at Hill Place Farm. This should be deducted from the forward housing requirement.

EAST GRINSTEAD NEIGHBOURHOOD PLAN 2016

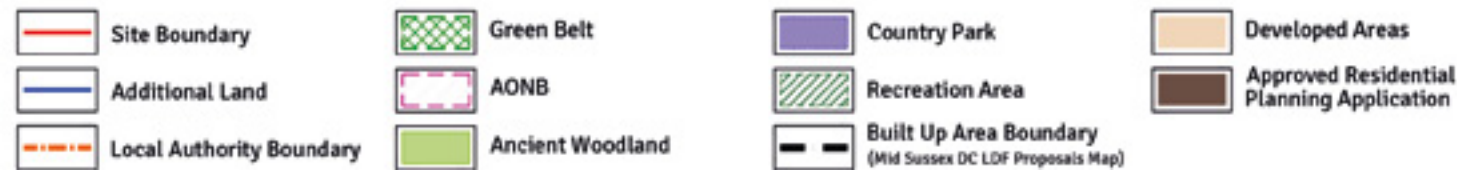
The East Grinstead Neighbourhood Plan precedes the adoption of the District Plan and it therefore fails to accommodate the required level of housing, accordingly it is understood that East Grinstead Town Council intends to review the EGNP (in part). However, the general ethos and aspirations of the Neighbourhood Plan should be given attention in the preparation of an emerging site allocation.

The East Grinstead Neighbourhood Plan allocates land at Imberhorne Lower School for residential development (Policy SS3), Policy EG5 notes that the site is allocated for 200 units. Paragraphs 9.7-9.9 of the Neighbourhood Plan acknowledge that the redevelopment of the Lower School site is only possible with consolidation of the schools on the Land West of Imberhorne Lane site.

Policy SS8 of the Neighbourhood Plan also allocates a broad location south of Birches Industrial Estate and west of Imberhorne Lane for open space and recreation.



East Grinstead Context Plan





4.2. ACCESS AND MOVEMENT

The site is well connected to the surrounding urban area, with easy access to the strategic highway network and sustainable public transport routes. The plan opposite shows the location of the site within the context of the local access and movement network.

WALKING & CYCLING

The site is well connected to the existing pedestrian/ cycle network, with footways located to the eastern side of Imberhorne Lane, which provide links to local facilities along Heathcote Drive. There are well established foot and cycle links within the site, that connect in north-south and east-west directions, establishing a permeable and legible network of routes. These routes include a bridleway (PRoW: 44bEG-1) crossing the site east-west along the current access to Imberhorne Farm and Gullege, (providing access to the Worth Way) and a permissive public footpath following the eastern boundary of the site, providing a traffic free link between the bridleway and Imberhorne School.

The Worth Way adjoins the southern boundary of the site and connects Three Bridges and East Grinstead via 11km of traffic free shared use paths, along the route of the former Three Bridges-Tunbridge Wells Railway Line. National Cycle Route 21 (connecting Greenwich to Eastbourne, via Gatwick Airport), the Sussex Border Path (long distance 220km walk from Emsworth to Rye) and Avenue Verte (246km cycle route between London and Paris) all use the Worth Way as part of their routes.

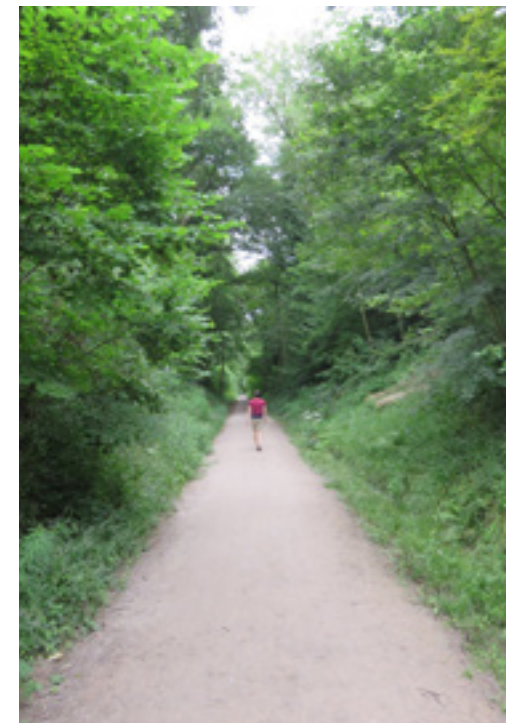
PUBLIC TRANSPORT

There are a number of bus stops located within a short walking distance of the site, including those located on Imberhorne Lane and Heathcote Drive. In addition to these local services further regional services can be caught from London Road and East Grinstead Railway Station. National Cycle Network (NCN) Route 21 runs in an east-west direction to the south of the site along the Worth Way, and provides a long-distance cycle route, comprising both on and off-road sections, between London and Eastbourne. Locally, it connects East Grinstead with Forest Row, Groombridge and Crawley. There is a dedicated cycleway on London Road and West Sussex CC have recently applied for funding (as part of post covid-19 measures) to extend this cycle way from Englee to the Lingfield roundabout.

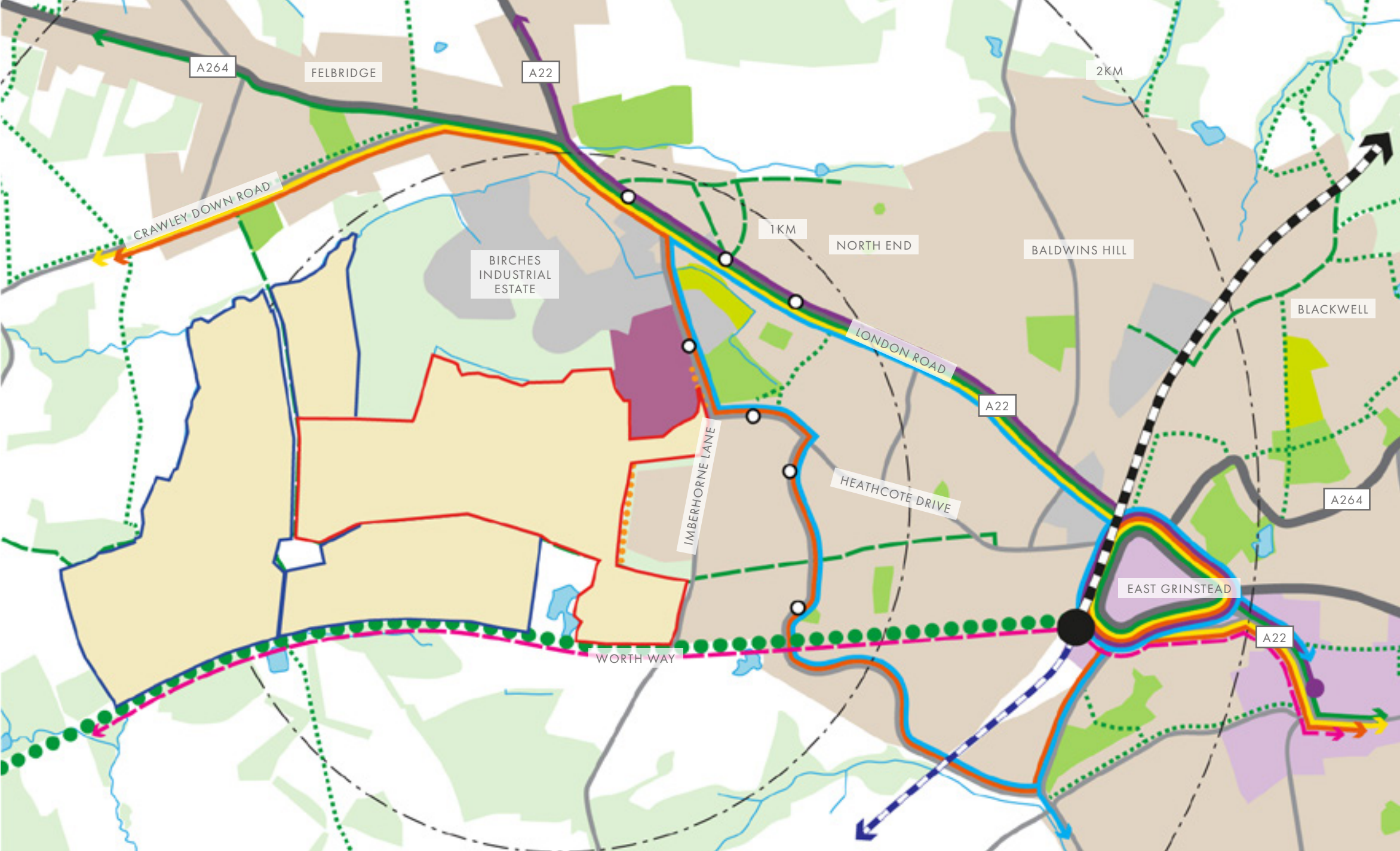
East Grinstead Railway Station is located approximately 1.3km east of the site. The station is managed by Southern Rail who operate the majority of services to and from the station routing north via Lingfield, East Croydon and Clapham Junction to London Victoria. In addition to this, Thameslink services also operate from the station north via East Croydon, London Bridge and onto Bedford via St Pancras International and Luton Airport Parkway. Further, key connections can be made at East Croydon for Gatwick Airport and Brighton to the south, at London Bridge for services to Kent and at Clapham Junction for services to the South West of England.

