

Revised 2<sup>nd</sup> February 2003

## **ENVIRONMENT WORKSHEETS**

This section contains the following worksheets:

**WORKSHEET EN1 - CHARACTER AND VITALITY OF THE TOWN**

**WORKSHEET EN2 - THE COUNTRYSIDE**

**WORKSHEET EN3 - LINKS BETWEEN TOWN AND COUNTRY**

**WORKSHEET EN1  
CHARACTER AND VITALITY OF THE TOWN**

These questions are aimed at defining the character and vitality of the town, and identifying what aspects make the town distinctive. The quality of open space and parks is dealt with in Worksheet S5. It would be useful to put many of the answers on a map of the town.

If there is not sufficient information available to answer all the questions, new survey work may need to be undertaken. Advice on undertaking a townscape appraisal is given in the Data Sources and Survey Methods Directory.

## CORE QUESTIONS

<p><b>EN1.1</b></p>	<p>What are the main landmarks or distinctive buildings in the town? (Annotate prominent buildings or structures and note any historic or cultural associations). This can be done either from memory or by a survey of the town.</p> <p>Identify the key features that are visually or culturally important and whether these are in good condition</p>	<p><b>Landmarks and distinctive buildings.</b> East Grinstead is a compact country town with an ancient centre closely surrounded by countryside. The undulating pattern of ridges and valleys in and around the town gives a distinctive character and appearance. The topography and extensive tree cover provide an attractive setting. The town's boundaries are constrained to the north by the Surrey Green belt, to the east and south by the High Weald Area of Outstanding Natural Beauty (AONB), and to the west and south by the green gaps that separate the town from the villages of Crawley Down and Ashurst Wood. Land to the west of the town also has development restraint status.</p> <p>In prehistoric times the sandstone ridge on which the town is built was crossed by ancient tracks and later Roman roads from the south coast to London passed nearby. About the year 1000 a church was built here to serve the small settlements in the surrounding countryside. Today the main landmark visible for miles around is the parish church of St Swithun's built on the site of previous churches.</p> <p>There are many distinctive buildings in the central Conservation Area including listed buildings in the High Street: Sackville College – grade I; St Swithun's Church – grade II*; and Old Stone House, Clarendon House, Cromwell House, Porch House all grade II*; plus over 50 listed grade II in and around the High Street, Middle Row, Church Lane, De La Warr Road and West Street.</p> <p>All told there are approximately 80 listed buildings within the town and a further 30 or so outside the town, within the parish of East Grinstead, including Standen (National Trust) and former St Margaret's Convent both Grade I.</p> <p>Other buildings and structures have been suggested for statutory listing as follows: Old Post Office, London Road; the churchyard wall in Church Lane; Green Haddin, Coombe Hill Road. A further 14 buildings have been suggested for local listing.</p>
<p><b>EN1.2</b></p>	<p>What are the focal points in the town? (Annotate areas where people congregate such as the market, town square, parks, library, pubs, community centres). This can be done either from memory or by a survey of the town centre.</p> <p>Identify areas where people naturally congregate in the town and whether these vary according to time of year, day of the week or time of day.</p>	<p><b>Focal points.</b> Shopping areas in London Road, High Street, Railway Approach, Ship Street and West Street. The High Street area generally, including the War Memorial. County Library, The Atrium, Chequer Mead Theatre &amp; Community Centre, Town Council Offices, Meridian Hall, the Old Court House at East Court and East Court grounds. Various churches of a number of faiths and many schools.</p> <p>There are many restaurants and public houses; farmers markets; the King's Centre; Dunnings Mill Health and Leisure Centre; and a major Sports Centre near Saint Hill. Nightclubs in London Road and at the Atrium in King Street; and cinema at the Atrium.</p>

