EAST GRINSTEAD TOWN COUNCIL

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PLANNING COMMITTEE

Minutes of the meeting held at 7pm on Thursday 5th November 2026

Committee: Cllr L Gibbs (Chair)
Cllr E Godwin (Vice Chair)
Cllr J Mockford
Cllr S Ody
Cllr A Peacock
Cllr C Pond* (Deputy Mayor)
Cllr S Reeves* (Mayor)
Cllr T Scott*
Cllr R Whittaker
* absent

In Attendance: Town Clerk

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PUBLIC PARTICIPATION

Three members of the public were present.

53. **To receive apologies for absence/substitutions**

Cllr Peacock was absent, and Cllr Scott offered his apologies which were noted.

54. **To receive the minutes of the meeting held on 15th October 2026**

RESOLVED: The previously circulated minutes of the meeting held on 15th October 2026 were agreed by the Committee and signed by the Chairman.

55. **To receive Members' Declarations of Interest**

Cllr Whittaker declared membership of MSDC's District Planning Committee and so reserved his right to amend his views in future based on further information from officers, the public or other representations.

Cllr Mockford declared membership of MSDC's Licensing Committee and so reserved her right to amend her views in future based on further information from officers, the public or other representations.

56. **To receive a presentation from Vistry South East sharing details of the construction plans for the Imberhorne development**

A presentation was made sharing details of the development of the 550 units planned at the Imberhorne site; 420 homes to be delivered by Vistry including 30% affordable housing, 130 homes by David Wilson and the care village of 150 units to be delivered by Rangeford.

Before work commences, the high-voltage power infrastructure to serve the site must be upgraded, with initial works planned for completion by February 2027.

Constraints include build of the S278 roundabout; there was a 16 week programme scheduled for this, although a 6 months buffer was in effect for completion to take place. The existing bridleway would be closed and diverted to accommodate build of the roundabout for a duration of 6 months to March 2027.

The routing of construction vehicles had been planned to minimise disruption to local roads. Work would take place Monday to Fridays between 8am and 6pm and Saturday mornings from 9am to 1pm, with no deliveries scheduled between school drop off and pick up times. The preferred routes would be issued to all suppliers so delivery drivers were aware of the these, with additional signage along the routes to assist with directions. Any complaints made to Vistry regarding incorrect routes being used would be addressed.

An average of 50 vehicles in and 50 vehicles out per day had been forecast, and a small compound set up for workers to use for parking. The road safety audit had recommended routes which would accommodate the size of vehicles to be used, this data was available on the MSDC planning portal.

Early engagement meetings with Imberhorne school had taken place and letter drops had been made to all neighbours. Advanced notice of construction signs had been displayed around the site with a start date of 9th November 2027.

The construction plan was with MSDC awaiting approval.

A 15m fence had been installed to create a protection buffer around the ancient woodland.

The presentation provided by Vistry Group was appended to these minutes. (Appendix A)

Vistry were thanked for their time in attending this meeting and for the clear detail provided around next steps, and advised they would share news of any updates of changes with the Town Clerk for dissemination to the public.

57. **To receive a verbal report from the Chairman**

The Chairman noted the MSDC District Plan hearings had commenced on 4th November 2026; no updates were available at this time. District Councillors were expecting an initial briefing next week.

58. **To note the Planning Action List**

No open actions.

59. **Licensing Applications**

The following new premises licence applications were considered and noted:

LI/26/1742: Bodrum, 65 London Road

LI/26/1785: Sunnyside Pop-up Camping, West Hoathly Road

60. **To make observations as may be considered necessary in respect of the planning applications**

RESOLVED: That Mid Sussex District Council be informed of the observations of this Committee in relation to the applications set out in the Appendix B to these minutes, as indicated in column 5.

1948 Cllr Whittaker left the meeting.

61. **To note any planning and/or appeal decisions received from Mid Sussex District Council**

The decisions were noted by the Committee as detailed in Appendix C.

The meeting closed at 7.49pm.

The next meeting of the Planning Committee will be held on **Thursday 26th November 2026** at **7pm.**

Signed

Chair

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Council planning committee meeting 5th November

Imberhorne Lane Development

A Partnership Built on Community



Vistry Group | council planning committee meeting

550

Residential Dwellings

150

Care Village Homes

New

Land For Primary School
Mixed Use Neighborhood Centre
Allotments | Sports Field
Alternative Natural Greenspace

Vistry Group

DEVELOPER PARTNERS

Who Is Delivering This Development?



VISTRY GROUP

Residential Community Specialist

420 homes

A mix tenure of private, Rented and Shared Ownership

- 2, 3, 4 & 5 bedroom houses

DAVID WILSON HOMES

Family Homes Specialist

130 homes

A broad mix designed for families:

- 2, 3, 4 & 5 bedroom houses

RANGEFORD

Care Village Specialist

150 homes

A carefully curated collection of:

- 1, 2 & 3 bedroom apartments
- 2 & 3 bedroom bungalows
- 3 bedroom cottages

Planning Background

RESERVED MATTERS

Reserved Matters was submitted in January 2026 for 550 residential dwellings

The scheme includes 30% affordable housing as per policy requirement

Separate RMs will be brought forward for the other outline elements of the scheme, including an RM by Rangeford for the care village