HIGHWAY NETWORK

Imberhorne Lane forms part of the eastern boundary of the site and offers connections to the local highway network. Approximately 1100m north of the site, the A22 links north to Purley and Godstone, south to Uckfield and Eastbourne and provides direct access to East Grinstead town centre. Junction 10 of the M23 is approximately 9.6km west of the site, providing access to Gatwick, London and Brighton and the wider strategic highway network. From Junction 10 the A2011 provides links west to Crawley and Three Bridges.



The Worth Way shared use path adjacent to the southern boundary of the site.



Access and Movement Plan





4.3. LOCAL FACILITIES

The Site is well located to take advantage of a number of local services on foot including schools, retail, employment and health services in the immediate vicinity of the site and is a less than 1.5km from East Grinstead town centre where further retail, leisure and employment facilities are available.

Local facilities are located along Heathcote Drive approximately 500m walking distance (13 minute walk) comprising a post office, local shop, café and hairdressers. A pharmacy, local shop, takeaway, taxi service and petrol station with food retail are located along London Road, a 950m walk north of the site (12 minute walk). East Grinstead town centre is less than 1.5km east of the site, offering a wider range of retail, leisure, employment transport and community facilities.

EDUCATION

- » St Peter's Catholic Primary School is 800m east of the site, approximately an 10 minute walk.
- » Halsford Park Primary School is located on Manor Road 850m from the site, approximately a 11 minute walk.
- » Secondary education is provided at Imberhorne Lower and Upper Schools. Imberhorne Lower School is 1.4km from the site. Imberhorne Upper School is located directly north-east of the site; the main access is approximately a 200m walk from the site along Imberhorne Lane.
- » Fledglings Day Nursery and Pre-School is 750m north of the site along London Road, approximately a 9 minute walk.

HEALTH

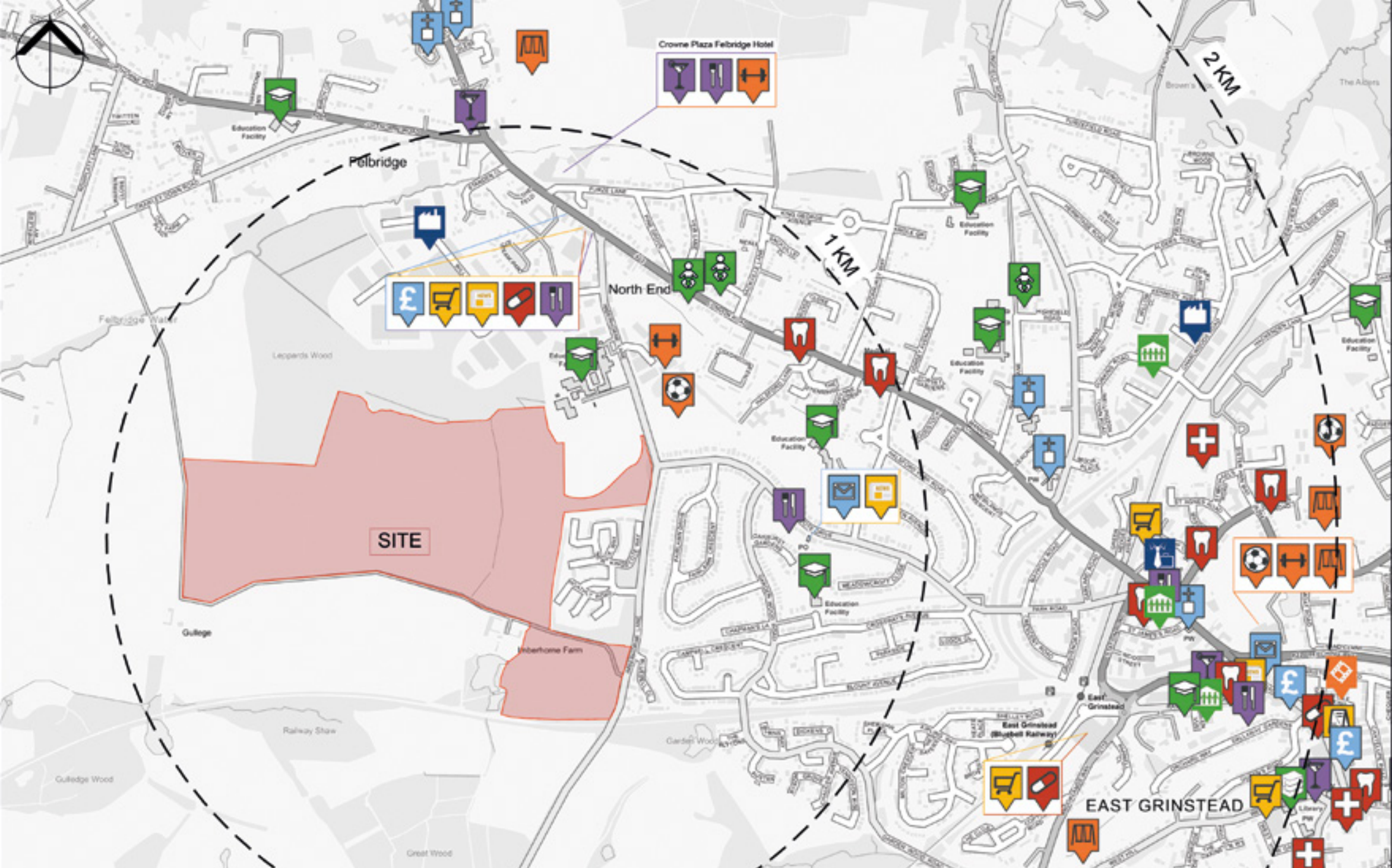
- » St Faith Dental Clinic Dentist located on Halsford Park Road, approximately 800m from the site.
- » Moatfield Surgery is 1.8km east of the site.