<p><b>EN1.3</b></p>	<p>Is there an historic core to the town? (Annotate any Conservation Areas and where there is a concentration of listed buildings). Information on Conservation Areas and Listed Buildings can be obtained from the District Council and may be shown on the Local Plan proposals map.</p> <p>Identify areas with strong historic associations.</p>	<p><b>Historic core.</b> The town's important historic centre is within the High Street, Middle Row, Parish Church and Sackville College area. Historic associations include the Martyrs' memorial by the church south door and in the churchyard a memorial to John Mason Neale warden of Sackville College 1846-1866. Much of the central area was designated a Conservation Area in 1969, subsequently extended and classified as outstanding.</p> <p>Away from the centre a more recent historic association is that of Sir Archibald McIndoe who pioneered plastic surgery during the Second World War at the Queen Victoria Hospital on the Holtye Road. The QVH contains a unique museum which visitors are invited to see on Heritage Open Days and every Wednesday afternoon.</p> <p>More recently parts of the town have been designated Townscape Protection Areas (TPAs) that require special consideration of planning applications. Three of these areas are to be found at the northern edge of the town; and a further 5 in central areas. These areas are now referred to as Areas of Townscape Character. The Local Plan proposals map and policy B16 in the revised deposit draft refer to the following:</p> <ul style="list-style-type: none"> <li>❑ North End/Furze Lane/ Sackville Lane;</li> <li>❑ Grosvenor Road/Crescent Road/Maypole Road;</li> <li>❑ Copyhold Road/ Brooklands Way;</li> <li>❑ West Hill/West Lane;</li> <li>❑ De La Warr Road;</li> <li>❑ College Lane/Old Road;</li> <li>❑ Holtye Road; and</li> <li>❑ Furze field Road, Baldwins Hill.</li> </ul> <p>Policy B16 and the accompanying text defines the raison d'etre for TPAs / ATCs. A report to a working party in January 1992 described the nature of each one - no further work has been done since, but it is intended to prepare some detailed information and supplementary planning guidance (SPG) for these in the near future.</p> <p>In addition to the TPAs the attractive Victorian terrace at the start of West Street should be considered to ensure its protection. An earlier terrace of the 1850s further up West Street should also be taken into account.</p> <p>The local plan also refers to the following features that make an important</p>
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		<p><b>contribution to the quality of the local environment:</b></p> <ul style="list-style-type: none"> <li>❑ The tree lined approaches to the town, particularly London Road, West Hill, and Lewes Road;</li> <li>❑ The fingers of woodland which extend into the town (including for example along the disused railway lines), and the trees and tree groups which help soften building lines and act as a foil to new development;</li> <li>❑ The outcrops of sandstone in road cuttings such as in Hermitage Lane and Blackwell Hollow; and</li> <li>❑ The attractive grounds of East Court which provide a very important and accessible local amenity, close to the town centre and the neighbouring residential estates.</li> </ul> <p>Railway Approach is mentioned elsewhere as requiring attention but it should also be considered as an area worthy of investigation to review any surviving historical buildings.</p>
<p><b>EN1.4</b></p>	<p>Are there any individual and/or groups of buildings which display design, detailing or materials which give the town a distinctive character? (Annotate where these buildings are and their key characteristics). This can be done through a quick survey of the town.</p> <p>Identify where these buildings are their key distinguishing features.</p>	<p><b>Distinctive character or design. Most of the High Street listed buildings have distinctive characteristics: for example timber-framing, sometimes brick-faced, Horsham stone roofs, some use of local sandstone, plots of standard width . The Old Post Office (King Street) is a good example of a late Victorian (1896) public building. The Water Tower (1914). A garage (Caffyns) in King Street is an example of art deco. Sackville College is an excellent example of early 17<sup>th</sup> Century quality building. The Chequer Mead Arts Centre is a good example of a Victorian School redeveloped for a modern purpose.</b></p> <p><b>Other buildings of note are: (1) Whitehall Building ( 1936 by F Edward Jones)in London Road with its long façade, plainly - almost bleakly – handled, typical of the architectural style of the period. Mounted on the front is a bronze plaque to mark the 1943 bombing of the then cinema with great loss of life. (2) The Atrium in King Street was built in 1991 to a controversial design which is nevertheless a good example of its type. (3) The Copyhold Estate was the town’s first big council housing development (1921 by Mathews and Ridley) and comprised 101 houses in a modest area. Built in local vernacular style on garden city lines.</b></p>

