

Ashplats House  
Holtye Road,  
East Grinstead  
West Sussex RH19 3NE



## Table of Contents

- 0.1 Parties
- 0.2 Overview
  
- 1. Introduction**
- 2. Site Analysis**
- 3. Use and Amount**
- 4. Layout and Scale**
- 5. Landscape Strategy**
- 6. Appearance**
- 7. Access**
- 8. Secured by Design**
- 9. Conclusion**

## 0.1 Parties

### Client

MR and MRS BOS

### Architecture

fluid architecture Ltd  
Orlingbury House  
Lewes Road  
Forest Row  
East Sussex RH18 5AA

### Arboriculture

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Butlers Dene Road  
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Surrey CR3 7HD

### Contamination

Lustre Consulting  
The Historic Dockyard  
Chatham  
Kent ME4 4TZ

### Planning Consultant

DMH Stallard  
Griffin House  
135 High Street  
Crawley  
West Sussex RH10 1DQ

### Ecology

The Ecology Partnership  
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Thorncroft Drive  
Leatherhead  
Surrey KT22 8JB

### Transport

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The Pinnacle, Central Court  
Station Way  
Crawley  
West Sussex RH10 1JH

### Drainage

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Lawrence House  
4 Meadowbank Way  
Nottingham  
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## 0.2 Project Overview

fluid architecture has been instructed by Mr and Mrs Bos to prepare an outline application for the site known as:

**Ashplats House, Holtye Road, East Grinstead.**

With a new access from Greenhurst Drive, the proposals present a scheme of 30 dwellings with associated roads, parking and open spaces.

Aerial View



Site Area

## 1. Introduction

1.1 Outline Planning Approval is sought for a residential development on the site known as:

Ashplats House, Holtye Road, East Grinstead RH19 3EZ.

The scheme comprises 30 units of:

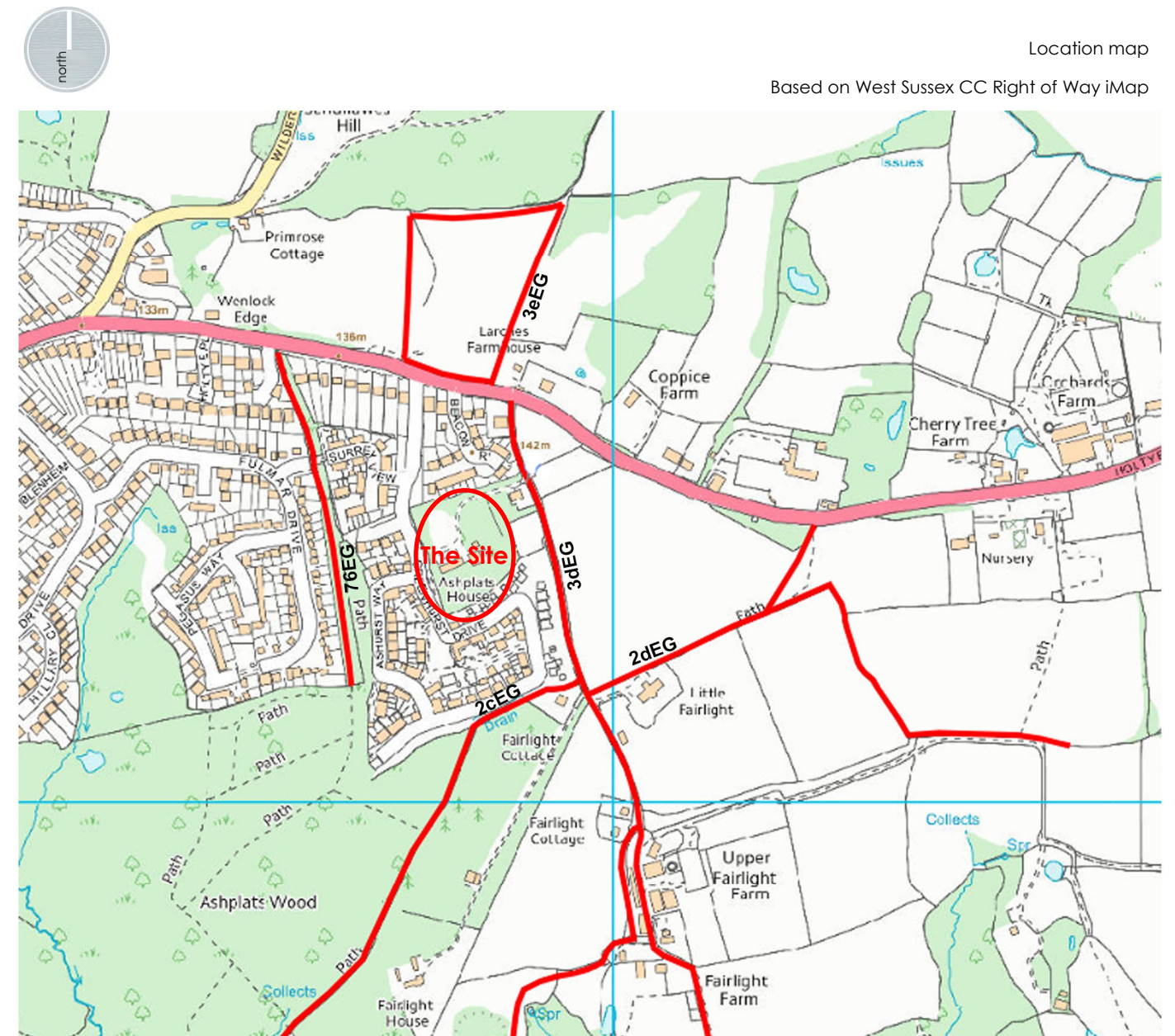
- 21 Open market units
- 9 affordable units (30% of the total number of units)
- Open spaces and landscape corridors providing access to the local footpath network.