RECREATION

- » Imberhorne Lane Recreation Ground (park with sports pitches and equipped play area) and Imberhorne Lane Allotments are found north-east of the site with access from Imberhorne Lane.
- » Mount Noddy Park and the Kings Leisure Centre are 1.8km east of the site, offering further recreation facilities.
- » The Worth Way linear Country Park is directly south of the site and offers recreational walking and cycling opportunities.



Top: Imberhorne Lane Recreation Ground
Middle: Imberhorne Upper School,
Imberhorne Lane.
Bottom: Local shops along London Road.



Local Facilities Plan

	Pharmacy		Supermarket		Recreational Area		Bank / ATM		Library		Industrial Estate
	Doctors/Hospital		Newsagents		Leisure Centre		Post Office		Community Centre		
	Dentist		Restaurant/Cafe/Take		Park		Place of Worship		Nursery		
	Shopping Area		Pub/Bar		Cinema		Education		Employment		



4.4. LANDSCAPE BASELINE OF THE SITE

The site is located on the western edge of East Grinstead, in the district of Mid Sussex (Fig. 4). In general terms the edge of East Grinstead is characterised by modern, late 20th century housing and large scale industrial buildings (Photos: 2, 4, 11 + Aerial photo).

The landscape is crossed by rivers, streams and numerous watercourse which have influenced its landform, resulting in a series of ridges and valleys. The land to the south of the site gently rises to form a ridge, the landform to the north of the site slopes gently to form a wide river valley. Further to the north beyond the valley, the landform rises, and a ridge runs in a broadly east west orientation (Figs. 11, 12). The settlements of Reigate, Redhill, Godstone, Oxted and Limpsfield are located along this ridge line.

It is a well wooded landscape, with multiple blocks and belts of mature woodland scattered across the landscape. There is a substantial amount of woodland located around the settlement of Crawley to the west of the site. Ashdown Forest, an area of Ancient woodland which occupies a ridge top within the High Weald Area of Outstanding Natural Beauty (AONB), is located approximately 6km to the south east of the site.

The settlements of East Grinstead and Crawley are connected by the A264 which runs to the north of the site (Fig. 1). In the wider setting, a network of roads cut across the area. The M23 motorway runs in a broadly north south orientation around the outskirts of Crawley, and it conflues with the M25 motorway at Junction 8 just north of Redhill.

Around the site there is a network of Public Rights of Way (PRoW), the bridleway (44bEG) which crosses the site emerges from the centre of East Grinstead through the site and on towards Gullege Farm. At this location it splits, a spur travels west towards the settlement of Crawley Down, another travels north towards Felbridge and the final spur travels south where it joins the Worth Way Long Distance Route (Fig 4).

The site is comprised of a series of large scale geometric fields divided by hedgerows, many of which contain hedgerow trees. Imberhorne Farm is located in the southern portion of the site, but is not within the site. The site boundary runs round the farm complex, its associated outbuildings and private grounds, to exclude it from the site.

Within the site the landform falls from a high point in the southeast corner of the site at 130m Above Ordnance Datum (AOD), to a low point of approximately 90m AOD along the northern boundary of the site. Across the length of the site the land undulates gently influenced by a small tributary watercourse which runs from Imberhorne Farm towards the northern boundary of the site.




The Birches Ancient Woodland lines the northern boundary of the site. The eastern boundary of the site is lined by dense hedgerow vegetation, a permissive path runs alongside a portion of this boundary of the site. The southern end of the eastern boundary is adjacent to Imberhorne Lane. The southern boundary runs along the route of a Public Bridgeway (44bEG) which is lined on both sides, in part, by hedgerow vegetation. A large open elevated field is located to the immediate south, with the Worth Way/Sussex Border Long Distance Route running east-west to the south of the field, set within well-established vegetation. The western boundary of the site extends to the bridleway that runs north from the Worth Way/Sussex Border Long Distance Route.

A Public Right of Way bridleway (44bEG) crosses through the central portion of the site. It is occasionally very open but also has places where it is lined on both sides by vegetation, which includes hedgerow trees. The path also serves as the drive to Gullege and as a farm access as well as a PRoW; and runs in a broadly east west orientation.



Landscape Baseline

Boundaries and Rights of Way

-  Site boundary
-  Land under control
-  PfRoW

Landscape Components

-  Housing
-  Woodland/Copse
-  Waterbody/Watercourse
-  Fields

Landform

-  Contours 5m Intervals



4.5. LANDSCAPE AND VISUAL BASELINE OF THE SITE

LVA BASELINE SUMMARY: LANDSCAPE RECEPTORS

The site's key landscape resources and attributes have include the following assets. They are also the Setting and Site Landscape Receptors that have been identified at this updated stage of LVA work:

Landscape Attributes: Setting Landscape Receptors:

- » The rolling and wooded countryside at the northern edge of the High Weald National Character Area;
- » The wooded and secluded valley along Felbridge Water;
- » The rolling and wooded countryside at the northern edge of the High Weald National Character Area;
- » The extensive tree cover within 2km of the site;
- » The tree lined Worth Way;
- » The tree lined PRoW that link the site to the immediate setting;
- » The settlement edge location; and the
- » The heritage assets at Imberhorne Farm and Gullege.

Landscape Site: Site Landscape Receptors:

- » The landform of the site land;
- » The plants and animals and their habitats that the site land supports;
- » The site boundary elements: the extensive tree cover and hedgerows;
- » The tree lined PRoW's that cross the site;
- » The tree lined drive to Imberhorne Farm; and
- » The historic and cultural actions, marks and memories associated with the human activates on the site.

LVA BASELINE SUMMARY: VISUAL RECEPTORS

The site's principle visual resources and attributes have been identified and described within this updated LVA. At this stage in the promotion of the site and the development proposal the visual baseline has been defined to include the following assets and also the Visual Receptors Groups that may experience views to the site at specific viewpoints:

Visual Receptors in the public domain will include:

- » Visual Receptor Group: Walkers and riders on the PRoW across the site:
 - » Activity: leisure based
 - » Likely visual expectations: general countryside components
- » Visual Receptor Group: Walkers and riders on the Worth Way, Sussex Border Path cycleway near the site:
 - » Activity: leisure and possibly commuter based
 - » Likely visual expectations: occasionally open, generally filtered or obscured views from cuttings of general countryside components and Gullege house;
- » Visual Receptor Group: Walkers, riders and motorists and users of public transport along Imberhorne Lane near the site:
 - » Activity: journey based
 - » Likely visual expectations: passing open views of general countryside components

- » Visual Receptor Group: Walkers, riders and motorists and users of public transport along Crawley Down Road near the site:

- » Activity: journey based
- » Likely visual expectations: glimpsed and filtered passing views of general countryside components

Visual Receptors in the private domain will include:

- » Visual Receptor Group: Walkers, Pupils, staff and visitors to Imberhorne School near the site:
 - » Activity: in-door and outdoor school based activities
 - » Likely visual expectations: a range of open, glimpsed and filtered views of general countryside components
- » Visual Receptor Group: residents in private properties along Imberhorne Lane near the site:
 - » Activity: in-door and garden-based viewpoints

- » Likely visual expectations:
a range of open, glimpsed
and filtered views of
general countryside
components
- » Visual Receptor Group: residents in
private properties at the western end
of Heathcote Drive near the site:
 - » Activity: in-door and
garden-based viewpoints
 - » Likely visual expectations:
a range of open, glimpsed
and filtered views of
general countryside
components
- » Visual Receptor Group: residents
in private properties within the
Kingscote Way development near
the site:
 - » Activity: in-door and
garden-based viewpoints
 - » Likely visual expectations:
a range of glimpsed and
filtered views of general
countryside components.