<p><b>EN1.5</b></p>	<p>Are there any unattractive areas in the town? (Annotate where there are any buildings in need of repair/restoration, vacant buildings, areas of derelict land and building design unsympathetic to the local character). This can be done through a survey of the town, concentrating on the centre</p> <p>Identify specific buildings or areas that are in need of attention and find out from the District Council whether there are any specific proposals to revitalise/develop them</p>	<p><b>Unattractive areas.</b> Railway Approach and the adjacent railway and bus station areas are the subject of a design study at the moment, and this will ultimately become Supplementary Planning Guidance in the form of a development brief. The intention is to upgrade this area for when the Bluebell Railway arrives at EG in around 2006, to secure new station and interchange facilities, and to make Railway Approach more attractive in townscape terms for when it becomes a link between the station and the town centre. This will include consideration of any historic buildings or associations..</p> <p><b>Empty office blocks in Cantelupe Road could be considered for conversion into apartments.</b> Empty and unfit houses in Queens Road need much attention or redevelopment. The stretch of London Road from Lingfield Road to Moat Road needs a planned uplift over a long period. Further along London Road the entrance to Green Hedges Avenue and along that road need uplifting and possibly future redevelopment.</p> <p><b>A building in need of some maintenance work is Old Stone House, one of the listed buildings in the High Street; in addition to repair work pigeon roosting places need to be screened or removed to clear the footpath of mess which is positively dangerous at times. A solution to the pigeon mess at Cromwell House is also required.</b></p> <p><b>The Railway Station area has been referred to elsewhere as in need of redevelopment or at least uplift to coincide with the extension of the Bluebell Line to East Grinstead. No specific proposals have been made by the Council but have been urged by the voluntary public transport co-ordinator, in conjunction with a re-sited and purpose-designed bus station.</b></p> <p><b>Although Queens Walk could not be described as a "worst area" it requires improvement or better still redevelopment as part of a comprehensive redevelopment scheme- the local plan positively encourages this (policy EG14). Similarly the area based on King Street, London Road and Christopher Road (policy EG12).</b></p>
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<p><b>EN1.6</b></p>	<p>Are there any distinctive features which define the limits of the town, such as historic city walls, a river or a bypass? (Annotate any defining features). This can be done through a quick survey or through the use of maps or aerial photographs.</p> <p>Identify whether the boundary of the town is clearly defined.</p>	<p><b>Distinctive features.</b> The town's boundary is clear because where buildings cease green areas immediately or soon begin; there was some ribbon development but not enough to damage the overall impression of an attractive town. The boundary of the inner historic core is also distinct.</p> <p>This characteristic is one of the town's strengths and must be preserved through constant attention by the relevant Councils. On this issue currently of much concern to many townspeople is that the West Sussex County Council 2001-2016 Structure Plan could involve major westward expansion into what is now a strategic green gap between East Grinstead and Crawley. The area is on rising ground, has proved archaeological importance and is the one part of the parish comprising distinct arable land with nesting birds, for example skylarks, not readily found elsewhere in the parish. To the north Surrey soon begins with some ribbon development on the A264 but generally green areas with woodland interspersed with scattered trees in new developments. Eastward open country appears before the village of Ashurst Wood. South and east of the town is the beautiful High Weald AON B.</p> <p>Within the town are distinctive former railway lines including The Beeching Way which is now a much-used A22 diversion; and St Margaret's Loop due to become a cycleway and nature sanctuary. Redevelopment of St Margaret's Loop could include more than simply a cycleway. For example information signs for people exploring the railway heritage of the town, linked to other aspects of its 19<sup>th</sup> Century history. There are future plans being developed for this area by Sustrans and others. Natural clefts within the town, for example Hermitage Lane, provide character and interest having been Saxon or earlier drove routes leading to parent settlements of local estates.</p> <p>Three distinctive mileposts showing distance from London are within the parish. A central one is located on London Road near Boots Chemist. The other two are located a mile south on the A22 and on the A22 north. The latter are in good repair. The one in the centre should be refurbished and more clearly presented as an interesting reminder of coaching and turnpike days. Signs at boundaries with Ashurst Wood and Felbridge (1953 coronation). Millennium Meridian markers starting at East Court are worthy of mention.</p>
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<p><b>EN1.7</b></p>	<p>Are the buildings, streets and furniture in the town center in good condition? Are there opportunities to enhance these?</p> <p>Identify both areas and aspects which are in need of action.</p>	<p><b>Condition of buildings, streets etc.</b> In the High Street and London Road a major refurbishment project is underway managed by WSCC. On project completion in 2003 a new review of potential further improvements should be made by the Council and other concerned bodies especially in the High Street. The review should include: (a) state of pavements not covered by the project including unevenness and chewing gum; (b) state of decoration of the High Street buildings in particular; (c) superfluous signs; (d) pigeon dropping mess now in 3 places along the High Street; the drinking fountain has lost its replacement dolphins. A handrail is in prospect. The Queen's Walk linking London Road with the Queen's Road car park needs developing from its rather basic appearance.</p> <p>In Queen's Road are houses no longer fit for occupation. This area is crying out for redevelopment and has been for some years including the possible development of car park. A public lavatory is required in the Queen's Walk area..</p>
<p><b>EN1.8</b></p>	<p>Are the 'main gateways' to the town centre attractive and well maintained (including train and bus stations)? Are there opportunities to enhance these?</p> <p>Identify particular routes and locations in need of improvement.</p>	<p><b>Main gateways.</b> Generally satisfactory but as indicated elsewhere the area around the Railway Station could be improved. Changes there would include the station building itself and a new integrated bus station immediately available to travellers off trains. Within the station itself the planned rail link with the Bluebell Railway will require platform changes and other work including disabled access required by legislation.</p> <p>The need to uplift Railway Approach has been mentioned in EN1.5. Similarly mentioned in EN1.5 a part of London Road from the Lingfield Road south needs a long term plan to improve its overall appearance as an important entry to the town.</p>
<p><b>EN1.9</b></p>	<p>Are the main pedestrian routes between car parks and the town centre attractive, well maintained and safe to use during the day and at night?</p> <p>Identify priorities for improvement.</p>	<p><b>Pedestrian routes.</b> The lighting along some parts of Institute Walk leading to King Street from Chequer Mead car park should be reviewed and also barriers in Cantelupe Road.</p> <p>The pedestrian walk from the Railway Station upper car park should be reviewed for lighting quality and the steps down to the station. The car park itself is rather forbidding after sunset and surfaces need attention.</p> <p>From Chequer Mead to High Street through the churchyard more or increased lighting is required.</p>

