Design & Access Statement

CARNEGIE GROUP

Our Reference

1093.01 Revision E

Report Date

30 Mar 2026

Address

Saint Hill Manor,
Saint Hill Road,
East Grinstead,
West Sussex,
RH19 4JY

Proposal

“Change of use of vacant land to event area for occasional 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).”

Contents

Introduction.....4

Site Analysis and Context.....6

Involvement and Evaluation.....16

Traffic Formalisation.....18

Design Development.....20

Pre-Application Advice.....21

Design Principles and Concepts.....26

Amount, Scale and Layout.....36

Access and Movement.....38

Landscape and Visual Impact.....42

Strategic Compliance and Mitigation.....46

Conclusion.....52

Introduction

This Design and Access Statement has been prepared by Carnegie Architecture in support of the planning application to enhance the existing fields near Saint Hill Manor.

Saint Hill Manor has been occupied by the Church of Scientology since 1959. Over subsequent decades, additional buildings have been introduced to the estate, most notably Saint Hill Castle, which houses the largest Scientology Church in England and is a registered place of public worship. Today, the estate continues to host events throughout the year, serving both the Church and the wider local community. The surrounding fields have gradually become part of the operational landscape of the site over the past 40 years, supporting these activities.

A particularly significant component of the estate's annual calendar is the International Association of Scientologists (IAS) Anniversary Event. Formed in 1984 at Saint Hill Manor, the IAS has held its annual anniversary event every year since inception, with a short break for Covid. Since 2005, the Hobbs Field has been used for the annual event, using the same marquee. The event is one of the largest and most significant gatherings within the global Scientology calendar, attracting approximately 7,000 attendees from the UK and overseas to a three day programme. It is also very significant for the substantial local Scientology community living in the East Grinstead area.

The economic and social contribution of the event is substantial. An independent Economic and Employment Impact Assessment (Marshall Regen Ltd., January 2026) found that the 2025 event generated a gross impact of £6.96 million within East Grinstead, £11.3 million across Sussex (including East Grinstead), and £21.71 million nationally. Additionally, it sustains 287 gross jobs across the UK, including 92 within East Grinstead. The event also attracts a high proportion of international attendees—over 47%—supporting local hotels, hospitality, transport services, and visitor attractions, particularly valuable given its timing in October, outside the main tourist season.

In February 2026, Marshall Regen Ltd also undertook a study to compare the IAS 2025 Annual Anniversary Event delegate spending against all UK events data published in the Visit Britain Business Event Delegate Survey Report 2025, delegates attending the IAS Event spent more per trip (+£805) and more per night (+£149) than the average that delegates spent at all UK events. The main difference is in the much higher spending by overseas delegates at the IAS Annual Anniversary Event compared with delegates at all UK events (+£954 per visit).

While other large-scale gatherings in England often face operational or security challenges, the 2025 IAS Event—consistent with previous years—reported zero incidents. The event also contributes directly to community welfare through its annual Charity Concert.

Despite its long-standing success, the event currently relies heavily on temporary infrastructure. The construction and removal of the large marquee and associated installations require an extended time frame—from mid-August to late November/early December—causing significant ground disturbance, logistical workload, and environmental impact. Restoration of the land after each event is prolonged, creating ongoing challenges within a sensitive landscape setting. Without a long-term solution, the continued hosting of the IAS Event at Saint Hill Manor is becoming increasing challenging.

In 2023, an internal brief was therefore issued by the applicant to explore development of a permanent, sustainable solution that:

- **Resolves logistical challenges for hosting the IAS Event while conserving the rural character of the High Weald AONB**.
- **Replaces the existing up to 5 month temporary construction cycle with a permanent, low impact infrastructure strategy.**
- **Delivers net biodiversity gains through comprehensive landscaping and ecological enhancements.**
- **Maintains community safety and tranquillity while providing local benefits.**
- **Implements a responsible and robust Transport Plan.**
- **Can be executed using local companies.**

In response to this brief, this proposal seeks to enhance the facilities that support the Church's everyday operations, annually scheduled events, and activities for local sports clubs. The scheme includes:

- Upgrades to the existing temporary overflow parking area for occasional use.
- Enhancements to the access route leading to Hobbs Field.
- Improvements to Hobbs field to support the 3 day annual IAS Event.

This application has been brought forward in response to the operational needs of an established and long-standing use at the site. The proposal does not seek to introduce a new activity but to provide a permanent, landscape-led solution to support existing operations in a manner that minimises environmental impact and ensures the continued sustainable functioning of the site.

The applicant has reached an agreement with The Shore Group to be the appointed contractors for the infrastructure project once planning permission has been secured. The Shore Group is a successful Sussex based company with a head office in Hove, employing local and skilled people across a range of professional and operational disciplines. As such, the Shore Group's successful management and delivery of the civils infrastructure project will provide a further boost to the local economy through local supply chains.

The project will safeguard and create local jobs, increase spending at local businesses, offer skills and training opportunities through apprenticeships, foster community regeneration and support local businesses in our procurement processes.

The Shore Group will support local businesses in procuring raw materials, renting out equipment, and other professional and technical services. This project will require a large amount of imported aggregate (likely to be shipped via the import aggregate facilities at Shoreham Port) and earthworks, which will be completed by local businesses.The Shore Group is committed to delivering a first-class infrastructure project, whilst making every effort to minimise disruption during the construction phase.

This Design and Access Statement outlines the proposed scheme and demonstrates how its design carefully balances operational needs with environmental, landscape, and community considerations, while responding to the relevant requirements of National and Local planning policy.

