

WELCOME

Vistry Homes



Thank you for visiting our consultation website for the proposed development at Land West of Imberhorne Lane. If you have any questions, please contact us using icontract@vistryeastgrinstead.co.uk

Vistry Homes is bringing forward a Reserved Matters Application for 550 new homes on this site. This online exhibition is your opportunity to explore the proposals in more detail, including the layout, design, and community benefits to share your feedback.

The plans include:



550 NEW HOMES



LAND FOR 2 FORM PRIMARY SCHOOL



ALLOTMENTS



SPORTS PAVILLION & RUNNING TRACK



150 BED CARE VILLAGE



COUNTRY PARK (40HA)



MIXED USE SPACE

ABOUT VISTRY

Vistry Homes

Vistry Homes is part of the wider Vistry Group, which also includes Vistry Works – our own manufacturing facilities that produce key components for our homes, such as wall panels and roof sections. Since bringing Countryside Partnerships into the group in November 2022, we have become a major player in the drive to tackle the country's housing crisis. Our business model is built on working in partnership with local authorities, housing associations, and other organisations to make sure housing developments meet the needs of the communities they serve.

Delivering thousands of homes every year for the affordable and open marketplaces, the Vistry Group has an unmatched portfolio of brands, each with a rich history and strong reputation. This includes Linden Homes, Bovis Homes and Countryside Homes. Our purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities and social value, leaving a lasting legacy of places people love. The Group has been awarded the 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



Illustrative image of completed Vistry homes.

THE MASTERPLAN



HOUSING DESIGN

Vistry Homes

The design of new homes will respond to the local style close to the site and around East Grinstead. The final design will be based on input from Mid Sussex District Council and public feedback. The homes would be a mixture of 2, 2.5 and 3 three storey homes.

Below are a series of CGI street scenes that illustrate the draft designs.



THE NEED FOR MORE HOMES

Housing costs—particularly in the South East—are a significant challenge, with high demand making it harder than ever to find an affordable home. Even if you already own a home, you may have children, grandchildren or other relatives who are struggling to take their first step onto the property ladder.

The proposed development at Land West of Imberhorne Lane will help address this need by delivering a mix of new homes. This includes 165 affordable homes, alongside market housing that will provide opportunities for people to upsize, downsize, or stay within their local community.

AFFORDABLE HOUSING SIZES:

Of the affordable homes, 116 will be for affordable rent and 49 for shared ownership.

17

one-bedroom
homes

74

two-bedroom
homes

66

three-bedroom
homes

8

four-bedroom
homes

WHAT IS AFFORDABLE HOUSING?

Affordable housing is designed for those with an income at or below the median as rated by a housing affordability index.

Houses marketed as 'affordable' must be at least 20% below market value.

These homes are provided via schemes such as shared ownership, social rent or affordable rent. This will be delivered by an affordable housing partner.

Our proposals aim to create a welcoming, accessible, and sustainable environment for everyone who lives in or visits the area.

CENTRAL GREENSPACE

At the centre of the site will be a large public green space, forming part of a wider north-south green corridor. This area will include a play space designed for children of all ages and abilities, with additional play areas to the north and west. These spaces will offer a variety of opportunities for play, relaxation, and community activity.

FOOTPATHS

A new network of green routes will follow existing hedgerows, creating safe and attractive paths for walking and cycling. These routes will connect homes to green spaces, the new school, sports pitches, public footpaths, and the nearby Country Park.

By linking key parts of the site with the surrounding area, the network will support both sustainable travel and local wildlife.

COMMUNITY ALLOTMENTS

To the northwest, we're proposing a new allotment area where residents can grow their own food, meet neighbours, and enjoy time outdoors. This space will also help blend the site into the surrounding natural landscape.



We've carefully assessed flood risk and drainage across the site to ensure that new homes and community facilities will be safe and sustainable.

FLOOD RISK

The built parts of the site are all within Flood Zone 1, which is the lowest level of flood risk (less than 0.1% chance of flooding each year).

A small area in the far west of the site, which will remain as woodland, lies in Flood Zones 2 and 3 (medium and high risk). No buildings are proposed in these areas.

The development is set well away from river floodplains and has been designed to remain safe even when considering future climate change.