## SUPPLEMENTARY QUESTIONS

<p><b>EN1.10</b></p>	<p>Are there any townscape or heritage initiatives currently underway in the town? (Find out whether initiatives e.g. Historic Economic Regeneration Scheme, Local Heritage Initiatives, Conservation Area Partnership Schemes, Historic Building Grants are active in the town). This information is held by the District Council where the most useful contact will be the conservation officer.</p> <p>Identify areas which are to be improved.</p>	<p><b>A town centre enhancement project is currently under way, due for completion in 2003. A joint monitoring group has been established to review progress on implementation of the scheme. When completed it will be for WSCC, MSDC and EGTC to review the works and any further extensions, including in consultation with local groups and through the Urban Transport Plan Forum.</b></p> <p><b>The new Town Museum will be a fine addition to the street scene and by its work enhance understanding and appreciation of the town and its history.</b></p> <p><b>Plans are progressing for a Conservation Area at East Court.</b></p>
<p><b>EN1.11</b></p>	<p>Is the town centre dominated by shops or are there a range of other uses which take place such as housing and employment? (Annotate the different land uses in the town centre). This can be done through a survey of the town. The Local Plan proposal map will also provide a useful starting point.</p> <p>Identify whether there is a diverse mix of uses in the town centre.</p>	<p><b>Mix of uses in town centre. The town centre has an attractive mix of Conservation Area buildings, including some specialist shops - largely in the High Street – away from, but leading to, the shopping and business area in London Road and adjoining roads. Therefore the town centre is not dominated by any particular use but has a varied feel about it. There are, however, off the High Street several office blocks in Cantelupe Road (just off the Conservation Area) some of which have been vacant for three years or so. There is a current planning proposal to convert one of these office blocks into apartments. Similarly the successful transformation of rooms above shops into flats in the centre of town should be extended, possibly through encouraging housing associations to get involved and by other means. The town would benefit if more people lived in or close to the central area.</b></p> <p><b>The local plan supports "housing over the shop", re-use of upper floors for flats etc. The re-use / conversion of vacant office buildings such as in Cantelupe Road is more controversial. There is a policy seeking to retain employment uses other than in exceptional circumstances. The office sector is currently very flat and offices remain vacant for long periods- but there needs to be a sound base of commercial properties to provide sustainable local employment, and to help meet future needs if the town is to be extended further to the west with up to 3000 houses.</b></p> <p><b>Toward the north end of London Road beyond the Beeching Way office blocks with car parks above are unattractively visible from the southwest Turners Hill approach. This is mentioned in passing since nothing can be done about such major buildings that serve a useful office purpose if occupied.</b></p>