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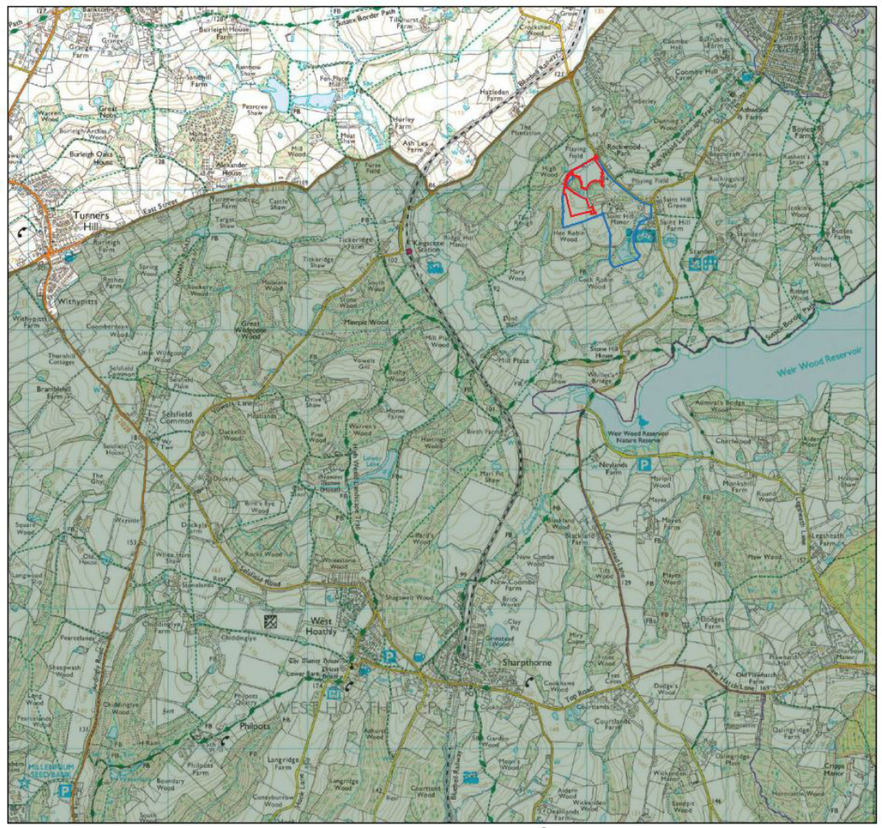
Site Analysis and Context

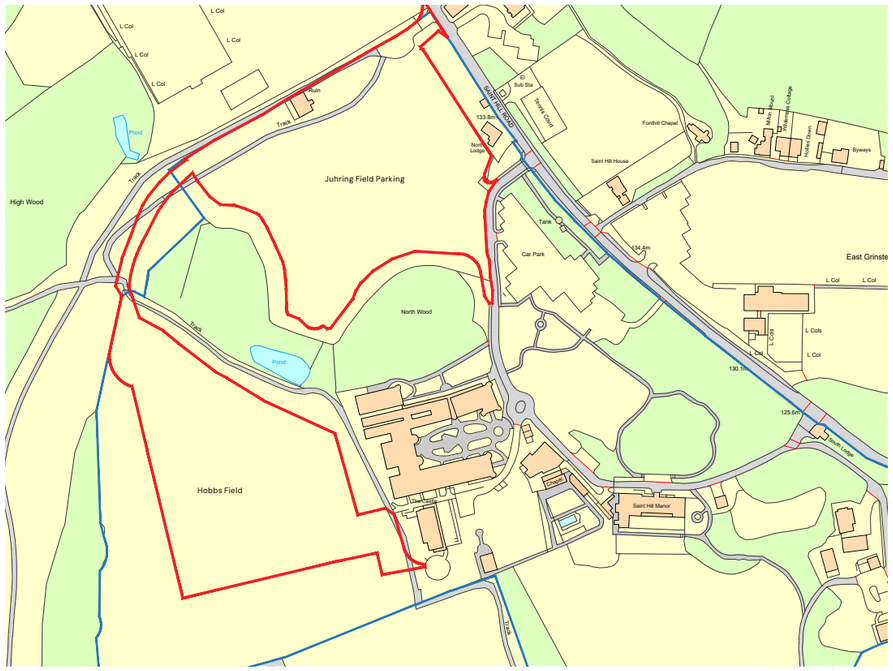
Geographic Positioning and Setting

The site is located within the historic Saint Hill Manor Estate, southwest of East Grinstead, within the High Weald National Landscape (formerly AONB). This nationally designated landscape is recognised for its scenic, ecological and cultural significance. The site occupies a predominantly rural setting, surrounded by agricultural land and woodland typical of the High Weald's character. It lies close to the Ashdown Forest, an area of protected heathland and woodland, strengthening the need for sensitive landscape integration and ecological protection.

Juhring Field sits south west of Saint Hill Road, with East Grinstead Sports Club forming its northern neighbour. Despite proximity to these, the site remains visually contained due to extensive screening, topographical variation, and existing woodland.



The proposals have been informed throughout by the objective of conserving the character and special qualities of the High Weald National Landscape through the preparation of a comprehensive Landscape and Visual Impact Assessment.



Site Boundaries, Screening and Visual Characteristics

Boundary Conditions

- Northeast: Saint Hill Road
- North: East Grinstead Sports Club
- South & West: Woodland, including areas designated as Ancient Woodland

Juhring Field is well screened from Saint Hill Road by existing fencing and the landscaped grounds of North Lodge, which sit between the road and the field. To the north, a dense row of mature Leylandii (evergreen, fast growing conifer hybrid), forms a substantial evergreen buffer that prevents intervisibility with neighbouring landholdings.