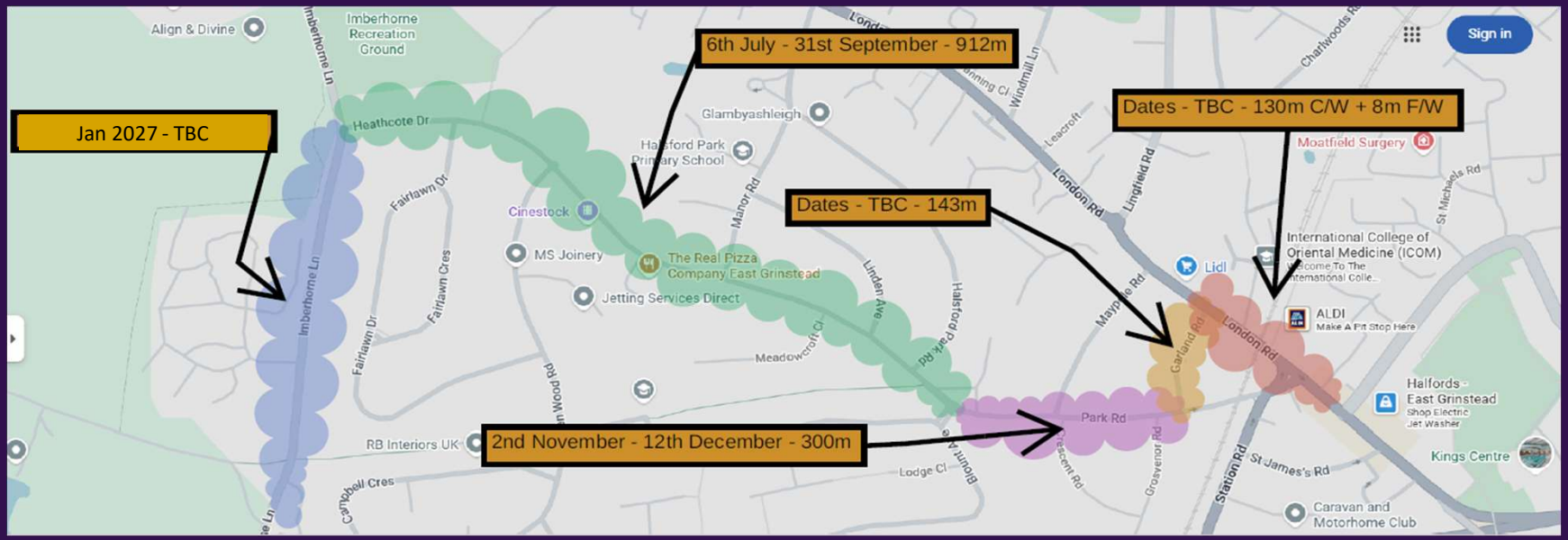
The RM application was approved on 17th September 2026.



INFRASTRUCTURE WORKS

Off-Site Power Reinforcement

To support the development, high-voltage power infrastructure must be upgraded between East Grinstead primary substation and the site.