<p><b>EN1.12</b></p>	<p>Are there areas in the town which are over-cluttered with signs, street furniture, advertising hoardings etc? (Annotate areas where there are concentrations of signage and street furniture). This can be done through a quick survey of the town.</p> <p>Identify areas where signage and street furniture could be rationalised or new signage or street furniture provided.</p>	<p><b>Excess of street furniture. We have no major problems with signs, street furniture etc because local Councils and the East Grinstead Society have been generally successful in limiting this potential problem. Graffiti are not a significant issue in the town but there is room for some improvement; the Bluebell Line viaduct, a listed edifice, needs attention in this respect</b></p> <p><b>The standard of street cleaning could be improved for example along Ship Street and West Street where manual street cleaning is required because of cars. The frequency of clearing general litter along the banks and verges along Beeching Way could be increased.</b></p> <p><b>Pedestrian signs for visitors around the town are painted gilt on green which soon becomes difficult to read. A new colour scheme is required to improve legibility.</b></p>
<p><b>EN1.13</b></p>	<p>Are there important groups of trees which are either covered by Tree Preservation Orders or are important to the character of the town? (Annotate the presence of important trees or groups of trees). Information on Tree Preservation Orders is available from the District Council.</p> <p>Identify where trees add to the character of the town</p>	<p><b>Trees. East Grinstead is well wooded in many areas of the town and in the approaches to it notably on London Road, West Hill, Lewes Road and Blackwell Hollow. There are numerous tree preservation orders in existence. Trees add to its character in many parts of the town including in cuttings, around Sackville College, and through the presence of planes and cherry trees in the High Street. East Grinstead's skyline benefits greatly from the trees, singly and in clumps visible for miles around.</b></p>

**WORKSHEET EN2  
THE COUNTRYSIDE**

These questions help identify the basic data required to evaluate the quality of the countryside in close proximity to the town and its sensitivity to change. It will prove useful to map many of the answers.

If there is not sufficient information available to answer the questions, it may be helpful to undertake a landscape character assessment. Guidance on survey techniques is given in the Data Sources and Survey Methods Directory.