Visual Containment

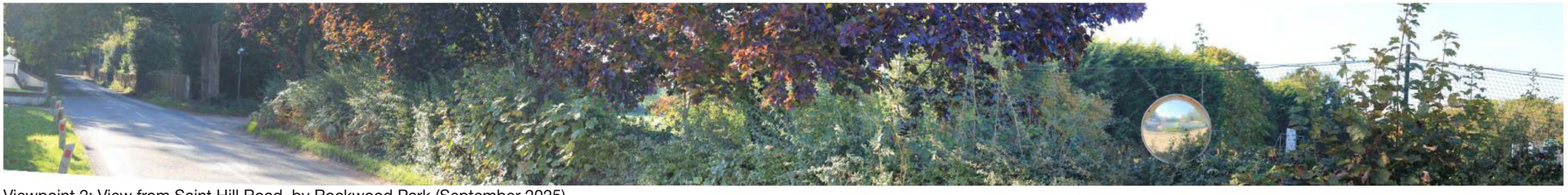
Although Juhring Field rises gradually towards the south, it remains largely hidden from public views. Visibility is limited primarily to an internal view from one of the principal approach routes to Saint Hill Manor, increasing the importance of visual sensitivity in the design.

To the south, a woodland depression—partly classified as Ancient Woodland—forms a natural backdrop and creates a distinct separation between Juhring Field and Hobbs Field. Hobbs Field itself is screened by the Castle and Refectory buildings, preventing visibility from the east, a wall of trees on the west and north sides, and further trees on – south side.

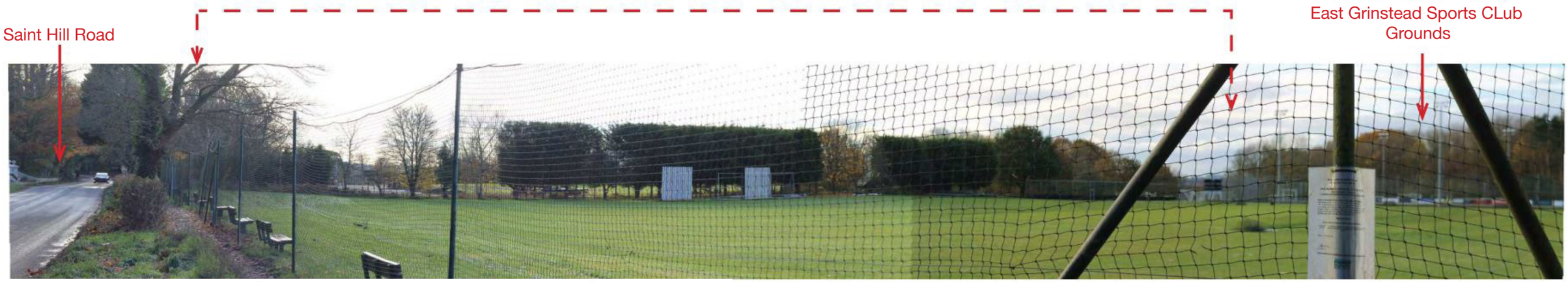
The following photographs form part of the Landscape and Visual Impact Assessment and were used to assess visual effects on people using Public Rights of Way and highways within the National Landscape.

Viewpoint 1: View from Saint Hill Manor, Main Entrance off Saint Hill Road

Viewpoint 2: View from Saint Hill Road, by Rockwood Park (February 2025)



Viewpoint 2: View from Saint Hill Road, by Rockwood Park (September 2025)



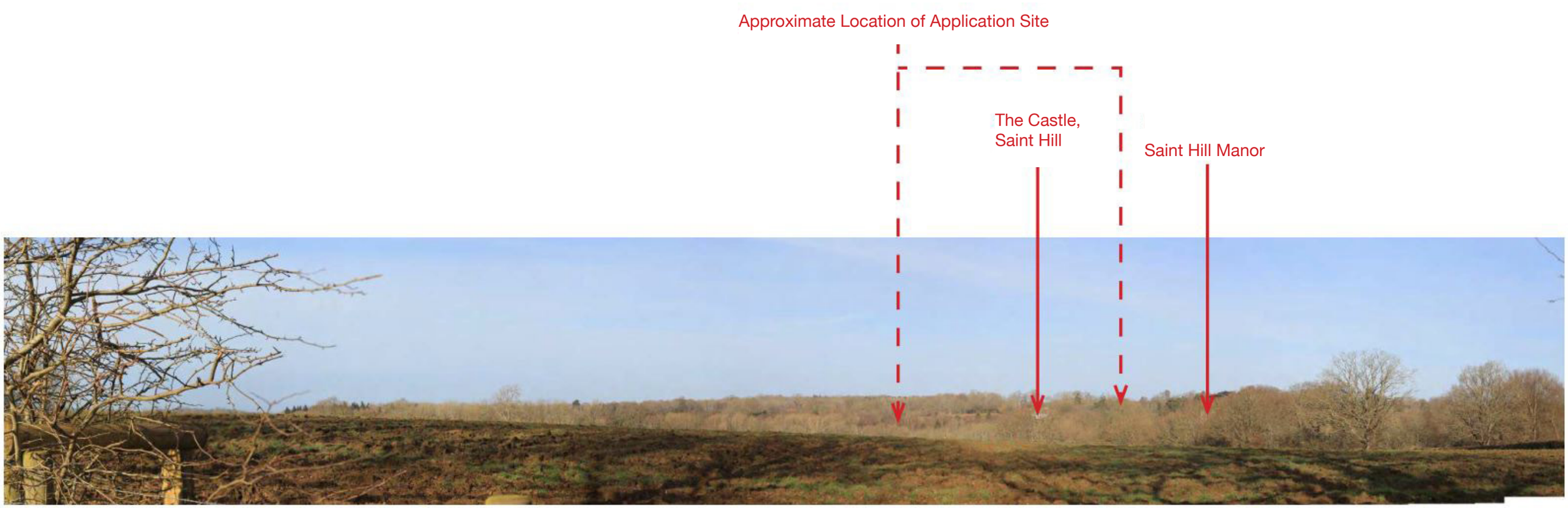
Viewpoint 3: View from Saint Hill Road, by entrance to Saint Hill Sports Club (February 2025)