Worth Way/Sussex Border Path - Under Imberhorne Lane Road Bridge

Approximate extent of site

NORTH DOWNS
(SURREY HILLS AONB)

HOUSING ON FELBRIDGE ROAD/
CRAWLEY DOWN ROAD

View A - On site looking north-east towards
Felbridge and The Birches woodland (from
PRoW 44bEG-1/drive to Gullege).

Approximate extent of site

THE BIRCHES WOODLAND



Approximate extent of site

THE OAKS
DEVELOPMENT

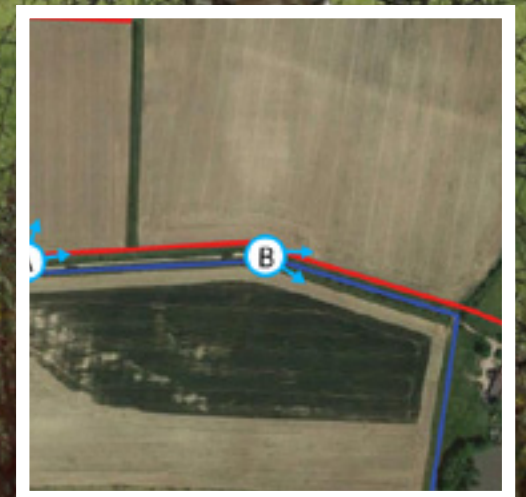
ACCESS TO WORTH
WAY (PROW 44bEG-1)

View B - On site looking east towards
Imberhorne Farm (from PROW 44bEG-1/
drive to Gullege).

Approximate extent of site

IMBERHORNE FARM

IMBERHORNE
COTTAGES





Site not in view

ACCESS TO WORTH WAY
(PROW 44bEG-1)

View C - At Imberhorne Farm, looking east
along the drive to Imberhorne Lane (PROW
44bEG-1).

Site not in view

IMBERHORNE FARM





4.6. LOCAL CHARACTER

The character and form of the proposed development should be responsive to its surroundings. An analysis of existing local development and its form will generate key character drivers, providing references to inform the development proposals.

East Grinstead comprises a varied character. This ranges from the more formal and urban character of historic ribbon development in the core of the town, to the more suburban and semi-formal character of large scale post-war housing estates. Recent residential development along Imberhorne Lane comprises a more informal and green character.

URBAN FORM

- » General use of larger development blocks that are organic in shape.
- » Predominantly low to medium density perimeter block development.
- » Use of long, wide and gently curving streets with generous verges and occasional tree planting emphasises a suburban character.
- » Residential development in central East Grinstead tends to comprise higher density development blocks with narrower streets and short terraces commonplace.
- » Development fronts on to primary movement routes.
- » The frequent use of long cul-de-sacs with a lack of pedestrian and cycle links impedes connections through much of the early 20th century development of the town.
- » New development adjacent to the site is well connected in terms of internal vehicular movement routes, which aids the creation of a legible and permeable layout.



East Grinstead Town Centre ribbon development



Suburban East Grinstead post war housing



BUILT/ PLOT FORM

- » Generally large detached or semi-detached houses, set within generous plots.
- » The repetitive arrangement of plots creates rhythm along the street scene and further emphasises a suburban character.
- » Plots tend to have deep frontages and follow a continuous building line.
- » Dwellings tend to be 2 storey with some use of single storey development. The use of 2.5 storey dwellings is more prevalent in older properties that are located closer to central East Grinstead.
- » Terraced and semi-detached units are common in areas of East Grinstead. They comprise a more formal and urban character, with the use of narrower plot widths and smaller frontages.



Central East Grinstead features higher density development



Terraces and uniform detailing create a more formal character



Planted frontages soften the built form



CAR PARKING

- » Parking is predominantly provided on plot in private driveways.
- » Visitor parking is not delineated however, the adequate street width allows for informal visitor parking on street. This appears to aid traffic calming, creating elements of deflection and thus, reducing vehicle speeds.
- » Within central East Grinstead parking is accommodated on street in parallel marked bays.

OPEN SPACE

- » Formal open space provision is largely located within central East Grinstead.
- » Imberhorne Lane Recreation Ground, the Worth Way linear country park and pockets of informal open space are located within closer proximity to the site.
- » The use of street tree planting provides focal points for long range views along streets and softens the appearance of the built form.
- » Allotments are provided at Imberhorne Lane and Mount Noddy Park, promoting healthy living and community cohesion.

DETAILS & MATERIALS

- » Private frontages generally accommodate mature planting, larger verges and mature tree planting, aiding the creation of a suburban character.
- » The consistent use of materials and style of dwelling, with variation in the architectural detailing creates a more informal character in suburban areas.
- » Regular plot width, bay windows and evenly spaced openings to boundary treatments enhance the character of the streets, and help create a distinctive identity.



The use of private driveways aids the suburban character.



Brick detailing and bay windows are predominant in the area.



The Oaks development (adjacent to the site) successfully integrates development with open space.



4.7. SITE ASSESSMENT: CONSTRAINTS AND OPPORTUNITIES

The findings of site and context analysis have been evaluated to identify the key constraints and opportunities relevant to the development of the site.

This will ensure that the proposals are responsive to existing site features and provide mitigation as appropriate. The following points provide a summary of the site assessment undertaken to date, for the following disciplines:

LAND USE

- » Opportunity to facilitate the consolidation of Imberhorne lower and upper schools into a single modern campus.
- » The proposals will consider the relationship between the existing properties and new development with regards to privacy, amenity and scale.
- » Development will be inspired by the positive elements of the existing built form of East Grinstead.
- » There is the potential for Sustainable Accessible Natural Green Space (SANGs) to be located immediately west of the proposed residential development, north of Worth Way and west of Gullege.
- » Opportunity to provide new GP surgery, local centre and care community close to new residential development.

ACCESS AND MOVEMENT

- » Primary vehicular access to the development will be provided from Imberhorne Lane, via a new junction opposite Heathcote Drive.
- » A secondary vehicular access point will be located at the existing access to Imberhorne Farm.
- » The existing Public Rights of Way through the site will be retained and integrated with the new network of pedestrian and cycle routes.
- » Opportunity to provide new recreational pedestrian routes through the SANG area.

DRAINAGE AND FLOODING

- » Development will not be located within land that is at risk of flooding.
- » An open ditch originates just north of Imberhorne Farm and flows north through the site, towards the Birches Woodland, where it exits the site and eventually discharges into Felbridge Water.
- » The proposals will consider the use of Sustainable Drainage Systems (SuDS) to manage surface water runoff rates and benefit landscape amenity and biodiversity.