This outline application seeks approval for the access and the layout only, with all other matters to be submitted, at a later stage, as part of a Reserved Matters Application.

Discussions and pre-application meetings were held with the Town Council and the Local Planning Authority: Mid Sussex District Council. From these open discussions, it emerged that a consensus had been achieved regarding the logic and language employed in the design analysis and design solution.

This statement sets out to demonstrate how the proposals respond to the site, its locality and design policy context and seeks to:

- Explain how the design relates to the site and wider area
- Explain the design principles and concept
- Demonstrate how these principles are reflected in the layout, density, scale and landscape.



1. Introduction - Cont.

1.2 Planning Background

The Planning Statement (DMH Stallard) reviews in detail the planning history and policies relevant to the site.

1.2.1 East Grinstead Neighbourhood Plan (NP):

A Neighbourhood Plan was "made" in November 2016.

The application site forms part of a wider residential allocation which includes Ashplats House grounds and the adjacent smaller land of the property known as the Lodge.

- **Policy EG6B "Housing sites which could be brought forward include:...**  
*... 11. Ashplats House: this site is suitable for between 35 and 45 dwellings being that it is now surrounded 3 sides by existing development and partly constitutes previously developed land. Access could be appropriate off Greenhurst Drive."*

- **Policy EG7 Housing Mix and Density**

**Policy EG7 – Housing Mix and Density**

**Planning permission will be granted for new housing schemes where they meet the following criteria:**

- (1) **Achieve a minimum density of 30 dwellings per hectare unless local character indicates a different density level and this justification is provided;**
- (2) **On sites of 5 or more dwellings, provide a minimum of 20% small family accommodation in the form of 2 and 3 bedroom units;**
- (3) **Variations in the above mix will only be considered where a viability assessment has been provided to justify a departure from this policy or there are clear design and location reasons which indicate a higher density is appropriate; and**
- (4) **Provides affordable housing in accordance with District policy.**

1.2.2 Mid Sussex District Plan

Some policies from the Adopted Mid Sussex District Plan 2014-2031 are particularly relevant in design terms to this outline application:

- Policy DP 26:** Character and Design
- Policy DP 27:** Dwellings Space Standards
- Policy DP 28:** Accessibility
- Policy DP 30:** Housing Mix
- Policy DP 31:** Affordable Housing
- Policy DP 37:** Trees, Woodland and Hedgerows
- Policy DP 38:** Biodiversity
- Policy DP 39:** Sustainable Design and Construction
- Policy DP 41:** Flood Risk and Drainage

In addition to these policies, Supplementary Planning Documents (SPD) are to be considered:

- **Development Infrastructure and Contributions SPD**

Including in Appendix 1, Mid Sussex Parking Standards and Cycle Parking Requirements.