Viewpoint 3: View from Saint Hill Road, by entrance to Saint Hill Sports Club (September 2025)

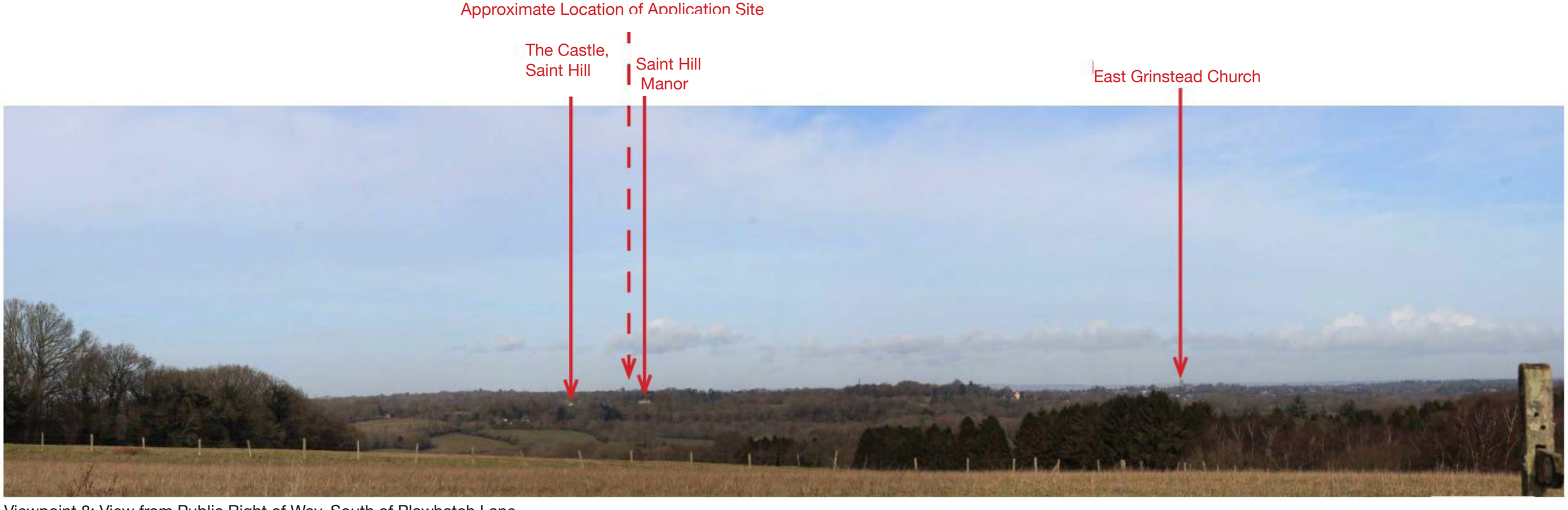
Viewpoint 4: View from Public Right of Way by East Grinstead Sports Club

Viewpoint 5: View from Public Right of Way to West of Site

Viewpoint 6: View from West Hoathly Road



Viewpoint 7: View from Public Right of Way, West of Standen House and Gardens



Viewpoint 8: View from Public Right of Way, South of Plawhatch Lane

Topography and Landform

The site exhibits a gentle southward incline, with ground levels falling into the woodland depression and continuing into Hobbs Field. This topographical form combines with strong boundary planting to maintain the secluded and contained character of Juhring Field.

Existing Land Use and Operational Context

Long-Standing Use

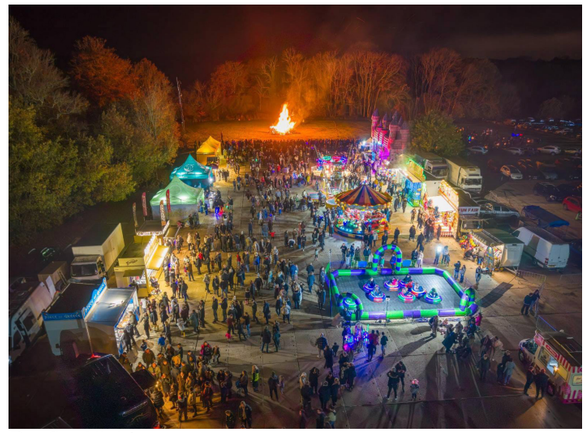
Juhring Field is currently used by the applicant as overflow parking during events, a pattern of use that is intermittent and seasonal. This ensures that the pastoral character of the landscape remains largely undisturbed for 87% of the year.

Since 2005, Hobbs Field has hosted the annual International Association of Scientologists (IAS) three-day event each October within temporary marquees. The scale and operational nature of this and the existing community activities inform the need to formalise parking without increasing vehicle numbers.