HV

High-Voltage Reinforcement

Upgrade from East Grinstead primary substation direct to site

48

Week Programme

Start date TBC

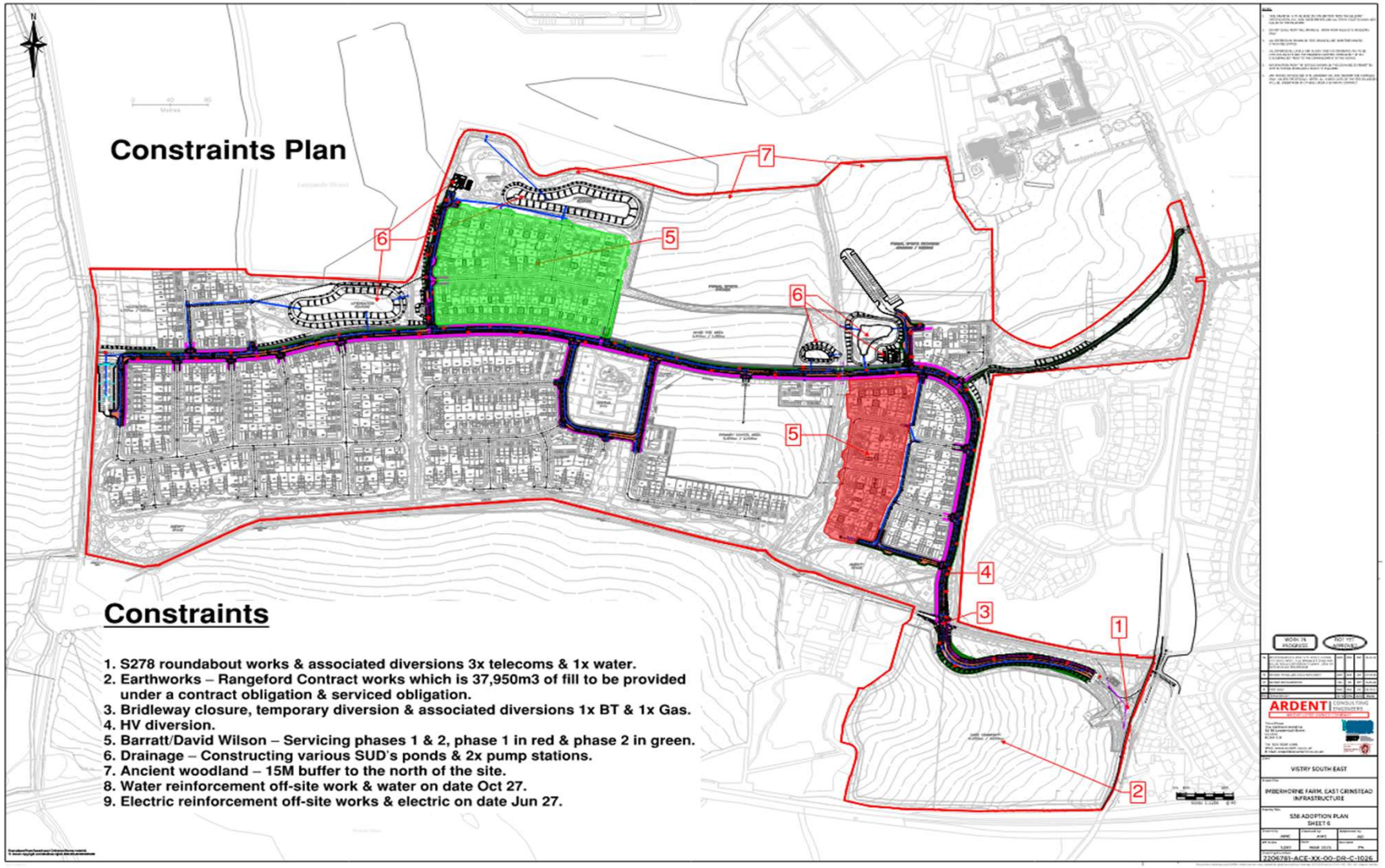
Permits

Phased works with rolling road management on Imberhorne Lane

Infrastructure Plan Phase 1



Constraints Plan



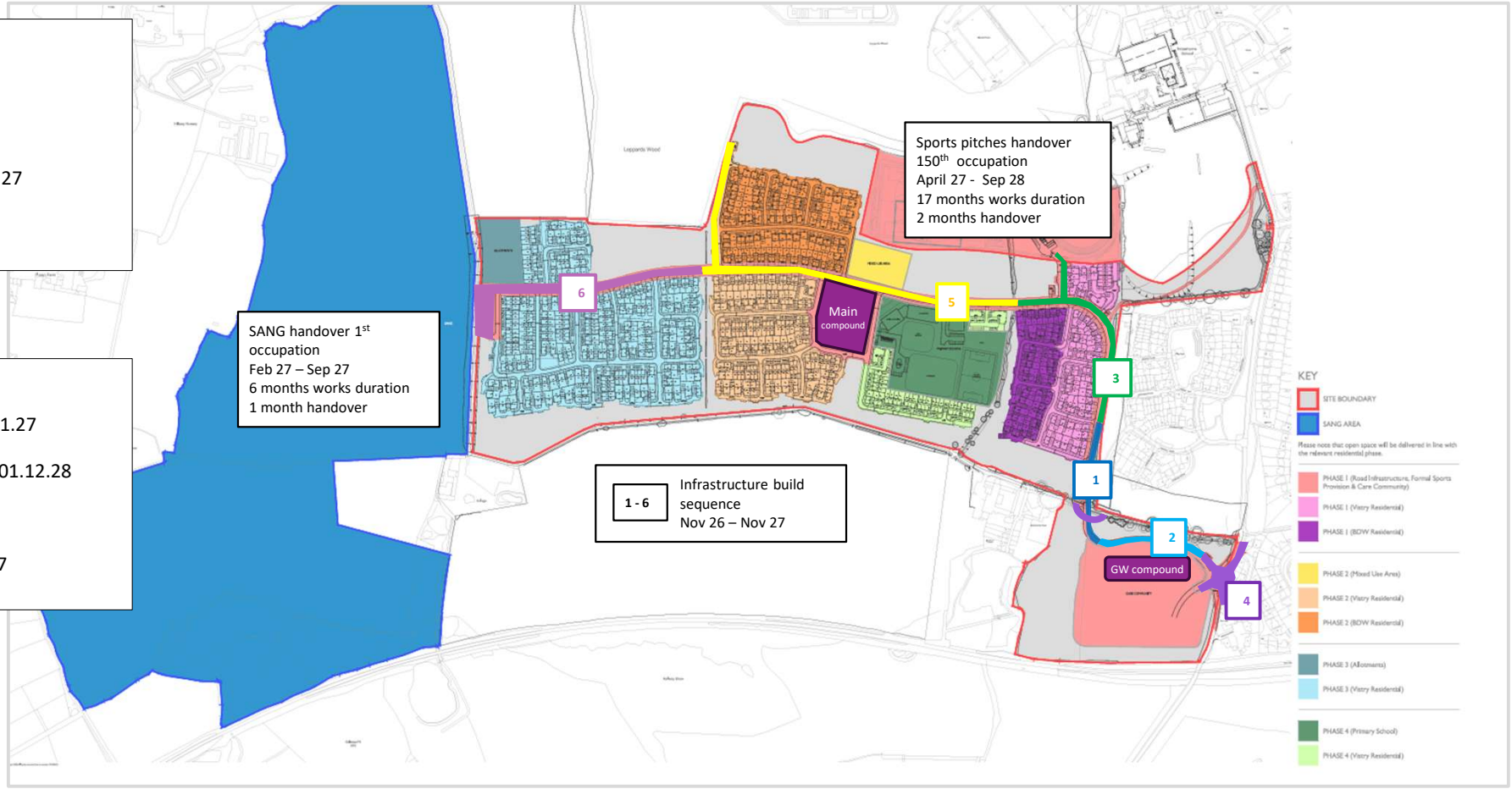
Strategy Plan

KEY DATES

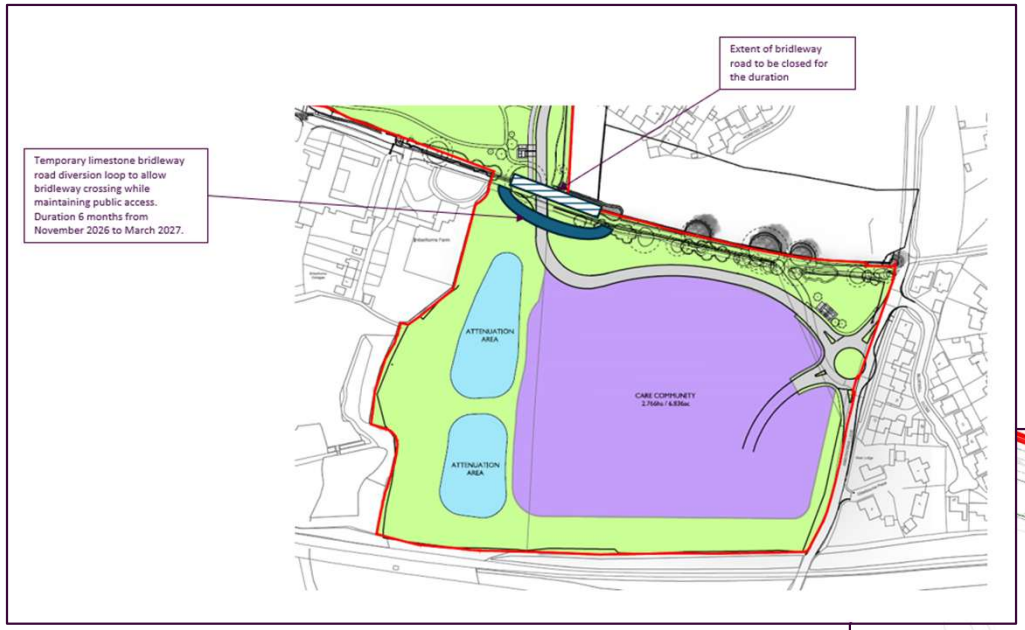
- Start on site Nov 26
- Foundation Start Jan 27
- Show Home complete July 27
- 1st legal completion Oct 27