Figure 7 – Residential Parking Standards

Dwelling type - (Flats and Houses)	Minimum Indicative Standard
1 bed dwellings	1 car space* per dwelling and 1 cycle space per dwelling**
2/3 bed dwellings	2 spaces per dwelling and 2 cycle spaces per dwelling**
4 bed dwellings	3 spaces per dwelling and 2 cycle spaces per dwelling**
5+ bed dwellings	Car and cycle parking to be assessed individually

\* A residential parking space is defined as a garage, spaces on driveway within the curtilage of property or designated parking outside the curtilage of the property such as parking courts and laybys.

\*\* No cycle parking is required if a garage is provide and the garage is of sufficient size. On larger developments (8 dwellings or more) cycle parking for visitors should be provided at a ratio of 1 cycle space per 8 dwellings.

- **Affordable Housing SPD**

1.2.3 SHEELA, April 2018:

The site is identified as "committed" in the East Grinstead maps.

## 2. Site Analysis

### 2.1 The site

Located to the north-east edge of East-Grinstead, the application site consists of Ashplats House and its grounds. Presently accessed by an un-named rural Lane, off Holtje Road, the site is surrounded by residential developments.

Forming an almost regular rectangular piece of land with an additional elongated narrow "extension" to the north-east, providing access to the un-named Lane, the site extends over 1.1 hectare or 2.7 acres.

Fairly levelled with its lowest point in the south-west corner, the site presently comprises:

- A 2.5 storey high, large house: Ashplats House, with a footprint of over 215 sqm
- Another more modest 1.5 storey high dwelling
- Various small 1 storey high buildings, including an office
- Extensive drives, patios and courtyards as well as an unkept hard surface tennis court
- Gardens surround the central buildings, with tall trees and hedgerows along all boundaries. Some of the trees are subject to a Tree Preservation Order (TPO).
- A Blue Atlas Cedar creates a focal point at arrival in the north-east part of the site.

The dense, mature enclosing vegetation screens the site from public views and neighbouring surroundings.

Ashplats House  
And the TPO chestnut trees



Blue Atlas Cedar



Internal view towards the south-west corner



Internal view towards the north-west corner





2. Site Analysis - Cont.

Constraints and Opportunities Diagram

Not to scale





 Existing access

 Site boundary

 Rural lane

 PROW  
Footpath 3dEG


 Local street  
with footpath

 Existing dwellings


 Hard surfaces


 Potential access


 Potential path link


 Potential future  
access required


 TPO trees

 Category B  
trees and groups


 Category C  
trees and groups

 Category U  
trees and groups

 Gentle slope down  
to south-west corner

 Boundary adjacent  
to short rear gardens

 Open space

 LAP  
Local area of play

 Active frontage



2. Site Analysis - Cont.

**2.2 The surroundings**

The application site is enclaved in a residential area, with the developments of Beacon Rise and Blue Bell Gates to the North, West and South, and the Lodge to the East.

**2.2.1 To the North:**

The small residential development of Beacon Rise backs onto the northern boundary, with a long terrace of 2.5 storey high dwellings.

**2.2.2 To the South and West:**

The recent residential development of Greenhurst Drive comprises of dwellings mainly 2.5 to 3 storey high.

- ◇ To the South of Ashplats House, detached houses back onto the heavily tree planted boundary. Canopies of trees along Ashplats House boundary overhang severely above some of these properties rear gardens.
- ◇ To the West, a varied mix of detached, semi-detached houses and apartment blocks front Greenhurst Drive. A linear green space abuts the site and provides a landscape buffer between Ashplats House and this residential access road.

To the North and South of the site, in both cases, the neighbouring dwellings are well concealed from views from the site, as dense tall trees provide screening but also significant shadowing and loss of light.

Opposite the South-West corner of the site on Greenhurst Drive an Area of Play provides to young children a safe environment to play.