SAINT HILL COMMUNITY EVENTS

Spring Fair

Christmas Lights Switch On



Bonfire Night

Spring Fair

Summertime Swing

Easter Egg Hunt

JUHRING FIELD PARKING SCHEDULE

Host	Event	Date	Days	Duration (hours)	Max Cars
Saint Hill	IAS Event - Day 1	One Friday in October	1	10	683
Saint Hill	IAS Event - Day 2	One Saturday in October	1	10	683
Saint Hill	Easter Egg Hunt	Easter Sunday	1	5	683
Saint Hill	IAS Event - Day 3	One Sunday in October	1	4	613
Saint Hill	Summertime Swing	One Sunday in summer	1	7	513
Places Leisure	Mid Sussex Marathon	One day in May	1	8	413
Saint Hill	Bonfire Night	One evening in November	1	5	413
EG Rugby Club	EG Rugby Club Festival	One day in March or April	1	8	313
EG Rugby Club	EG Rugby Club Festival	One day in May	1	8	313
EG Rugby Club	EG Rugby Club Sunshine Sevens (charity event)	One day in April	1	8	313
Meads FC	East Grinstead Meads FC Festival (100 teams)	June	2	20	313
Saint Hill	Spring Fair	Last Sunday in May	1	5	313
Saint Hill	Christmas Lights Swtich On	One evening in November	1	3	313
EG Sports Club	East Grinstead Hockey National Festival	July	1	8	225
Saint Hill	Founder's birthday anniversary	March	1	12	225
EG Sports Club	EG Sports Club Netball Tournament	One day in April	1	8	213
Saint Hill	New Year's Celebration Event	New Year's Eve	1	5	213
Saint Hill	South East England Tourism Fair	One day in February	1	5	113
Saint Hill	Dianetics anniversary event	May	1	12	113
Saint Hill	Freewinds events	July	4	48	113
Saint Hill	Auditor's Day anniversary	September	1	12	113
Saint Hill	Community Christmas Party	December	1	5	113
Saint Hill	Open air theatre	June	1	5	100
Saint Hill	Misc conventions	Misc	8	40	100
Saint Hill	Christmas Family Days	December	4	20	100
EG Sports Club	East Grinstead Sports Club Hockey / Netball Tournaments	One day in January	1	8	50
EG Sports Club	East Grinstead Sports Club Colour Run	One day in April	1	8	50
EG Cricket Club	East Grinstead Cricket Club Junior festival	June	3	30	30
EG Cricket Club	East Grinstead Cricket Club Premier League festival	August	1	5	30
EG Cricket Club	East Grinstead Cricket Club league/cup competitions	August	1	5	30
EG Cricket Club	East Grinstead Cricket Club league/cup competitions	September	1	5	30
Total Days/hours			**47**	**342**	

Traffic Reduction and Management
The proposed scheme has been designed with the following aims:

- Formalise the existing use
- To reduce overall car usage by 10% over five years, supported by a Sustainable Travel Plan that includes:
  - Enhanced shuttle services
  - Car-sharing initiatives
  - Measures to prevent overspill parking on local roads

Consultation with neighbouring stakeholders, including East Grinstead Sports Club and East Grinstead Rugby Club, indicates broad support for improvements that reduce pressure on the local roads and verges during peak events. For more information please refer to transport consultant's report.

Ecology, Ancient Woodland and Habitat Enhancement

Ancient Woodland Context
The fields are framed by a bund of Ancient Woodland, a rare habitat continuously wooded since at least 1600 AD and supporting a rich diversity of species. Many ash trees on site show signs of ash dieback, reducing current habitat quality and reinforcing the need for ecological restoration.

Protective Buffer and Habitat Strategy
To safeguard the Ancient Woodland, the scheme incorporates a 15-metre no-development buffer zone, meeting Natural England and Forestry Commission standing advice. This buffer will be transformed into a native wildflower meadow, providing:

- Safeguarding of root protection areas
- Increased biodiversity
- A softer ecological transition zone
- Soil compaction prevention

Additional native tree planting (including 64 new trees) and restoration measures across the site deliver a clear Biodiversity Net Gain, reinforced by further off site ecological enhancements within the wider estate.

Long-Term Landscape Management

- **Year 1 (Establishment):**
  - Regular cuts of meadow grass (100mm initial, then six-weekly to 50mm).
  - Selective removal of cuttings, and invasive species suppression.
- **Year 2 onwards (Ongoing):**
  - Biannual meadow cuts (spring and early autumn)
  - Seed dispersal periods, and tree-protective practices in accordance with BS 5837:2012 (British Standard regarding trees in relation to design, demolition and construction).

Hydrology and Flood Risk
The site lies within Flood Zone 1, reflecting a very low risk of flooding. Situated on elevated ground, the land drains naturally towards a local watercourse feeding the Weir Wood Reservoir.

A formal Flood Risk Assessment undertaken by QED Structures confirms the site's suitability for development in hydrological terms.

Summary and Design Response
The proposed scheme responds holistically to the site's landscape, ecological and operational characteristics through:

- Protection of Ancient Woodland via a 15-m ecological buffer
- Biodiversity enhancement through meadow creation, native tree planting, and long-term landscape management
- Formalisation of an established use without increasing traffic intensity
- Traffic reduction measures improving local road conditions during event periods
- Sensitivity to High Weald landscape character, ensuring minimal visibility and strong landscape integration

Overall, the development proposals enhance the site's functionality while safeguarding its ecological value and contributing positively to the Saint Hill Manor estate and surrounding High Weald landscape.