Constraints and Opportunities Plan





LANDSCAPE AND LANDFORM

- » Potential to create a strong network of connected green corridors;
- » Opportunity to restore and enhance tree and hedgerow planting at the western edge
- » Opportunity to give greater public access to the green spaces at the edge East Grinstead
- » Consideration of response to distinct landform
- » Realisation of far reaching off-site views
- » Respect for the heritage assets at Imberhorne Farm and Gullege Farmhouse

ECOLOGY

- » The development will seek to maximise opportunities to enhance biodiversity and ecology wherever possible, aided by the creation of green corridors that link potential habitats and existing trees and hedgerows.

- » A Preliminary Ecology Assessment and the necessary Phase 2 surveys have been undertaken, identifying the potential for reptiles, bats and birds, there are dormice and the potential for great crested newts in the wider area. Since the initial assessment, a range of species specific works and updated PEAs have been conducted in 2016, 2017, 2018 and 2019. A mitigation strategy will be delivered within open spaces to ensure the ongoing protection of these species.

HERITAGE AND ARCHAEOLOGY

- » There are no designated heritage assets within the redline of the site. There are a number of listed buildings located in the vicinity of the site. Those in closest proximity, which have the potential to be impacted by the proposals, are Imberhorne Farmhouse (grade II), 1 - 3 Imberhorne Farm Cottages (grade II*) and Gullege Farmhouse (grade II*). This is as a result of the buildings being good examples of their type and of the connections with the Manor of Imberhorne. In particular, remnants of the Medieval building are set within the fabric of 1 - 3 Imberhorne Farm Cottages.

- » The significance of all heritage assets was assessed by considering the archaeological, artistic, architectural and historic values. It was found that these values were not harmed by the proposals. The setting of each building was then considered, to determine if the significance of the heritage assets was impacted by development within their setting. It was found that there was no impact due to co-visibility as a result of distance and screening. It was, however, considered that the non-visual attributes of purpose, economy and function were impacted by the loss of the agricultural fields which were once associated with the heritage assets. However, as this was only part of their significance, it was assessed to cause a low level of less than substantial harm to the heritage assets. It was therefore concluded that the proposals comply with the relevant heritage paragraphs contained in Section 16 of the NPPF 2018 and relevant local heritage policy.



DEFRA Conservation Walk
Bridleway - a circular walking
route across the farmland of
Imberhorne Farm





5. OUR PROPOSALS



5.1. DESIGN PRINCIPLES & CONCEPT

The proposed concept plan for Land West of Imberhorne Lane is presented opposite. The concept has been informed by the vision and site analysis presented earlier in this document, and shows how the proposals can form an exciting and vibrant development that retains important site features.

In summary, the proposals for the site could provide:

- » Land for the consolidation of Imberhorne Schools onto a single campus.
- » Primary school and early years provision.
- » A care community delivering housing for older people
- » Provision of affordable housing to meet the needs of local people.
- » Potential new GP surgery.
- » New local centre close to proposed new homes.
- » Significant and high quality areas of public open space, including: strategic Suitable Alternative Natural Greenspace (SANG), existing tree and hedgerow planting, ecological mitigation measures and sustainable drainage systems.
- » Primary point of access via a new signalised junction with Imberhorne Lane and Heathcote Drive, as well as a secondary point of access.

A number of design principles have informed the concept proposals. They are set out on the following pages.

A HEALTHY AND COHESIVE COMMUNITY

- » The proposed development will provide key facilities to aid a high standard of living and the creation of a cohesive community. These facilities will include a new primary school, care community site and retail and community services contained within a local centre.
- » These facilities are centrally located within the masterplan and are within a 5 minute walk of the majority of dwellings. They will be co-located together, benefiting from a significant amount of activity and forming an attractive landmark space for the development where people will want to congregate.
- » The arrangement of development blocks aim to promote best practice urban design principles; they will overlook streets and spaces wherever possible to encourage safety and natural surveillance.
- » The appearance, scale and density of development will be considered to ensure the creation of an attractive and distinctive character that is responsive to existing built form within the locality of the site.

PLENTIFUL SUSTAINABLE CONNECTIONS

- » The development proposals offer the opportunity for education facilities (including a 2FE primary school and early years provision) to be delivered within the site, offering significant benefits in terms of easy walking distances to school and sustainability.
- » The proposals offer the opportunity for Imberhorne School to be integrated into a single secondary school campus, with additional land for playing fields and pitches located to the north-west of the development.
- » Two points of vehicular access to the development will be taken from Imberhorne Lane.
- » The strategy for sustainable transport aims to promote attractive and safe links to key destinations wherever possible. Existing public footpaths and bridleways that cross the site will be retained and connected to a new network of pedestrian and cycle routes, desire lines within the site and to the surrounding area.

MULTI-FUNCTIONAL GREEN INFRASTRUCTURE




















- » A new area of strategic Suitable Alternative Natural Greenspace (SANG) will form a significant new asset for the proposals and a destination for the new and existing community.

- » The new Green Infrastructure Strategy will enhance and maintain existing hedgerows and trees, and incorporate them in a new, more cohesive landscape framework.
- » Open space will retain existing ecological habitats and seek to enhance them wherever possible through the provision of large scale open spaces and attenuation areas that will contain a considered mix of planting and public access management.
- » The aspiration to provide a high quality and multi-functional green infrastructure is embedded within the heart of the concept proposals. A variety of spaces and places will form distinctive elements of the development and facilitate recreation, relaxation and play, promoting happy and healthy lifestyles.
- » The development will have a strong framework of formal and informal public open space, creating the setting for the retained and enhanced landscape features.
- » Areas of public open space around Imberhorne Farm, Imberhorne Cottages and Gullege will respect the setting of the Listed Buildings by pulling back the build line of the development and enabling new areas of planting to soften and screen views of the proposed development.

1. Pedestrian link to SANG
2. Footpath (3km)
3. Wildlife pond
4. Native tree planting
5. Scrub planting
6. Wildflower meadow
7. Timber benches
8. Potential lookout tower
9. Post and rail fence to SANG boundary
10. Potential location for SANG car park (1 location to be selected)



Concept Master Plan

	Draft Allocation Site Boundary	45.85 Ha		Land Proposed for Imberhorne School Expansion		Residential development		Care community		Areas for attenuation		Street Tree Planting
	Additional Land	71.32 Ha		Vehicular access point		Local Centre		Public open space		Proposed areas for formal play		Informal footpath route
	Proposed SANG area (including strategic SANG)			Pedestrian/ cycle link		2FE primary school and community building		Allotments		Tree and hedgerow planting (existing and proposed)		Retained access to existing farmhouse and bridleway
												PRoW: Worth Way



5.2. ACCESS AND MOVEMENT STRATEGY

PROPOSED ACCESS ARRANGEMENTS

A detailed sustainable transport strategy will form an integral part of the Transport Assessment which will be produced at the planning application stage to support the development. This will include details of improvements and enhancements to sustainable transport infrastructure and how sustainable travel will be promoted from the outset of the scheme through the introduction of a detailed and robust Travel Plan.

It is proposed that the development will be accessed through the provision of two vehicular access points onto Imberhorne Lane.

The primary access will be taken in the north-east corner of the development site, immediately to the south of the existing Imberhorne School playing field, and directly opposite the existing junction with Heathcote Drive.

It is considered that the optimal location for connecting the site to the local highway network is to reconfigure and create a 4th arm from the existing Imberhorne Lane and Heathcote Drive Junction. Two junction types have been designed in this location to ensure that flexibility regarding the access strategy is retained, and that the preferred option can be refined as the development proposal

proceeds towards the planning application stage. The primary option considered is to provide access to the site via a four-arm signal-controlled junction formed between the site access, Imberhorne Lane to the north and south and Heathcote Drive to the east. A second option considered is to provide a four arm, 50m ICD roundabout.