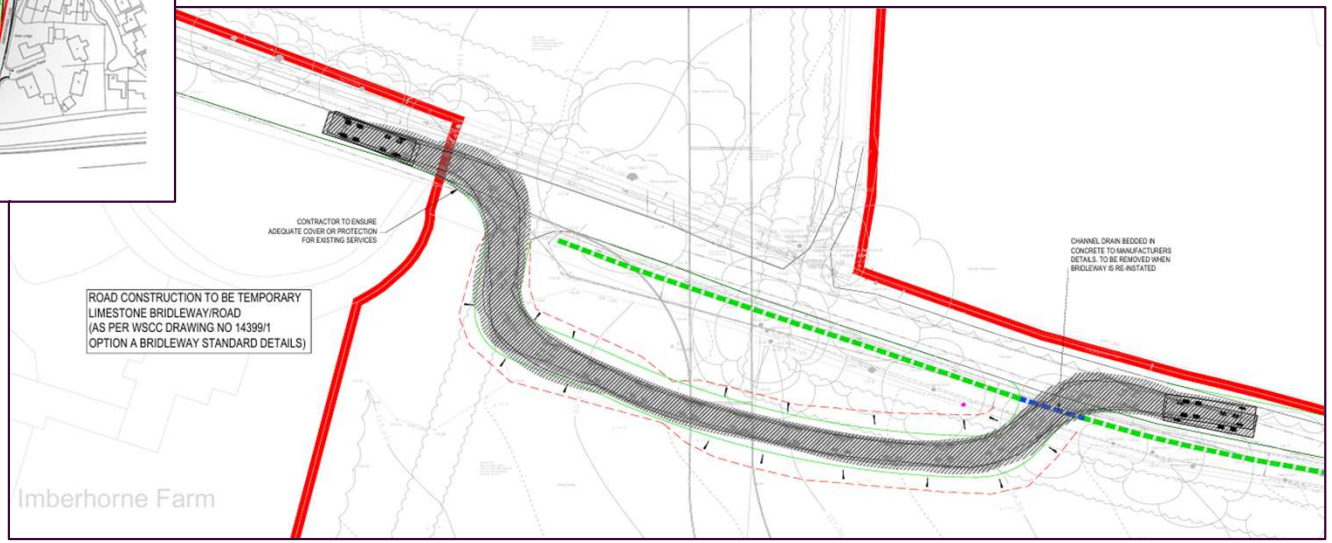
KEY MILESTONE

- DWH serviced parcels 01.11.27
- Rangeford serviced parcel 01.12.28
- Substation live 01.06.27
- Pump stations live 15.06.27