According to national and local flood mapping, there is no known history of flooding on the site, and the risk from groundwater, reservoirs, and surface water is low to very low.

DRAINAGE STRATEGY

Rainwater from roads, roofs and open spaces will be managed using a range of Sustainable Drainage Systems (SuDS), including swales, filter drains, permeable paving, and basins. These features are designed to slow and control the flow of surface water, reducing flood risk and helping to manage water more naturally across the site.

Surface water will drain into the existing network of ditches, with flows restricted to natural runoff rates, even during extreme rainfall events (up to and including a 1-in-100-year storm, with climate change considered). Attenuation basins will store excess water and provide additional water quality benefits, while smaller-scale features like rain gardens and water butts will support drainage and enhance the site's overall environmental quality.

Wastewater from homes and buildings will be managed through a piped drainage network, which will be pumped across the site and discharged into the existing Southern Water sewer beneath Imberhorne Lane.

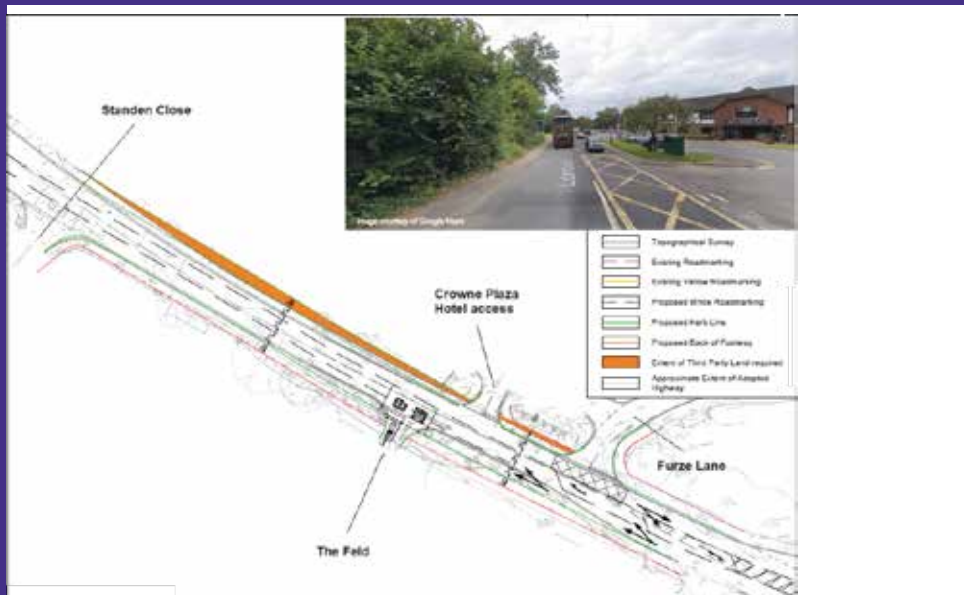
Where possible, existing watercourses running through the site will be restored to their natural state by removing culverts. Any new crossings will be built using oversized culverts, offering greater capacity and long-term resilience.

Together, these measures form a sustainable drainage strategy that meets all regulatory standards while protecting both the site and surrounding areas from flood risk.

HIGHWAYS

We have designed two highway improvements, to help address concerns about the capacity of the local road network.

As part of the planning process, detailed traffic modelling has been carried out – both by the Mid Sussex Transport Study and as part of this development's outline application. This modelling takes into account traffic from surrounding developments and shows that the proposed improvements will not only manage the additional traffic but actually improve overall traffic flow compared to current conditions.



Upgrade works to the A22/A264 Star Junction are currently scheduled to begin in August this year. These improvements are part of a wider plan to support growth in the area and improve traffic flow along the A22 corridor.