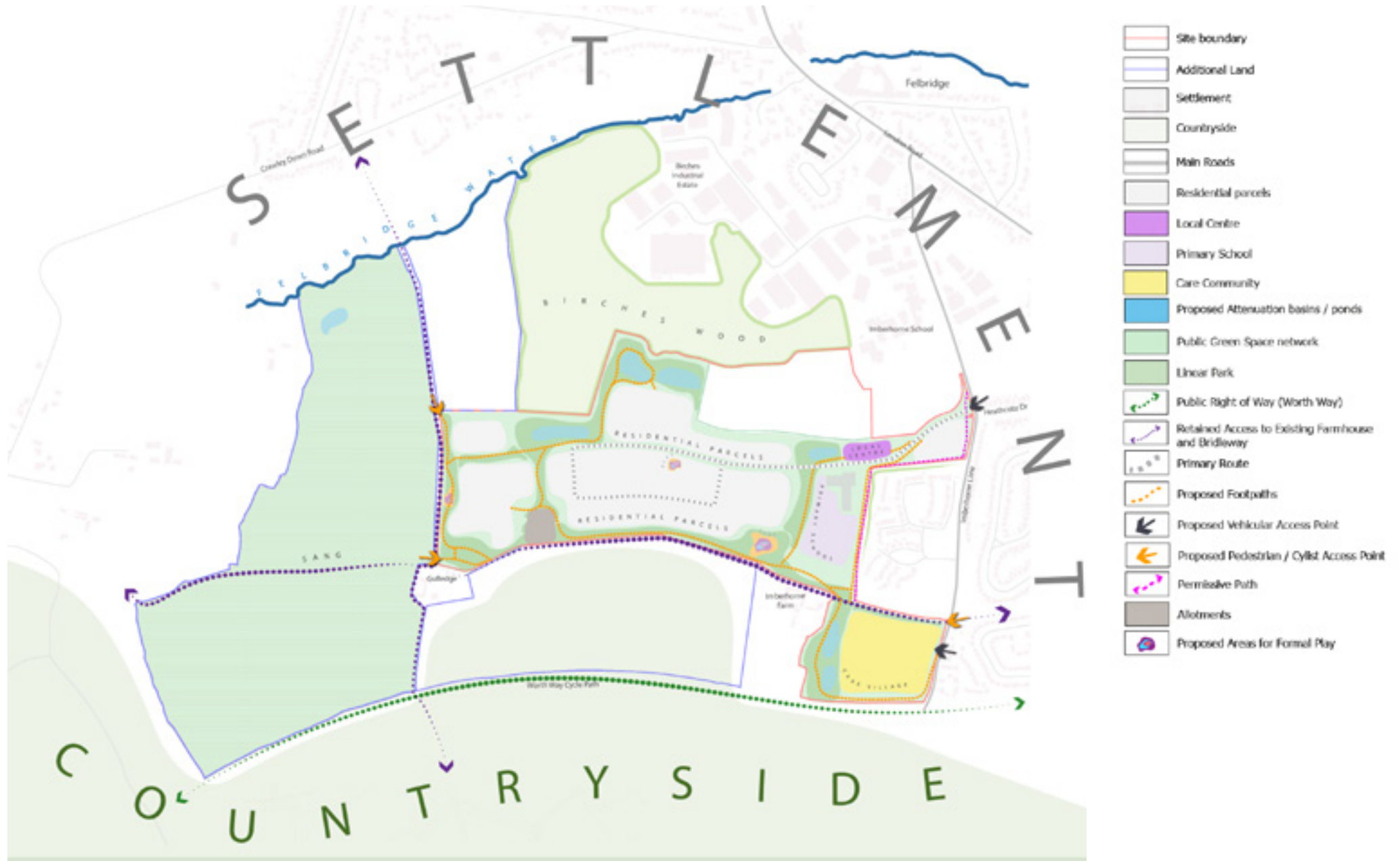
OFF-SITE WORKS

The proposals will be supported by a range of off-site improvements to the existing highway and transport networks. These will consist of a combination of physical improvements to existing junctions within the local highway network, and improvements to sustainable travel infrastructure.

To determine the nature and design of the proposed highway improvements, a series of junction assessments and network-wide traffic modelling is being undertaken. This is being discussed and undertaken with input from West Sussex County Council (WSCC) as the local highway authority. In particular this will focus on the operation of the A22 corridor, and the potential impacts of the proposed development on this critical part of the existing highway network. The outputs of this traffic modelling will inform the level of improvement measures required to mitigate the proposed development.



Proposed 4-arm signalised junction with Imberhorne Lane.





5.3. LANDSCAPE STRATEGY

The Landscape Strategy has a clear objective: to realise to the full all the advantages already present in the landscape of the site, at the edge of the settlement and in the countryside setting. The object is to craft a new landscape that is distinctive in character and that belongs to the place and in so doing forms a strong, local and highly successful response to the place.

This over-arching objective sets out a clear requirement for the proposed landscape strategy that will deliver the opportunity for a memorable and enduring scheme. These strategies will make the most of the latent potential that is present in the landform; the extensive woodland, the Worth way cycle route, the connectivity with the countryside; and the links with the land and the history of the place.

The concept for the Landscape Strategy Plan shows the containment of the development within a profoundly green and planted framework. This protection of the countryside is important to the development. The relationship with the Sussex landscape is one of the strongest assets of the scheme. It is a relationship that will continue to be successful through the sensitive placement of building, the retention of trees and field patterns and through the creation of open spaces that increase GI connectivity and that make a good fit in the landscape.

The objective will be met as the public paths will pass through attractive, safe, locally distinctive public open spaces that present a far greater network of paths and accessibility to open green spaces than currently exists.

The finding of the LVA, in particular the comprehensive exploration and understanding of the existing landscape and visual context have shaped a Landscape Strategy, with the objective of creating a site specific, and appropriate, landscape framework within which to accommodate development, successfully assimilating residential development and the required associated components into both the edge of settlement location and the wider countryside.

Planning Policy Guidance (PPG) on the Natural Environment (Updated 21st July 2019), to support the National Planning Policy Framework (NPPF).

Building a strong, competitive economy

Green infrastructure can drive economic growth and regeneration, helping to create high quality environments which are attractive to businesses and investors.

Achieving well-designed places

The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty.

Promoting healthy and safe communities

Green infrastructure can improve the wellbeing of a neighbourhood with opportunities for recreation, exercise, social interaction, experiencing and caring for nature, community food-growing and gardening, all of which can bring mental and physical health benefits. Outdoor Recreation Value (ORVal) is a

useful online tool that can be used to quantify the recreational values provided by greenspace. Green infrastructure can help to reduce health inequalities in areas of socio-economic deprivation and meet the needs of families and an ageing population. It can also help to reduce air pollution and noise. Mitigating climate change, flooding and coastal change

Green infrastructure can contribute to carbon storage, cooling and shading, opportunities for species migration to more suitable habitats and the protection of water quality and other natural resources. It can also be an integral part of multifunctional sustainable drainage and natural flood risk management.

Conserving and enhancing the natural environment

High-quality networks of multifunctional green infrastructure contribute a range of benefits, including ecological connectivity, facilitating biodiversity net gain and nature recovery networks and opportunities for communities to undertake conservation work.