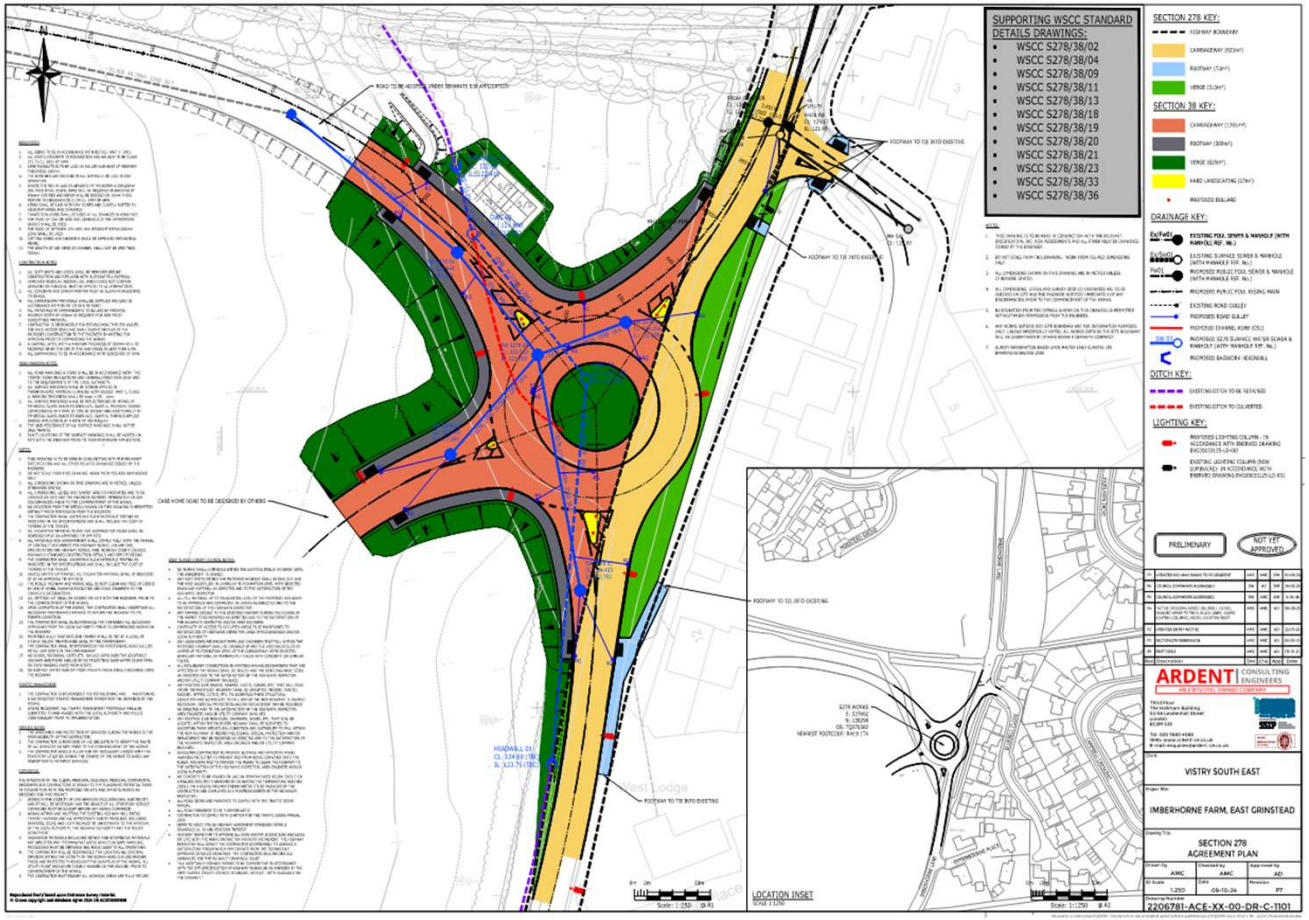


Bridleway Closure & Temporary Diversion

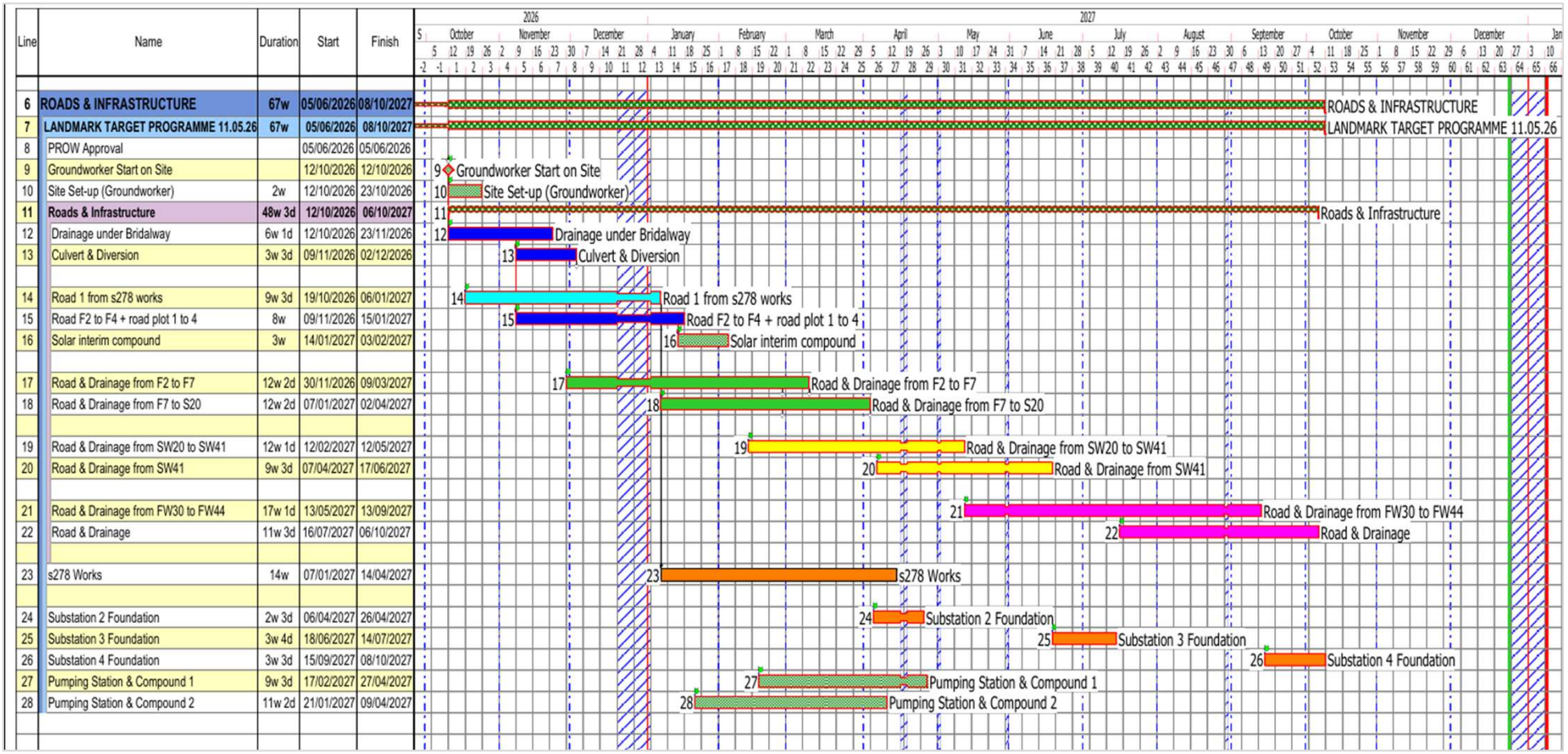




Section 278 Agreement Extents Plan



Infrastructure Programme



Line	Name	Duration	Start	Finish
6	**ROADS & INFRASTRUCTURE**	**67w**	**05/06/2026**	**08/10/2027**
7	**LANDMARK TARGET PROGRAMME 11.05.26**	**67w**	**05/06/2026**	**08/10/2027**
8	PROW Approval		05/06/2026	05/06/2026
9	Groundworker Start on Site		12/10/2026	12/10/2026
10	Site Set-up (Groundworker)	2w	12/10/2026	23/10/2026
11	**Roads & Infrastructure**	**48w 3d**	**12/10/2026**	**06/10/2027**
12	Drainage under Bridalway	6w 1d	12/10/2026	23/11/2026
13	Culvert & Diversion	3w 3d	09/11/2026	02/12/2026
14	Road 1 from s278 works	9w 3d	19/10/2026	06/01/2027
15	Road F2 to F4 + road plot 1 to 4	8w	09/11/2026	15/01/2027
16	Solar interim compound	3w	14/01/2027	03/02/2027
17	Road & Drainage from F2 to F7	12w 2d	30/11/2026	09/03/2027
18	Road & Drainage from F7 to S20	12w 2d	07/01/2027	02/04/2027
19	Road & Drainage from SW20 to SW41	12w 1d	12/02/2027	12/05/2027
20	Road & Drainage from SW41	9w 3d	07/04/2027	17/06/2027
21	Road & Drainage from FW30 to FW44	17w 1d	13/05/2027	13/09/2027
22	Road & Drainage	11w 3d	16/07/2027	06/10/2027
23	s278 Works	14w	07/01/2027	14/04/2027
24	Substation 2 Foundation	2w 3d	06/04/2027	26/04/2027
25	Substation 3 Foundation	3w 4d	18/06/2027	14/07/2027
26	Substation 4 Foundation	3w 3d	15/09/2027	08/10/2027
27	Pumping Station & Compound 1	9w 3d	17/02/2027	27/04/2027