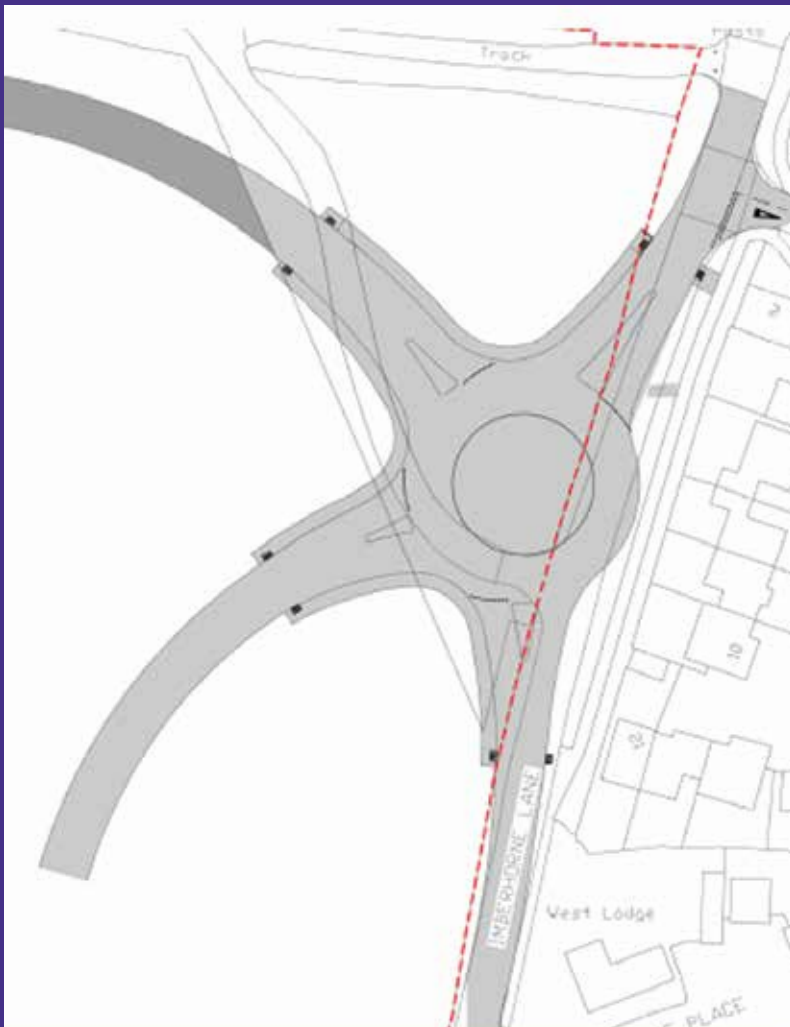
To help ease congestion and improve traffic flow, we are proposing an upgrade to the northbound approach to the A22/A264 junction.

The plan involves extending the existing left-turn lane by around 100 metres, so it begins shortly after the junction with Furze Lane rather than Standen Close. This will create a longer two-lane section, allowing more vehicles to queue and move through the junction more efficiently.

BY CAR

The main vehicle access to the site will be via a new four-arm roundabout on Imberhorne Lane, just south of the current junction with Bluebell Close. This new junction will provide safe and efficient access to both the residential neighbourhood and the care village. It will also include dedicated entry points for each part of the development.

Parking for the site is to be delivered in line with the West Sussex County Council parking standards.



Proposed Site Access Plan (extract from detailed submission)

SUSTAINABILITY

Vistry Homes

Vistry Homes has prioritised the energy efficiency of its homes right from the beginning, at the start of the design and development process.

This focuses our sustainability efforts on the materials that make up the building itself, rather than relying on energy saving technology or renewable energy generation. Vistry Homes are currently on track to deliver its first zero carbon house by 2040.

- 1 Solar Panels
- 2 Battery
- 3 Heat Recovery System
- 4 Air Source Heat Pump
- 5 Hydrogen Boiler
- 6 Smart technology
- 7 Low Carbon Materials
- 8 Electric Vehicle Charger

Model net-zero home



To ensure the site's natural value is properly understood, a range of ecological surveys were carried out between 2016 and 2021. These looked closely at the land within and around the site. Further such surveys will be undertaken as this planning application progresses.

The main area of the site consists of open arable farmland, which is regularly ploughed and planted. Because of this intensive use, these fields are not considered to be particularly rich in wildlife.

Targeted surveys were carried out for a variety of protected species, including bats, badgers, great crested newts, reptiles, breeding birds, and dormice:

Dormice were not found during the surveys, and are unlikely to be present, although some nearby woodland could be suitable for them.

Bats were observed using the edges of woodland and tree lines to navigate and feed.