**CORE QUESTIONS**

<p><b>EN2.1</b></p>	<p>Does the local countryside have a distinctive character? (Identify the characteristics of the countryside e.g. is it farmed land, heathland or moorland, is it open in character or are there small fields with hedgerows or dry stone walls, are there traditional settlements). A landscape character assessment may have been undertaken by the County or District Council, or the information could be collected through a local survey. Identify the elements that make the countryside distinctive and attractive.</p>	<p><b>Distinctive character. The countryside of the parish is hilly and a mixture of woodland and farmed land. The latter is largely pasture; there is some arable on the west side of the town. Rounded fields are hedged with attractive dells, shaws, woods, ponds and streams. There are scattered farms and cottages. Weir Wood Reservoir created from a flooded valley forms the southern parish boundary. There are delightful views in all directions, footpaths, linear parks and sandstone outcrops.</b></p>
<p><b>EN2.2</b></p>	<p>Is the landscape of high quality? (Identify areas that are of national, regional or local importance i.e. areas that are covered by national or local landscape designations or are within a national park or Area of Outstanding Natural Beauty). Landscape designations should be shown on the Local Plan proposals map. Alternatively, for local designations contact the District Council and for national designations, the Countryside Agency.  Identify areas of high landscape quality.</p>	<p><b>The landscape quality is high. The south and east of the parish is designated an Area of Outstanding Natural Beauty. To the west the open fields between East Grinstead and Crawley Down are designated a Countryside Area of Development Restraint. The north of the parish is the border with Surrey with its Metropolitan Green Belt. The Worth Way (a disused railway line) is a bridleway designated as a Site of Nature Conservation Importance. The Forest Way, also a former railway line, runs through attractive country to the village of Forest Row and is designated a Linear Open Space. To the northwest of the central area a disused rail cutting (St Margaret's Loop) is designated a Site of Nature Conservation Importance. All these are of high landscape quality and include a number of listed buildings as described elsewhere.</b></p>

EN2.3	<p>Is the countryside important for agriculture? (Identify areas of Grade 1, 2 and 3a agricultural land). This information may be held by the County Council or alternatively, contact the regional branch of the MAFF.</p>	<p><b>Agriculture.</b> The parish of East Grinstead contains little Grade 1, 2 or 3a good quality agricultural land (Grades 3b, 4 and 5 being poor).</p>
EN2.4	<p>Is the countryside important for nature conservation? (Identify areas which have national, regional or local wildlife designations, e.g. RAMSAR, Special Protection Areas, Special Areas of Conservation, National Nature Reserves, Local Nature Reserves, Sites of Special Scientific Interest and Sites of Importance for Nature Conservation). Information can be obtained from the District or County Council or English Nature. Most of these designations should be shown on the Local Plan proposals map.</p> <p>Identify areas important for wildlife.</p>	<p><b>Nature conservation.</b> Running from the town to the west and southeast are two former rail lines now bridleways (Worth Way and Forest Way) that are designated Linear Open Spaces used by walkers and cyclists. These open spaces are important for nature conservation. Ashplats Wood to the north-east of the town is designated a Site of Nature Conservation Importance. At Stone Rocks to the north of Weir Wood Reservoir is a small Site of Special Scientific Interest.</p> <p>There also some areas of ancient woodland around the town, including at the Birches Industrial Estate.</p>
EN2.5	<p>Are there areas of historic importance? (Identify areas with concentrations of Listed Buildings, Conservation Areas, historic parkland, Scheduled Ancient Monuments [SAM], and areas of Archaeological Importance). Information on Conservation Areas, Listed Buildings, SAM, archaeologically-important areas and Historic Parks and Gardens can be obtained from the District Council and some will be shown on the Local Plan proposals map. Alternatively, contact English Heritage.</p> <p>Identify areas with historic or architectural importance.</p>	<p><b>Historic importance.</b> There are several areas in the parish of historic importance notably the High Street Conservation Area. Concentrations of listed buildings are in the Standen group (5) and at the Saint Hill (6) conservation area to the south. Another 40 or so listed buildings, in addition to those in the town centre, are scattered within the parish. See earlier entry for details. Brockhurst off the Lewes Road is classed as a Garden of Historic Importance. Current research is highlighting the archaeological potential of several areas. (Hitherto little archaeological work has been done). There are mesolithic shelters at Stone Rocks</p>