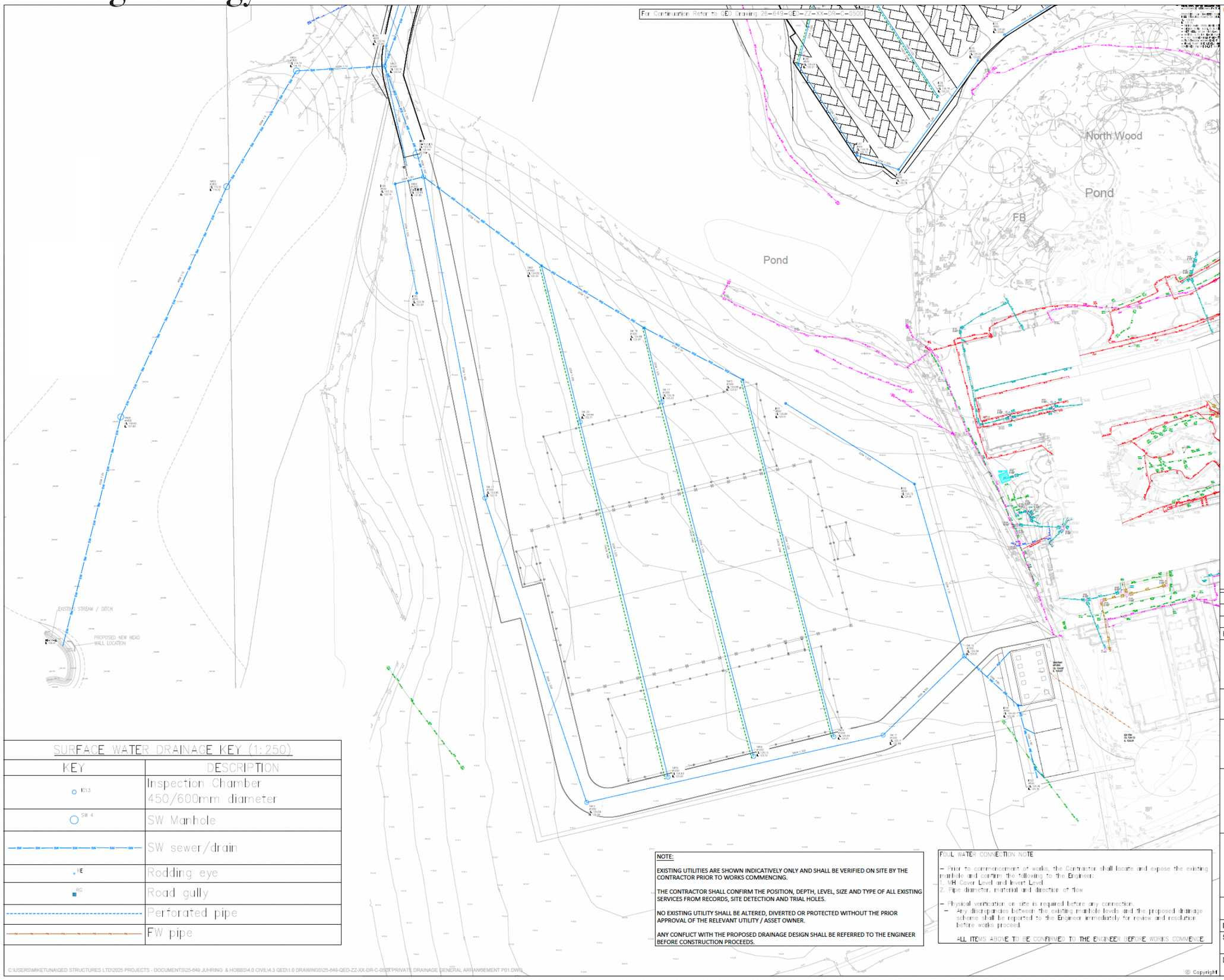
Illustrative Plan—Juhring Field

Illustrative Plan—Hobbs Field

Landscape Illustrative Masterplan

The applicant confirms that the Landscape Illustrative Masterplan does include a 15m buffer zone to fully protect the Ancient Woodland.

Drainage Strategy - Hobbs Field



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8. ANY DISCREPANCIES OR VARIATIONS ARE TO BE REPORTED IMMEDIATELY TO QED STRUCTURES FOR CLARIFICATION BEFORE THE AFFECTED WORK COMMENCES.
9. ALL DIMENSIONS ARE TO BE CHECKED ON SITE, ANY DISCREPANCIES RE TO BE REPORTED IMMEDIATELY TO QED STRUCTURES FOR CLARIFICATION BEFORE THE AFFECTED WORK COMMENCES
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY WORKS AND FOR THE STABILITY OF THE WORKS IN PROGRESS
11. This drawing shall be read in conjunction with the civil engineering specification, and all relevant Architect's and Engineer's drawings.
12. This document must not be altered, reproduced or distributed without prior written consent of the originator.
13. Contractor to provide and have an approved method statement prior to works.
14. All setting out to be in accordance with the Architects drawings. Any discrepancies between QED Structures and the Architects drawings to be referred to the Architect before proceeding. Dimensions must not be scaled.
15. The Contractor is to comply full with CDM regulations in the course of constructing the works.
16. At the commencement of the works, the Contractor is to carry out trial pits and liaise with utility companies in order to establish the exact position of all existing utility plant in the vicinity of the works and take adequate precautions for their protection.
17. The Contractor is to refer to Health and Safety Executive 'Note 47 - Avoiding Danger from Underground Services' and 'Document G56 - Avoiding Danger from Overhead Electric Lines.'
18. The Contractor will ascertain the CBR value of the subgrade in order to determine the required sub-base / capping thickness. Prior to laying any material, the subgrade must be inspected and any soft spots removed and filled with 6F2 capping material.
19. Prior to the construction of any drainage works, the Contractor is to confirm the invert levels of existing manholes, drains and sewers. Any variations from the designed levels shown on the drawings must be reported to the Drainage Engineer in advance of construction works commencing. All new sewers and drains are to be laid in sequence starting from the outfall location.
20. All drainage to be installed in accordance with relevant Building Regulation documents and current Sewage Sector Guidance. Connections to public sewers are to be agreed and inspected by the Water Authority.
21. All drain and sewer pipes are Ø100mm and laid soffit to soffit, unless shown otherwise.
22. Invert to base of soil stack bends to be 450mm below lowest branch connection for up to three storey buildings; for buildings up to five storeys, the invert to the base of soil stack bends should not be less than 750mm. All foul and surface water drainage stacks are to have above ground rodding access. Refer to above ground drainage layout(s) by others.
23. All below ground connections are to match above ground outlet size, minimum Ø100mm. SVPs are to project 100mm above finished floor level.
24. All internal manholes and inspection chambers to have double sealed recessed covers to suit floor finishes as defined by the Architect.
25. All external covers in non-asphalt areas are to have recessed covers to suit the paving material.
26. A CCTV survey and report in WINCAN format for all new drainage will be required prior to 'as built' drawing being issued.