28	Pumping Station & Compound 2	11w 2d	21/01/2027	09/04/2027

LOGISTICS & ACCESS

Construction Vehicle Routing

We have planned vehicle routing to minimise disruption to local roads and the school environment. Two principal approach routes have been designated:

Northern Route — M23 / A264

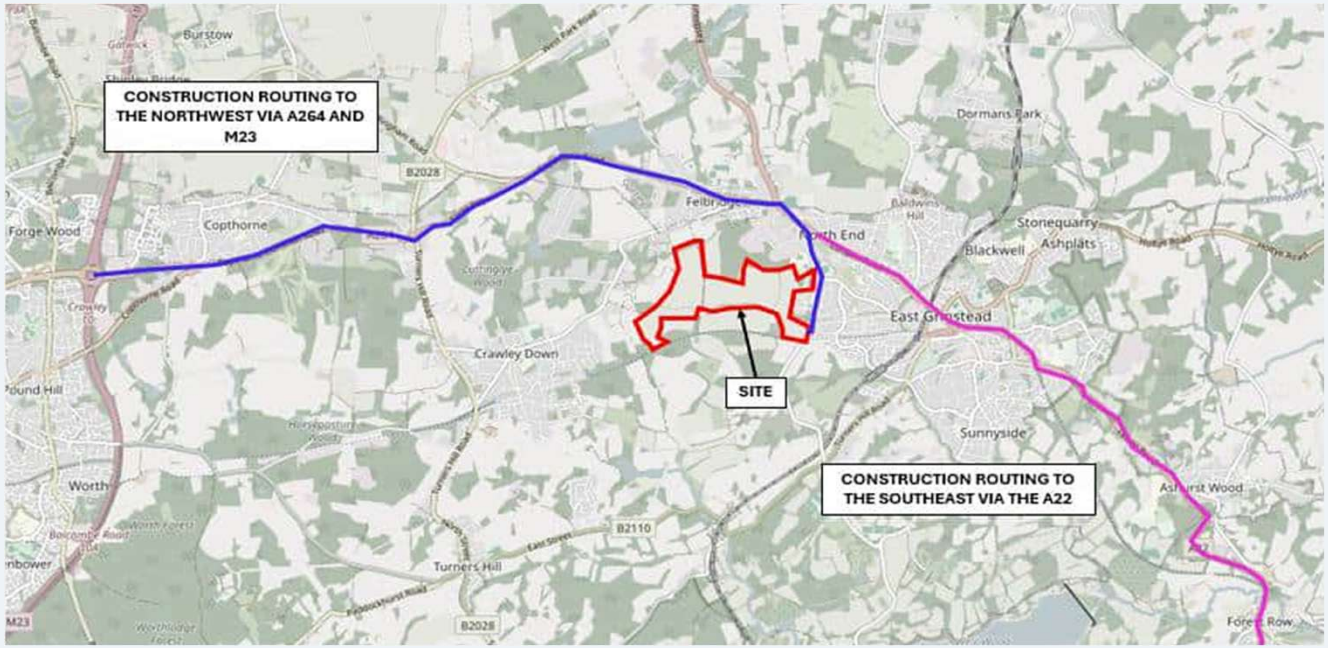
Exit M23 → A264 Copthorne Common Road → Snow Hill (east) → London Road (south) → Imberhorne Lane → Site Access

Primary route for the majority of vehicles approaching from the north and west.

Southern Route — A22

A22 Lewes Road (north) → Beeching Way → Imberhorne Lane (south) → Site Access

Alternative route for vehicles originating from south and east Sussex.



SCHOOL CONSIDERATION

Working Hours & Delivery Restrictions

We have specifically scheduled our operations around the school timetable. The following restrictions are formally conditioned and will be strictly observed:

Mon – Fri	Saturdays	Sundays & Bank Holidays
08:00 – 18:00	08:00 – 13:00	No Works

School-Gate Delivery Blackout Windows

No deliveries will be scheduled during 08:30–09:30 or 14:30–15:30 — protecting the school drop-off and collection periods.

Any works outside these hours will only proceed in the event of a genuine emergency or with the prior written approval of Mid Sussex District Council (MSDC).

Peak daily traffic: approx. 50 construction vehicles and 90 staff vehicles — all managed on-site with staggered deliveries to avoid school run times.