**2.2.3 To the West:**

The Lodge is a large dwelling siting along the entrance drive of Ashplats House. Its southern grounds are also screened from views. This dwelling and its grounds also form part of the Housing Site Allocation. However the Lodge does not form part of this application.

Just over 3 m wide, the access drive to Ashplats House is reached by a narrow rural Lane, enclosed between tall hedgerows. This un-named Lane abuts to the West the countryside and forms part of the local Public Right Of Way (PROW) network.

Beacon Rise

Properties Backing onto northern boundary of Site



Greenhurst Drive

Properties Backing onto southern boundary of Site



Greenhurst Drive

Linear green space along western boundary of Site



Greenhurst Drive

Properties fronting the western boundary of Site



Greenhurst Drive - Local area of Play



The un-named Lane - PROW - The lodge and existing Drive to Ashplats House



### 3. Use and Amount

In the NP, under Policy EG6B the site is identified for Housing Development as site no 11. It is worth noting that "Ashplats House" comprises, in this document Ashplats House and the Lodge. The proposals therefore consider the redevelopment of Ashplats House and its grounds as a residential development, with associated roads, parking and open spaces, without prejudicing the remainder of the allocated site (ie- the Lodge and its own grounds).

National and Local Planning policies promote an efficient use of land. At a gross density just under 30 dwellings per hectare, the proposals take into account the strong landscape framework of the site and its edge of settlement location.

The proposals offer a diverse mix of dwellings including:

- 1 bedroom apartments and coach houses
- 2 bedroom apartments and houses
- 3 bedroom linked and semi-detached houses
- 4 bedroom linked and detached houses.

The proposals also take into consideration the NP Policy EG7 – Housing Mix and Density, and offer a high proportion of 2 and 3 bedroom dwellings.

The adjacent proposed housing mix Diagram demonstrates how the proposals offer a varied mix of units, responding to the local aspirations.

In accordance with Mid Sussex DC Policy DP31: 30% of the proposed dwellings (9 no) are affordable units and provide a varied mix of housing with 1, 2, 3 bedroom homes, including 4 houses.

As per policy DP27: All properties comply with the Dwelling Space Standards.

At the reserved Matters stage, at least 20% of the dwellings will be designed to meet Category 2 – Accessible and Adaptable Dwellings, under the Building Regulations – Approved Part M4(2).



#### 4. Layout and Scale

Key design principles were established and agreed with Mid Sussex DC officers. These can be summarised as follows:

##### **Access**

- A1.** New vehicular access from Greenhurst Drive to provide a safe connection to the highway network and minimise the impact on trees.
- A2.** Secondary pedestrian accesses link the new development with the surrounding settlement and provide connection to the local PROW network.

##### **Landscape Structure**

- B1.** Enhancement of the western tree line, integrating the adjacent linear open space.
- B2.** Enhancement of the northern "Green Corridor", creating a link between Greenhurst Drive and the PROW network.
- B3.** Retention and incorporation of the cedar tree into a public open space.
- B4.** Thinning of northern and southern boundary trees, retaining and enhancing best specimens.

##### **Street hierarchy**

- C1.** Main street meanders through development, connecting shared drives, courtyard, footpath links and potential access to remainder of the Housing Allocated Site (The Lodge Grounds).
- C2.** Shared drives and courtyard create a degree of informality assisting to the control of traffic speed.
- C3.** Footpath links provide good connectivity between new and existing residents, offering a direct access to the local PROW network to all.

##### **Block Structure / Landmark and key buildings**

- D1.** Perimeter blocks respect the strong landscape framework and the adjacent developments.
- D2.** Well fronted Main Street, provides active frontages.
- D3.** Corner buildings complement the changes of orientation in the street, and respond to the varied open spaces.
- D4.** Setback, strong frontage onto Greenhurst Drive reinforces the enhanced "Green Chain"
- D5.** Small perimeter block in the northern part of the development respects the privacy of adjacent dwellings of Beacon Rise, whilst still providing natural surveillance along the "Green Corridor" and the Open Space of the cedar tree.
- D6.** Mews courtyard provides an intimate environment, with corner buildings creating visual focus.