Landscape Strategy

Boundaries

- Draft Allocation Site Boundary
- Additional Land
- Proposed SANG Area

Open Space Elements

- Formal Open Space / Playing Fields
- Informal Open Space
- Existing Green Corridors retained and Enhanced
- Northern Buffer Accommodating SuDS/ Attenuation in Valley Setting



Southern Buffer / Transition to Development



Western Buffer / Transition to Development



Landscape Infrastructure within Development Plots

Landscape Infrastructure

- Key Landscape Infrastructure
- Landscape Infrastructure within Development Plots

Routes

- Existing PROWs and Bridleways
- Proposed Key Pedestrian / Cycle Routes

Masterplan Elements

- Residential Parcels
- Local Centre
- Care Village



GREEN INFRASTRUCTURE

The Landscape Institute Position Statement: 'Making it home: the power of landscaping to create good housing', (LI. 2010) promotes a philosophy of integration between the technical and creative aspects of new housing provision with a positive response to the landscape of the setting. In the Forward of 'Making it home' the President of the Institute states:

"Whether the setting is urban or rural, far too many housing developments make little reference to the landscape in which they are set. The pressure in both public and private sectors is to maximise use of available space... many housebuilders are increasingly aware that creating successful developments requires that local context, character and culture are part of the planning, design and management process."

This exemplar approach lies at the heart of the proposal for the mixed-use development at Imberhorne Farm. Its application is evidenced by the importance given at this early stage in the design of the development, to a successful Green Infrastructure Strategy.

GI Network links

The linkage between the scheme and the nearby settlements at East Grinstead and Fellbridge, and importantly with the Sussex countryside, will be made through physical connections: the paths and cycle routes, and through the visual lines of sight. The site has established and well-defined boundaries – principally the extensive tree cover around many of its boundaries. Where there are views to the setting, the viewpoints will be created to take advantage of the visual links. This linkage is also made through the culture and history of the place. Our approach as designers of the new landscape is to make a respectful response to these components in the landscape.

The Green Infrastructure (GI) of the new scheme is integral to the nature and quality of the new environment. The public realm will be rich in places for people to enjoy and it will also contain and define the limits of the development. The Landscape Strategy is to craft the green spaces in a manner that achieves a sensitive and successful fit in the Warwickshire landscape whilst also making green spaces people want to have pride in and to call home.

The Green Infrastructure Strategy is an integral part of the Development Proposal and is embedded in the concepts for the Masterplan. A central goal for the GI Strategy will be to strengthen existing links to the wider Green Infrastructure network. Through the creation of new connections, the proposed green spaces will be formed and managed to enrich and diversify habitats of value. The approach will be to balance the pressures and needs of the public for access to green spaces and countryside, with the establishment of durable plant and animal communities. It will address measure to mitigate the impacts of climate change.

This approach has been central to the process that establishes the concept for the masterplan. The key objective for the masterplan has been to set the future development into the host landscape in a manner that achieves a sympathetic and successful assimilation in the countryside at the settlement edge.

Existing 'Green Capital',

Existing components: Field pattern, hedgerows and trees – the 'Green Capital', in association with new green spaces will give form and structure to the new GI. The existing components in particular the landform and the extensive tree cover around the boundaries will be connected by new green areas to form a network of biodiverse planted linked spaces and habitats. UK BAP habitats in Sussex include a range from lowland farmland, woodland to coastal habitats, those of which are relevant to the site include Hedgerows; Lowland meadows; Traditional orchards and Ponds. These habitats have been incorporated into the development proposals as part of a connected Green Infrastructure providing significant site level enhancements, and also providing increased connectivity for existing and proposed habitats, linking hedgerows, wetland habitats and the provision of a network of niches within the landscape.



Suitable Alternative Natural Green space: the SANG land

Concept proposals for the 42.07 ha of the strategic SANG land were worked-up in 2019. The principles for the proposals were discussed between the Project Team of Landscape Architects, Engineers and Ecologists, and Officers at MSDC. The proposals for the semi-natural land of the SANG form an important attribute and will be an environmental asset for the development. The SANG sits within well defined and easily recognisable boundaries. It is an attractive open area that is well located to serve the residents of the development as well as the existing communities.

New areas of publicly accessible open green space will be run through the entire development, creating a new connected network of spaces, corridors, and links west, to the semi-natural landscape of the SANG. It will also provide linkage to other GI assets beyond the Site. The existing components will be retained and further enhanced, and the development arranged around it, to provide strategic and meaningful space with a strong sense of place.

A high-level GI and Landscape Strategy proposes the division and softening of the development. On the gently sloping ground this will give the impression of layers of tree canopies between the blocks of development. The SANG will be visible from parts of the development and will provide benefits of greenery beyond its immediate boundaries. The visual GI linkages through the Site are important and will also create a sense of a settlement being set in between trees.

Essential Features

The proposal for the SANG land will provide the following essential Landscape features that are required in order for the land to fulfil its purpose as a SANG:

- » Natural greenspace with areas of open (non-wooded) countryside and areas of dense and scattered trees and scrubs. Land should preferably not be entirely flat.
- » A range of habitats should be provided for users to experience if the SANG site is larger than 12Ha.

- » Perceived as semi-natural with few buildings or artificial structures except in the immediate vicinity of car parks.
- » Perceived as safe – no tree or scrub cover along parts of the walking routes.
- » No unpleasant intrusions (e.g. sewage treatment smells etc).

Currently biodiversity on the site is considered to be of limited ecological value, being limited to arable fields with arable field margins consisting of poor semi-improved grassland habitats. Both of these habitats are common and widespread.

The Green and Blue Infrastructure Proposals provide the following enhancements and benefits:

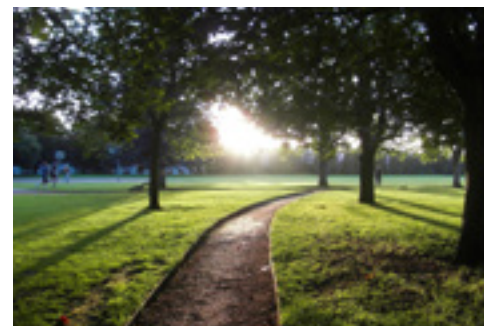
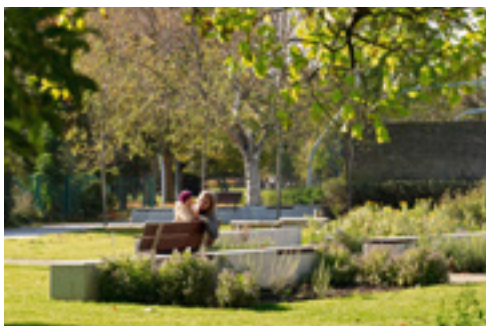
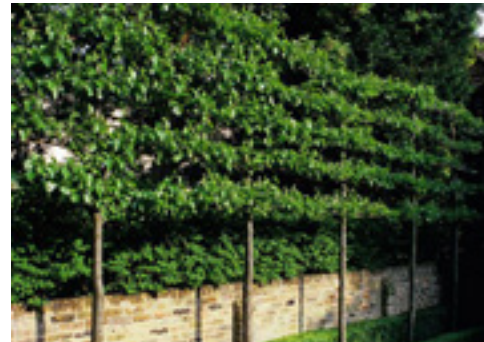
- » The proposed SANGs land, proposed on the western aspect, will provide a greater diversity of habitats present within the current boundaries of the site, including meadow grassland; trees, shrub and woodland planting; a pond and wetland and an orchard.