## SUPPLEMENTARY QUESTIONS

<p><b>EN2.6</b></p>	<p>Is the countryside being actively managed? (Identify areas that are covered by countryside management or stewardship schemes such as the Countryside Stewardship Scheme, Environmentally Sensitive Areas, Nitrate Sensitive Areas, Habitat Scheme, Moorland Scheme, Organic Aid Scheme or Countryside Access Scheme). Information on these schemes can be obtained from the District or County Council or by contacting the Countryside Agency or the Ministry of Agriculture, Fisheries and Food and the Environment Agency.</p> <p>Identify areas being actively managed to maintain and improve the environmental quality of the countryside.</p>	<p><b>Countryside management.</b> The strategy and policies for the area have been set out by MSDC in a comprehensive draft document ‘A Landscape and Biodiversity Strategy for Mid Sussex’ dated December 2000. The document establishes the approach of the strategy its concepts and implementation methods; sets out the policies to support the strategy; reviews the landscape and biodiversity of the area; and describes present and new initiatives. More work on a biodiversity strategy is currently underway. No action plan yet</p> <p><b>On East Grinstead’s southern edge is the High Weald Natural Area and to the west the Low Weald Natural Area both described in the MSDC document.</b></p>
<p><b>EN2.7</b></p>	<p>Are there plans for major change on the urban edge? (Identify proposals for major development or enhancement schemes such as community forest). Information can be obtained from the District Council and planned changes will be shown on the Local Plan proposals map.</p> <p>Identify areas on the urban fringe that may change in character</p>	<p><b>Urban edge changes.</b> One major issue is that of the proposal to develop extensively land to the west of Imberhorne as part of the WSCC Strategic Plan 2001 – 2016 together with a ‘relief road’ that would have severe environmental impact. This is referred to earlier at EN1.6. No other plans are known but current pressures mean all areas are potentially at risk.</p> <p><b>MSDC (and WSCC and EGTC) support major residential development to the west of EG. Although commonly referred to as Imberhorne Farm, if the EIP Panel recommend acceptance at a strategic level it will be for MSDC and WSCC to investigate alternative options and consult. There is no doubt such a development will have a significant impact but there is a view (held by the Councils and others) that this is outweighed by the benefits of new development. Such a development could only take place with a new relief road, and this too would have an impact and would in part pass through the AONB. This will be controversial to say the least! If major new housing development at EG is accepted in principle this will be a matter for the next local plan- i.e. post 2006- and not the current one.</b></p>

**WORKSHEET EN3**  
**LINKS BETWEEN TOWN AND COUNTRY**

These questions are aimed at identifying the visual and physical links that exist between the town and country. It will be useful to put many of the answers on a map. Most of the functional links between the town and country relate to the town's role as a shopping centre and where people visit to access local services. Accessibility to services is covered in Worksheet T2.

**CORE QUESTIONS**

<p>EN3.1</p>	<p>Are there natural or man-made features such as rivers, canals, roads or railway corridors that link the town and country? (Annotate elements that provide physical and visual links between the country and town). This can be done either from a local survey or through the use of maps or aerial photographs.</p> <p>Identify elements which link the town and country both physically and visually</p>	<p><b>Natural or man-made features. East Grinstead is set in the country and is closely surrounded by countryside. There are at least 20 rural walks using Public Footpaths that start from the town and finish back there. The only remaining rail link from the town is north toward Surrey and London.</b></p> <p><b>The main roads are the A22 north to Surrey and south to Ashdown Forest and the coast; and the A264 west to Crawley and Gatwick, and east to East Sussex and Tunbridge Wells. There are no canals or rivers although the River Medway has its source near Turners Hill and then proceeds via Dunnings Mill toward Tonbridge and onward to the Thames.</b></p> <p><b>Within the parish are many minor roads, some extremely attractive winding and going up and down through woodland and country, increasingly used as 'rat runs' by traffic in the absence of an East Grinstead bypass. The church tower acts as a visual focus.</b></p>
<p>EN3.2</p>	<p>Are there distinctive design elements found in both the town and the surrounding countryside? (Identify the presence of distinctive local house types, local architectural detailing and use of local materials). This can be done by undertaking a local, visual survey.</p> <p>Identify common features that provide visual continuity between development in the town and country and where they are to be found e.g. which villages.</p>	<p><b>Distinctive design elements in town and country. The design of medieval and later timber-framed houses in the town's Conservation Area is paralleled in a number of houses in the countryside. Similarly later houses built of local sandstone can be found inside and out of the town. Sussex-style tile-hung cottages built of local brick are frequently to be found in the parish, both urban and rural.</b></p> <p><b>The best nearby examples may be found at Lingfield, Cowden, Hartfield and West Hoathly.</b></p>