ONGOING PARTNERSHIP

Communication & Liaison

- *Early engagement meeting held with Imberhone school*
- *Letter drop to neighboring residents*
- *Advanced notice of construction signs displayed around site*
- *Off site works HV contractor communicates weekly with the local MP Jackie Russell, issues letters to all effected addresses prior to starting works, and displays advanced warning signs of the upcoming works.*

Half-yearly Vistry newsletter distributed to the school and via Vistry marketing team

Introduction to the site operations team with shared contact details

Regular engagement meetings as the sports pitch facilities land swap progresses

School visits to view the new sports facilities on completion

Open days, site tours, work experience, and sixth-form apprenticeship opportunities



We look forward to working with Imberhorne School and the wider community as valued neighbours and long-term partners.

Questions & Discussion

Vistry Group | Imberhorne Development | East Grinstead

Planning Application No	Ward	Location	Proposal	EGTC Comments
DM/26/2293/DPO	Imberhorne	Land South And West Of Imberhorne Upper School, Imberhorne Lane East Grinstead West Sussex	Application for Discharge / Compliance with Planning Obligations - Schedule 3, Paragraph 1-1.3 - SANG Specification and SANG Management Plan	Provision for bats and owls for the area would be welcome as this was not apparent in the details; that aside the Planning Committee noted this discharge.
DM/26/2375/FUL	Town South	Lloyds Bank 1 - 3 London Road East Grinstead West Sussex	Change of use and conversion of the vacant upper floors of the former bank to provide 5 no. self-contained residential apartments (Use Class C3), retention of flexible Class E commercial accommodation at ground floor level, erection of cycle and refuse stores, and associated internal and external alterations.	This is a key site with high visibility within the town. Not enough design detail had been included within the application, for example how will access and egress to the apartments work, will the render remain or will the building be taken back to brick? Committee resolved to recommend refusal pending further details being provided.
DM/26/2476/FUL	EG South	Tobias Place Coombe Hill Road East Grinstead West Sussex	Change of use of existing internal areas to form 2 additional flats, 1 person 1 bed flat, No. 10 and 2 person 1 bed flat, No. 11.	Further clarity around the configuration of flats 10 and 11 was requested, there was already an existing flat 10 and it was unclear how this would relate to the proposed flat 10. Furthermore the impact of creating flat 11 would create a loss of amenity within the existing building. Concerns around the parking allocation were also flagged, and what would space would be available for occupants of the additional flat 11. Committee therefore recommended refusal of this application.
DM/26/2493/TREE	Ashplats North	11 Ashplats Mews East Grinstead West Sussex RH19 3AQ	Beech Tree - reduce on side of no. 11 by approximately 3m (not to rear).	The committee supported approval subject to no adverse report from the MSDC tree officer.
DM/26/2494/LDC	Imberhorne	4 Parkside East Grinstead West Sussex RH19 1JG	Conversion of loft space involving alterations to existing roof line including a dormer extension at rear, installation of 3no. rooflights in front roof	No comment
DM/26/2507/HOU	Imberhorne	7 Garden Wood Road East Grinstead West Sussex RH19 1NN	Loft conversion to bedroom and bathroom and alterations to roof to hip to gable and rear dormer with roof lights to front elevations.	No comment
DM/26/2527/LDC	EG South	Fen Place Mill East Street Turners Hill Crawley	Certificate of Lawfulness of Existing Use of land as domestic residential garden ancillary to Fen Place Mill as a dwelling for a period in excess of 10 years	No comment
DM/26/2564/HOU	Imberhorne	41 Shelley Road East Grinstead West Sussex RH19 1SX	Proposed two storey side extension, single storey rear extension, conversion of the existing garage into habitable accommodation, and construction of a new front entrance porch, together with associated internal alterations and external works.	No comment
DM/26/2597/TREE	Herontye & Ashplats South	2 High Trees Ship Street East Grinstead West Sussex	T1 Redwood : Crown lift 2 metres. Reduce lower canopy back up to 2 metres on house side.	The committee supported approval subject to no adverse report from the MSDC tree officer.
DM/26/2598/LDC	Baldwins	9 Perry Avenue East Grinstead West Sussex RH19 2DJ	Proposed single storey rear extension.	No comment
DM/26/2601/TREE	Town North	6 Mason Close East Grinstead West Sussex RH19 3RR	Boundary Mature Large Oak - reduce, height by 3-4m, crown and laterals by 50%. Crown lift to 5-6m and remove deadwood	The committee supported approval subject to no adverse report from the MSDC tree officer.
DM/26/2613/TREE	Ashplats North	Estcots Barn College Lane East Grinstead West Sussex	Beech Sapling to be reduce to 4 metres, Conifers (T1 and T2) to be reduce in height by 2 metres . Conifers (T3, T4 and T5) to be felled and replaced. Alders (T6 and T7)	The committee supported approval subject to no adverse report from the MSDC tree officer.
DM/26/2654/LDC	Imberhorne	5 Standen Close, East Grinstead, RH19 2RL	Existing Lawful Development Certificate for a single-storey side extension, forming additional accommodation ancillary to and used as an integral part of the existing dwellinghouse. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the existing use cannot be taken into account.	No comment

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Planning Application No	Ward	Location	Proposal	EGTC Comments
DM/26/2672/LDC	Baldwins	103 Charlwoods Road, East Grinstead, RH19 2JE	Proposed side extension This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.	No comment
DM/26/2680/HOU	Imberhorne	35 Shelley Road East Grinstead West Sussex RH19 1SX	Proposed single storey rear extension.	No comment