- » UK BAP habitats in Sussex include a range from lowland farmland, woodland to coastal habitats, those of which are relevant to the site include Hedgerows; Lowland meadows; Traditional orchards and Ponds. These habitats have been incorporated into the development proposals as part of a connected Green Infrastructure providing significant site level enhancements, and also providing increased connectivity for existing and proposed habitats, linking hedgerows, wetland habitats and the provision of a network of niches within the landscape.
- » A mosaic of habitats created within the boundary provides a diverse and rich landscape.
- » Proposed woodland planting, and an increase in diversity of grassland, provides a significant enhancement for foraging and commuting habitats for bats.
- » The creation of a nectar rich, and native landscape, will enhance the opportunities for a number of invertebrates species present.





GREEN INFRASTRUCTURE PRECEDENT IMAGERY







BLUE INFRASTRUCTURE

The Green Infrastructure Strategy for the development contains a strategy for Blue Infrastructure – the management and care of the environment associated with water systems. The Blue Infrastructure will comprise the aspirations for a multi-purpose approach to the green spaces in the development. It will comprise and deliver the requirement of Sustainable Urban Drainage (SuDS) and a water treatment train that looks at natural measures to ensure the protection of water quality. Flood prevention measures will be drafted to have an awareness and responsibility to also deliver public amenity and biodiversity gains. The SuDS system will require several basins to be created to attenuate surface water and these have been set within green spaces. The basins, swales, ditches, rills and 'Rain Gardens' will be located to serve drainage operational requirements. The modern, forward looking SuDS regime within the scheme will capture the opportunities for biodiversity enrichment through wetland habitat creation and management.

The Drainage Strategy provides a significant enhancement to the Blue Infrastructure on the site.

The drainage proposals

- » Follow, incorporate and extend the existing network of watercourses and ponds, in line with the West Sussex Policies (SuDS Policy 1 and 3) for the Management of Surface Water
- » Provide management for flood risk, with attractive solutions such as connected swales, ponds and attenuation features, integrated within the layout and design of the proposals, with their management and maintenance considered from the outset, in line with SuDS Policies 2 and 6
- » Include ponds and swales, located with the open space network, have been designed to complement and contribute to the multi-functional amenity of the open space for the development, such as providing a village pond as a focal point for local centre, in line with SuDS Policy 8

- » Provide a network watercourses, swales and ponds that respond to the landform of the site, dropping into the valley formed by Felbridge Water, to the north of the site, connecting into the wider network of blue infrastructure, and reflecting and complementing the wider valley landscape in line with SuDS Policies 3 and 10
- » Include permeable paving in areas such as car parking courts, private driveways and communal areas to contribute to the surface water treatment at source within the development
- » Contribute to increased biodiversity across the site, through the provision of ponds and swales, and the associated diversity of marginal/riparian habitats, in line with SuDS Policy 9





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BLUE INFRASTRUCTURE PRECEDENT IMAGERY







5.4. PUBLIC ENGAGEMENT

Consultation with the local community throughout the planning process is a fundamental principle in national legislation, Government guidance and local policy.

Early and effective communication with the Local Authority and community sets the tone for a constructive engagement process, which allows for any potential issues with the scheme to be overcome, and wider community benefits to be created.

Welbeck Strategic Land believes that engagement with Mid Sussex District Council and the East Grinstead community is a core element of the planning process.

Land West of Imberhorne Lane is a single-ownership site and it is hoped that Welbeck, Mid Sussex District Council and East Grinstead residents will be able to successfully work together as a partnership to deliver an exemplary development.

Mid Sussex District Council's Statement of Community Involvement (2011) states that: "The Council is committed to encouraging new investment of the highest quality that contributes to the well-being of existing and future communities and recognises that it is important to reduce uncertainty for local communities when applicants bring forward proposals for development.

The successful delivery of significant major developments requires commitment to partnership working, sound project management and effective communication with the community, developers, and other agencies".

As Welbeck Strategic Land promotes and develops the proposals for Land West of Imberhorne Lane, it intends to closely reference what has been set out in the Mid Sussex District Council Statement of Community Involvement.

A variety of methods will be used to involve the community throughout the planning process. These are expected to include the following:

- » Regular engagement with Mid Sussex District Council officers
- » A dedicated consultation website
- » Press releases
- » Meetings with stakeholders and representatives (County, District and Parish councillors, including ward members and East Grinstead Town Council)
- » A public exhibition

Welbeck Strategic Land is committed to including as many individuals and groups as possible. This will include groups and organisations that are considered "hard to reach" (including elderly and young people). As with all other aspects of the proposal, Welbeck Strategic Land will follow best practice in its approach to community and stakeholder engagement during the planning process. We will aim to take account of all comments received as we develop the proposals to meet the aspirations and objectives of Mid Sussex District Council and the wider community.





6. SUMMARY OF ASPIRATIONS & NEXT STEPS



6.1. SUMMARY

The emerging concept proposals for Land West of Imberhorne Lane show how development has been informed by the vision and site analysis undertaken to date.

Our key vision objectives for Land West of Imberhorne Lane are set out below:

1. Provision of land to enable the consolidation and integration of Imberhorne Schools on to a single upgraded and modern campus.
2. Provision of new education facilities, to meet early years, primary and secondary school provision.
3. Opportunity to provide a new GP surgery.
4. Creation of a new neighbourhood, defined by a locally distinctive aesthetic, and providing for the education, health care and recreational needs of new residents.
5. Recognition and promotion of the sustainable location of the site, well placed close to local road, rail and bus links, and within walking and cycling distance of the Town Centre.
6. Promotion of a high quality environment and standard of living, which considers the needs of present and future generations.
7. Delivery of housing to meet local needs, including affordable housing, a mix of housing types and sizes, and housing for older people.
8. Promotion of sustainable modes of transport and enhancing existing foot and cycle routes, such as the Worth Way, promoting healthy living.
9. Provision of safe connections to education facilities, maintaining existing foot and cycle links from the Worth Way and ensuring safe crossing of Imberhorne Lane.
10. Capitalise on the wealth of existing green capital, providing a multi-function green infrastructure that is easily accessible to all and improves ecological habitats where possible.
11. Provide recreation opportunities throughout the site, including the provision of onsite SANGs, to mitigate impacts of the development on the nearby Ashdown Forest SPA.
12. Use best practice urban design principles to guide the creation of a safe, legible and vibrant new community.

6.2. NEXT STEPS

The proposals for the land at Imberhorne Farm present a genuine opportunity to deliver a sustainable extension to East Grinstead to meet a range of local needs for now and years to come.

Welbeck Strategic Land is committed to continued engagement with community stakeholders, including East Grinstead Town Council, Mid Sussex District Council and West Sussex County Council, particularly in relation to the expansion and consolidation of Imberhorne Secondary School.

The Land West of Imberhorne offers a sustainable solution to meeting the housing needs identified within the District Plan and providing enhanced educational facilities, while simultaneously providing a high quality environment with areas of public open space including an allotment, a community orchid and a strategic SANG for the enjoyment of the wider population.

Going forward, Welbeck Strategic Land are committed to supporting the allocation of land within the Mid Sussex SA DPD and will bring forward a planning application for the site at the appropriate stage. In the meantime, we encourage active participation in the project from the local community, and we can be reached on the 'Provide Your Feedback' page of the scheme website.

www.landwestofimberhorne.co.uk.





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