EN3.3	<p>Are there any memorable views either from the town to the countryside or from the countryside of the town? Identify memorable views in terms of what they are views of and where the view can be seen from e.g. the view from a town square to a distant village church or a view of the town from a surrounding hill.</p>	<p><b>Memorable views are from the west and south sides of the town toward Ashdown Forest and the Forest ridges westward extension and, more distantly, north to the North Downs from roads in the Gardenwood Estate. Glimpses of Weir Wood reservoir add interest.</b> <b>At over 400 feet above sea level the parish church tower of St Swithun's is a notable sight from many points approaching the town and can be seen from high points on Ashdown Forest. The town and church looking north from Coombe Hill Road give an especially noteworthy scene.</b></p>
EN3.4	<p>Are historic commercial links between the town and country still apparent? (Annotate the presence of surviving features such as market halls, a corn exchange, mills, wharves, market squares). This can be done through a quick local survey.</p> <p>Identify strong commercial associations between town and country.</p>	<p><b>Historic commercial links. There are few obvious historic commercial links between town and country remaining. The lay-out and appearance of the High Street indicate its market-place origins. The Dorset Arms public house site in the High Street dates from at least the 17<sup>th</sup> century and the town's importance as a coach stage between London and the south coast gives it historic significance.</b> <b>Near the railway station remains of the East Grinstead to Three Bridges 1855 link to the London – Brighton main line may be found in the form of the Old Station House and some old brickwork.</b> <b>At the Dunnings Mill public house on the edge of the town remains of an early water mill can be seen.</b> <b>Windmill Lane on the north side is a reminder of what was once on East Grinstead's common.</b> <b>The Water Tower dated 1914 near Chequer Mead was built to provide supplies to the upper part of the town.</b> <b>Hospital, schools, shops, buses etc still serve much the same catchment areas as for centuries past.</b></p>
EN3.5	<p>Does the character of the surrounding countryside become less distinct the closer it gets to the town edge?</p>	<p><b>Countryside and town. One of the town's best features is its sudden transition from urban to country around much of the town's edge. No examples of obtrusive edge-of-town activity have been identified.</b></p>

<p>EN3.6</p>	<p>How does the town sit in the landscape? Are there opportunities to enhance the urban edge by, for example, planting or even development that will make the town more attractive?</p> <p>Identify key views of the town for approach roads and identify opportunities to enhance and manage the fringes of the town.</p>	<p><b>Town and landscape. The town sits well above the surrounding landscape which itself is very attractive. Approaches are generally tree-lined and none cry out for enhancement, planting or other management steps.</b></p> <p><b>The local plan does include a policy- EG1- seeking to protect and enhance the overall appearance and character of the town, the landscape setting of the town and views from outside the town and on its approaches. All Conservation Areas will need to have their settings safeguarded. Current CA proposals include land at Estcots which is on the edge of the town and so important to its setting and character.</b></p>
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## SUPPLEMENTARY QUESTIONS

<p>EN3.7</p>	<p>Are there any long distance or locally important footpaths, cycle paths or bridleways linking town and country? (Annotate important links). Information on footpaths, cyclepaths and bridlepaths can be obtained from the County Council, who should have a Rights of Way Officer.</p> <p>Identify important recreational links between town and country.</p>	<p><b>Recreational links between town and country. Residents of East Grinstead are fortunate in having quick and easy access to the countryside. From the west the Sussex Border Path takes the line of the Worth Way through the town to move north across the A264 Holtye Road. The Border Path also has a southerly arm along the Forest Way.</b></p> <p><b>From the south the High Weald Landscape Trail reaches the town via West Hill. Disused railway tracks now used for walking and cycling are the Worth Way west to Three Bridges, part of the national cycleway, Gatwick to Dover; and the Forest Way south to Forest Row and Groombridge.</b></p> <p><b>From the town an ancient and still-used track, Hermitage Lane, from the parish church goes south in a quiet way to become Harwoods Lane on to listed farms (Boyles and Busses) to the parish border at Weir Wood Reservoir. There are paths to Fairlight and to Mills's Rocks.</b></p> <p><b>East Grinstead has good and developing links to the Sustrans cycle network</b></p>
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