Small numbers of common reptiles were recorded in isolated areas within the site.

Great crested newts were found in nearby ponds, including those in Millennium Woods and Gullege.

Skylarks, a ground-nesting bird species, were seen in the larger arable fields.

Badgers were found in the wider landscape.

The proposals for the site have been carefully designed to retain key habitats, including woodlands, ponds, and tree lines. New features will also be created—such as wetlands, wildlife corridors, and areas of open parkland—to enhance biodiversity. These new and existing spaces will provide a home for a wide range of species, helping to support nature both now and in the future.

Potential ecological enhancements



Reptile
refuge



Country park
orchard



Newt
ponds



Bird / bat / dormouse
boxes



Bee bricks



Dedicated
habitat area



Native Wildflower
Grasslands



Log piles

As part of our commitment to delivering positive outcomes for the local area, this development will contribute financially to support a wide range of community improvements. These contributions are made through two main mechanisms:

S106 agreements are made between local authorities and developers to mitigate the impacts of a development. Contributions include financial contributions or commitments such as affordable housing and improving local amenities. The current draft of the S106 agreement for Land West of Imberhorne lane includes the following developer contributions:

- £643,520 towards the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy
- £1,316,358 for local health infrastructure
- £1,978,000 for local highway improvements
- £128,150 for SANG (Suitable Alternative Natural Greenspace) visitor monitoring
- £52,000 for public rights of way improvements
- £37,507.74 for local policing
- £15,000 for biodiversity net gain monitoring
- £5,445 for travel plan monitoring

LAND FOR TWO FORM PRIMARY SCHOOL

As part of the proposals, land has been set aside for a new two-form entry (2FE) primary school, which will include facilities for early years education and special educational needs provision. This will help meet local demand for school places and provide inclusive, accessible education within walking distance for new and existing residents.

The location and layout of the school have been designed to:

- Integrate seamlessly into the wider neighbourhood
- Ensure safe and convenient access by foot, bike and car
- Support sustainable travel choices for families

While the detailed design of the school will come forward separately through the local education authority.

The land will be transferred to West Sussex County Council for delivery once the new playing fields and sports pavilion for Imberhorne School have been completed, as agreed in the development's delivery plan.

150 BED CARE HOME

The masterplan includes space for a care village of up to 150 homes, offering a range of supported living options for older people or those who require assisted care.

The care village is designed to support the Council's aim of providing more choice in housing and care for residents, helping people live independently for longer in a safe, inclusive environment.

Located at the eastern edge of the development, the care village will have direct access from Imberhorne Lane and be well connected to local facilities, shops, and green spaces.

The care village will include:

- A mix of accommodation suited to varying care needs
- Shared and communal spaces to support wellbeing
- Easy access to walking routes, green spaces, and public transport

These new homes will be designed to high accessibility standards and form a key part of a well-connected, inclusive neighbourhood.



Illustrative image of care home.

SPORTS PAVILLION

Vistry Homes

Over four hectares of land west of Imberhorne Lane will be transformed into modern sports facilities for Imberhorne School, with access for the wider community. This element of the proposals is awaiting full planning permission as part of the previous hybrid planning application and will be built to Sport England standards.

The plans include:

- A six-lane, 400m floodlit running track
- A sports pavilion with changing rooms and toilets
- Bleacher seating overlooking the track
- A car park
- Pitches for football, rugby, cricket and more
- Cricket nets and field event areas

The site will be landscaped with woodland planting, wildflower areas, and walking routes to support biodiversity and encourage active use year-round. The sports facilities will be delivered first, before any homes are built. Once complete, they will be transferred to the school, enabling a new access road to the wider development.

Illustrative CGI of the sports pavillion



A NEW COUNTRY PARK

Vistry Homes

A new 40-hectare public country park will be created to the west of Imberhorne Lane, as part of the wider development and this element of the proposals has already applied for full planning permission.

The park will include wildlife ponds, bird habitats, wildflower meadows, and other features to support local biodiversity. It will be fully open to the public, with around 3km of accessible walking and cycling paths, suitable for wheelchairs and pushchairs.