REV	DESCRIPTION	DATE	BY	APP
P03	Drainage updated to suit the latest architect site layout.	30/03/2026	RCC	MT
P02	FW sewer added	19/03/2026	RCC	MT
P01	Issued for information	16/03/2026	RCC	MT

SURFACE WATER DRAINAGE KEY (1:250)

KEY	DESCRIPTION
IC1.3	Inspection Chamber 450/600mm diameter
SW 4	SW Manhole
SW — SW — SW — SW — SW — SW — SW	SW sewer/drain
RE	Rodding eye
RG	Road gully
	Perforated pipe
FW — FW — FW — FW — FW — FW — FW	FW pipe

NOTE:

EXISTING UTILITIES ARE SHOWN INDICATIVELY ONLY AND SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO WORKS COMMENCING.

THE CONTRACTOR SHALL CONFIRM THE POSITION, DEPTH, LEVEL, SIZE AND TYPE OF ALL EXISTING SERVICES FROM RECORDS, SITE DETECTION AND TRIAL HOLES.

NO EXISTING UTILITY SHALL BE ALTERED, DIVERTED OR PROTECTED WITHOUT THE PRIOR APPROVAL OF THE RELEVANT UTILITY / ASSET OWNER.

ANY CONFLICT WITH THE PROPOSED DRAINAGE DESIGN SHALL BE REFERRED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS.

FOUL WATER CONNECTION NOTE

- Prior to commencement of works, the Contractor shall locate and expose the existing manhole and confirm the following to the Engineer:
  1. MH Cover Level and Invert Level
  2. Pipe diameter, material and direction of flow
- Physical verification on site is required before any connection.
- Any discrepancies between the existing manhole levels and the proposed drainage scheme shall be reported to the Engineer immediately for review and resolution before works proceed.

ALL ITEMS ABOVE TO BE CONFIRMED TO THE ENGINEER BEFORE WORKS COMMENCE.

CONSULTING CIVIL AND STRUCTURAL ENGINEERS
TEL +44 (0) 1273 033680

QED PROJECT No.
25-564

CLIENT
INTERNATIONAL ASSOCIATION OF SCIENTOLOGISTS

PROJECT
JUHRING & HOBBS
SAINT HILL SITE 1&2
RH19 4JY

TITLE
PRIVATE DRAINAGE GENERAL ARRANGEMENT SHEET 2 OF 2

DRAWN	ENGINEER	CHECKED BY	APPROVED BY
RCC	RCC	MT	MT

DATE APPROVED 16/03/2026 | SCALE @ A1 1:250

STATUS
S3 - Suitable for Review and Comment

DRAWING No. 25-649-QED-ZZ-XX-DR-C-0501 | REVISION P03

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Drainage Strategy - Juhring Field

SURFACE WATER DRAINAGE KEY (1:250)	
KEY	DESCRIPTION
IC13	Inspection Chamber 450/600mm diameter
SW 4	SW Manhole
SW SW SW SW SW SW	SW sewer/drain
RE	Rodding eye
RG	Road gully
	Perforated pipe

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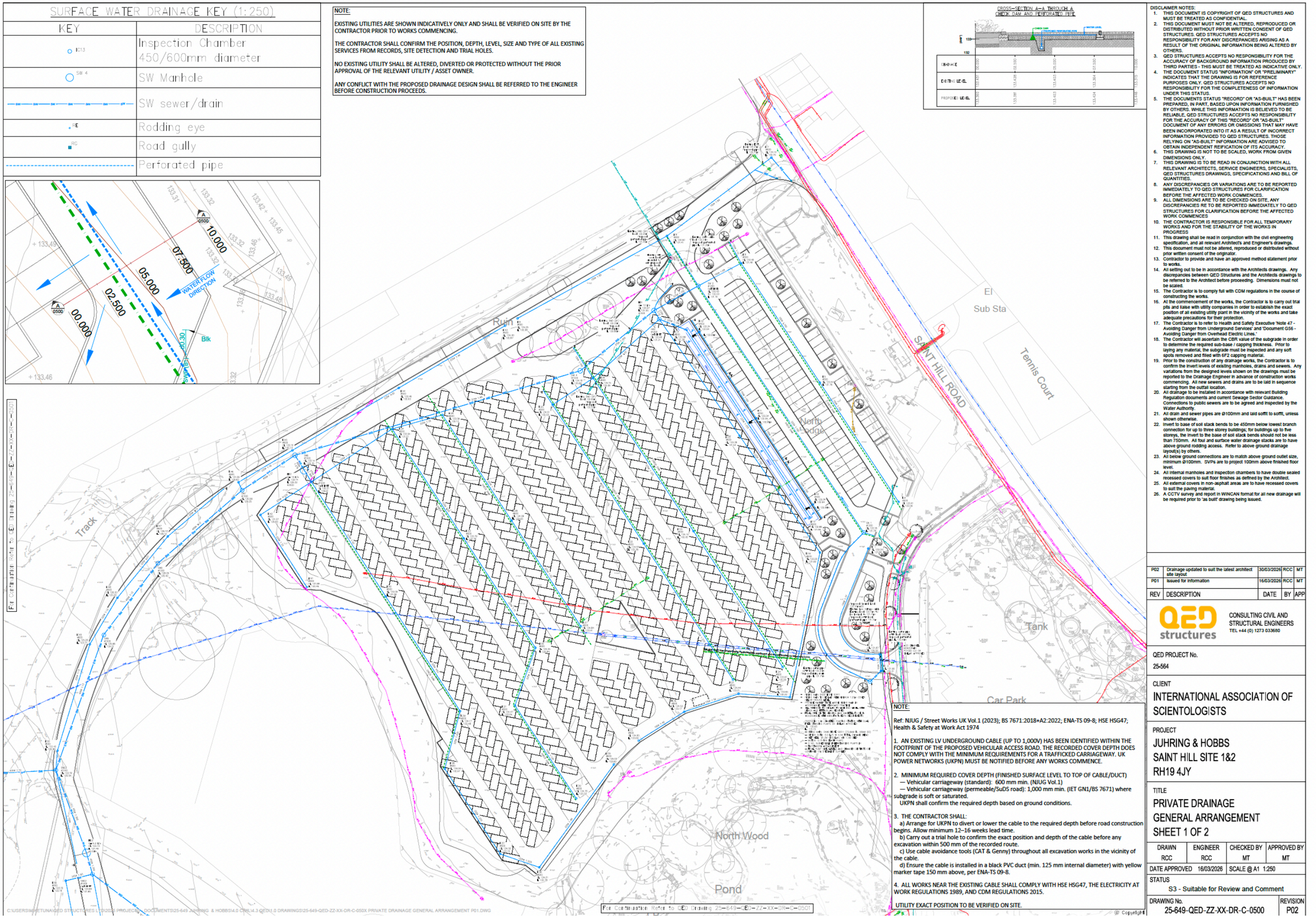