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Planning Application No	Ward	Location	Proposal	Date of EGTC Committee	EGTC Comments	MSDC Decision
DM/25/2223/FUL	EG South	Juhring And Hobbs Field at Saint Hill Manor Saint Hill Road East Grinstead	**Further information received 28.05.2026** Updated application: Change of use of vacant land to event area for use with installation of permanent infrastructure and reinforced ground surfacing (cellular paving grid) to facilitate the erection of annual marquee structures including ground level alterations, wash block and toilets, generator enclosure and concrete ring together with the erection and dismantling of the temporary marquee structure themselves (for a total maximum period of 84 days per year) and overflow car parking for the Church and neighbouring sports clubs consisting of reinforced ground surfacing (cellular paving grid) for up to 683 car spaces (comprising up to 113 cars (Area A) for no more than 30 days per annum, 313 cars (Areas A & B) for no more than 13 days per year and up to 683 cars (Areas A, B & C) for no more than 7 days per year), construction of a new access and internal road, sustainable surface water and foul drainage provision, associated landscaping and ecological enhancements, (Amended Description, Plans, Documents)	11/06/2026	**EGTC comment: 23/09/2025:** This planning application was contrary to the following adopted planning policies conflicting with Mid Sussex District Plan policies DP12 (Protection and Enhancement of the Countryside) and DP16 (High Weald AONB). The scale of permanent car parking and associated infrastructure constitutes major development that would not conserve or enhance the natural beauty, tranquillity of the AONB, DP37 (Trees, Woodland and Hedgerows), DP38 (Biodiversity) by introducing permanent urbanising features into open countryside, harming the character and tranquillity of the High Weald AONB, eroding biodiversity and landscape value. This planning application was inconsistent with the East Grinstead Neighbourhood Plan, in particular EG1 (Protection of the High Weald AONB), which resists major development in the AONB except in exceptional circumstances and the public interest, EG5 (Protection of Landscape Character), EG6 (Natural Environment) and EG7 (Sustainable Infrastructure). Taken together, the adverse impacts significantly outweigh any claimed benefits, and the application should therefore be refused. 28th April 2026: Committee reconsidered the application and the changes made to the proposals, and resolved to support approval of the application. **11 June 2026:** No comment	Approved 21/10/2026
DM/26/0499/FUL	EG South	Sports Field East Grinstead Sports Club Saint Hill Road East Grinstead	The use and expansion of parking facilities within the maintenance area at the Sports Club for staff vehicle and overflow parking.	17/03/2026	Recommend approval.	Withdrawn 16/10/2026
DM/26/0843/OUT	Imberhorne	Land South Of Floran Farm Hophurst Hill Crawley Down West Sussex	Outline application (means of access and layout only; other matters reserved) for 9 self-build dwellings.	21/05/2026	Recommend approval.	Refused 23/10/2026
DM/26/1215/HOU	Ashplats North	70 Sycamore Drive East Grinstead West Sussex RH19 3UL	Retrospective application for erection of a shed which partially covers owned car parking spaces.	13/08/2026	No comment	Approved 12/10/2026
DM/26/1501/TREE	Baldwins	25 Dorset Gardens East Grinstead West Sussex RH19 2SD	T1 Oak and T2 Oak - reduce canopy by 4m to suitable growth points, crown lift to 3m and crown thin by removing crossing and rubbing branches by 15%. T3 Oak - crown lift to 3m. T4, T5, T6, T7 and T8 - London Plane - reduce canopy by 4m to suitable growth points, crown lift to 3m and crown thin by removing crossing and rubbing branches by 15%. G1 Laurel - reduce in height by 2m to suitable growth points and trim face side by no more than .3 metres to shape.	02/07/2026	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 21/10/2026
DM/26/1655/HOU	Imberhorne	23 Meadowcroft Close East Grinstead West Sussex RH19 1NA	Proposed two storey side and rear extension and extended front porch. **Amended Plans received 08.09.2026 to show the addition of a 2.8m deep raised patio, with a glazed 1.1m high balustrade, across the rear with steps to access the lower back garden.**	24/09/2026	13/08/2026 No comment	Approved 16/10.2026
DM/26/1858/HOU	Herontye & Ashplats South	7 Portland Road East Grinstead West Sussex RH19 4EB	Proposed ground floor rear/side extension, side garage new pitched roof, removal of rear chimney **(Amended Description and amended plans rcvd**	15/10/2026	No comment	Approved 19/10/2026
DM/26/2032/HOU	Ashplats North	4 Gleave Close East Grinstead West Sussex RH19 3XD	Removal of existing garage and proposed single storey rear, side and part front extension.	03/09/2026	No comment	Approved 26/10/2026
DM/26/2056/HOU	Herontye & Ashplats South	46 Farm Close East Grinstead West Sussex RH19 3QG	Proposed single storey rear extension	03/09/2026	No comment	Approved 15/10/2026
DM/26/2059/COU	Imberhorne	Precisions Technology Supplies Ltd 16 Birches Industrial Estate East Grinstead West Sussex	Flexible change of use from B8 to E(g) (ii), (iii), B2 and B8.	24/09/2026	No comment	Approved 16/10/2026
DM/26/2063/TREE	Town North	Alice Crocker House St Johns Road East Grinstead West Sussex	Walnut - Reduce crown by 2-3m into shape and thin crown by 30%	03/09/2026	The committee supported approval subject to no adverse report from the MSDC tree officer	Approved 14/10/2026
DM/26/2090/TREE	Ashplats North	3 Cricket Court East Grinstead West Sussex RH19 3DN	(T1) Twin Stemmed Oak -thin the crown by 15% and remove dead wood. (T2) Yew - reduce canopy by 0.6 to 1m all round. (T3) Oak -thin crown by 30%. (T4) Oak - remove dead and dangerous timber.	24/09/2026	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 14/10/2026
DM/26/2113/HOU	EG South	Fairfield House Coombe Hill Road East Grinstead West Sussex	Proposed pergola with photovoltaic solar panels **(Amended description 17.09.26)**	24/09/2026	No comment	Approved 19/10/2026
DM/26/2187/HOU	Town South	Felden West Hill East Grinstead West Sussex RH19 4EP	Proposed side extension to garage.	24/09/2026	No comment	Approved 20/10/2026
DM/26/2397/TREE	Imberhorne	3 Neale Close East Grinstead West Sussex RH19 2SA	(T1) Maple - crown reduction of approximately 1.5m to 2m	15/10/2026	The committee supported approval subject to no adverse report from the MSDC tree officer.	Approved 22/10/2026

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