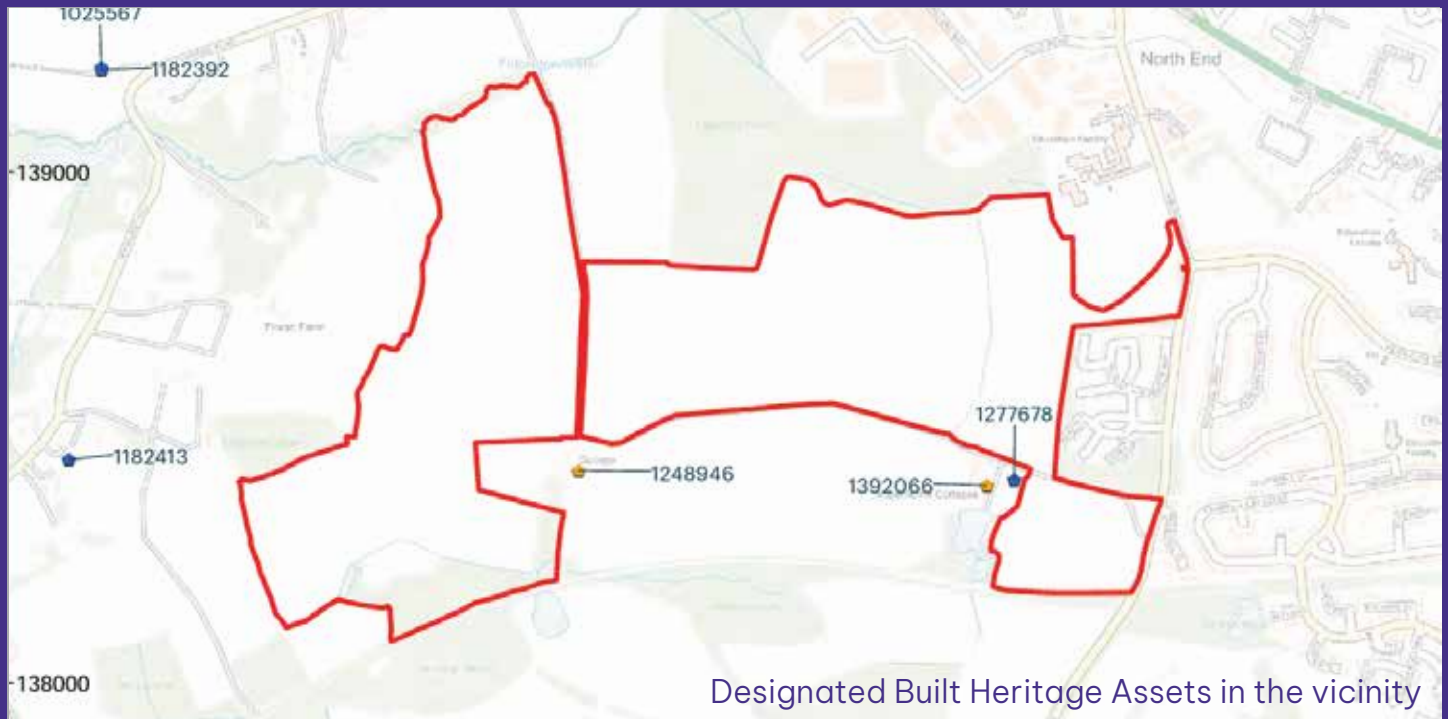
Visitors will be able to access the park from the site, Gullege Track, Worth Way, and Hophurst Hill, with a small car park provided near the eastern entrance.

It is a condition of the overall development that the park must be open and available for public use before the first new home is occupied.



TIMELINE





As part of the sites outline planning permission a detailed assessment was carried out to understand how the proposed development may affect nearby listed buildings. This has been used to guide the design and has informed discussions with Mid Sussex District Council and Historic England.

Imberhorne Cottages:

The significance of Imberhorne Cottages is mostly tied to its internal medieval features. It sits within a group of former farm buildings. The proposed development will have no effect on its heritage value.

Gullege:

There is no visibility between Gullege and the development site due to the topography and existing trees. The proposals will have no impact on this listed building.

Imberhorne Farm:

To reduce the impact on Imberhorne Farm:

- A buffer of open space is included to the north of the house
- Mature vegetation will be retained to screen views
- The field west of the farmhouse will remain undeveloped