NOTE:

Ref: NJUG / Street Works UK Vol.1 (2023); BS 7671:2018+A2:2022; ENA-TS 09-8; HSE HSG47; Health & Safety at Work Act 1974

1. AN EXISTING LV UNDERGROUND CABLE (UP TO 1,000V) HAS BEEN IDENTIFIED WITHIN THE FOOTPRINT OF THE PROPOSED VEHICULAR ACCESS ROAD. THE RECORDED COVER DEPTH DOES NOT COMPLY WITH THE MINIMUM REQUIREMENTS FOR A TRAFFICKED CARRIAGEWAY. UK POWER NETWORKS (UKPN) MUST BE NOTIFIED BEFORE ANY WORKS COMMENCE.

2. MINIMUM REQUIRED COVER DEPTH (FINISHED SURFACE LEVEL TO TOP OF CABLE/DUCT)
   — Vehicular carriageway (standard): 600 mm min. (NJUG Vol.1)
   — Vehicular carriageway (permeable/SuDS road): 1,000 mm min. (IET GN1/BS 7671) where subgrade is soft or saturated.
   UKPN shall confirm the required depth based on ground conditions.

3. THE CONTRACTOR SHALL:
   a) Arrange for UKPN to divert or lower the cable to the required depth before road construction begins. Allow minimum 12–16 weeks lead time.
   b) Carry out a trial hole to confirm the exact position and depth of the cable before any excavation within 500 mm of the recorded route.
   c) Use cable avoidance tools (CAT & Genny) throughout all excavation works in the vicinity of the cable.
   d) Ensure the cable is installed in a black PVC duct (min. 125 mm internal diameter) with yellow marker tape 150 mm above, per ENA-TS 09-8.

4. ALL WORKS NEAR THE EXISTING CABLE SHALL COMPLY WITH HSE HSG47, THE ELECTRICITY AT WORK REGULATIONS 1989, AND CDM REGULATIONS 2015.

UTILITY EXACT POSITION TO BE VERIFIED ON SITE.

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13. Contractor to provide and have an approved method statement prior to works.
14. All setting out to be in accordance with the Architects drawings. Any discrepancies between QED Structures and the Architects drawings to be referred to the Architect before proceeding. Dimensions must not be scaled.
15. The Contractor is to comply full with CDM regulations in the course of constructing the works.
16. At the commencement of the works, the Contractor is to carry out trial pits and liaise with utility companies in order to establish the exact position of all existing utility plant in the vicinity of the works and take adequate precautions for their protection.
17. The Contractor is to refer to Health and Safety Executive 'Note 47 - Avoiding Danger from Underground Services' and 'Document GS6 - Avoiding Danger from Overhead Electric Lines.'
18. The Contractor will ascertain the CBR value of the subgrade in order to determine the required sub-base / capping thickness. Prior to laying any material, the subgrade must be inspected and any soft spots removed and filled with 6F2 capping material.
19. Prior to the construction of any drainage works, the Contractor is to confirm the invert levels of existing manholes, drains and sewers. Any variations from the designed levels shown on the drawings must be reported to the Drainage Engineer in advance of construction works commencing. All new sewers and drains are to be laid in sequence starting from the outfall location.
20. All drainage to be installed in accordance with relevant Building Regulation documents and current Sewage Sector Guidance. Connections to public sewers are to be agreed and inspected by the Water Authority.
21. All drain and sewer pipes are Ø100mm and laid soffit to soffit, unless shown otherwise.
22. Invert to base of soil stack bends to be 450mm below lowest branch connection for up to three storey buildings; for buildings up to five storeys, the invert to the base of soil stack bends should not be less than 750mm. All foul and surface water drainage stacks are to have above ground rodding access. Refer to above ground drainage layout(s) by others.
23. All below ground connections are to match above ground outlet size, minimum Ø100mm. SVPs are to project 100mm above finished floor level.
24. All internal manholes and inspection chambers to have double sealed recessed covers to suit floor finishes as defined by the Architect.
25. All external covers in non-asphalt areas are to have recessed covers to suit the paving material.
26. A CCTV survey and report in WINCAN format for all new drainage will be required prior to 'as built' drawing being issued.

REV	DESCRIPTION	DATE	BY	APP
P02	Drainage updated to suit the latest architect site layout	30/03/2026	RCC	MT
P01	Issued for Information	16/03/2026	RCC	MT

QED structures
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
TEL +44 (0) 1273 033680

QED PROJECT No.
25-564

CLIENT
INTERNATIONAL ASSOCIATION OF SCIENTOLOGISTS

PROJECT
JUHRING & HOBBS
SAINT HILL SITE 1&2
RH19 4JY

TITLE
PRIVATE DRAINAGE GENERAL ARRANGEMENT SHEET 1 OF 2

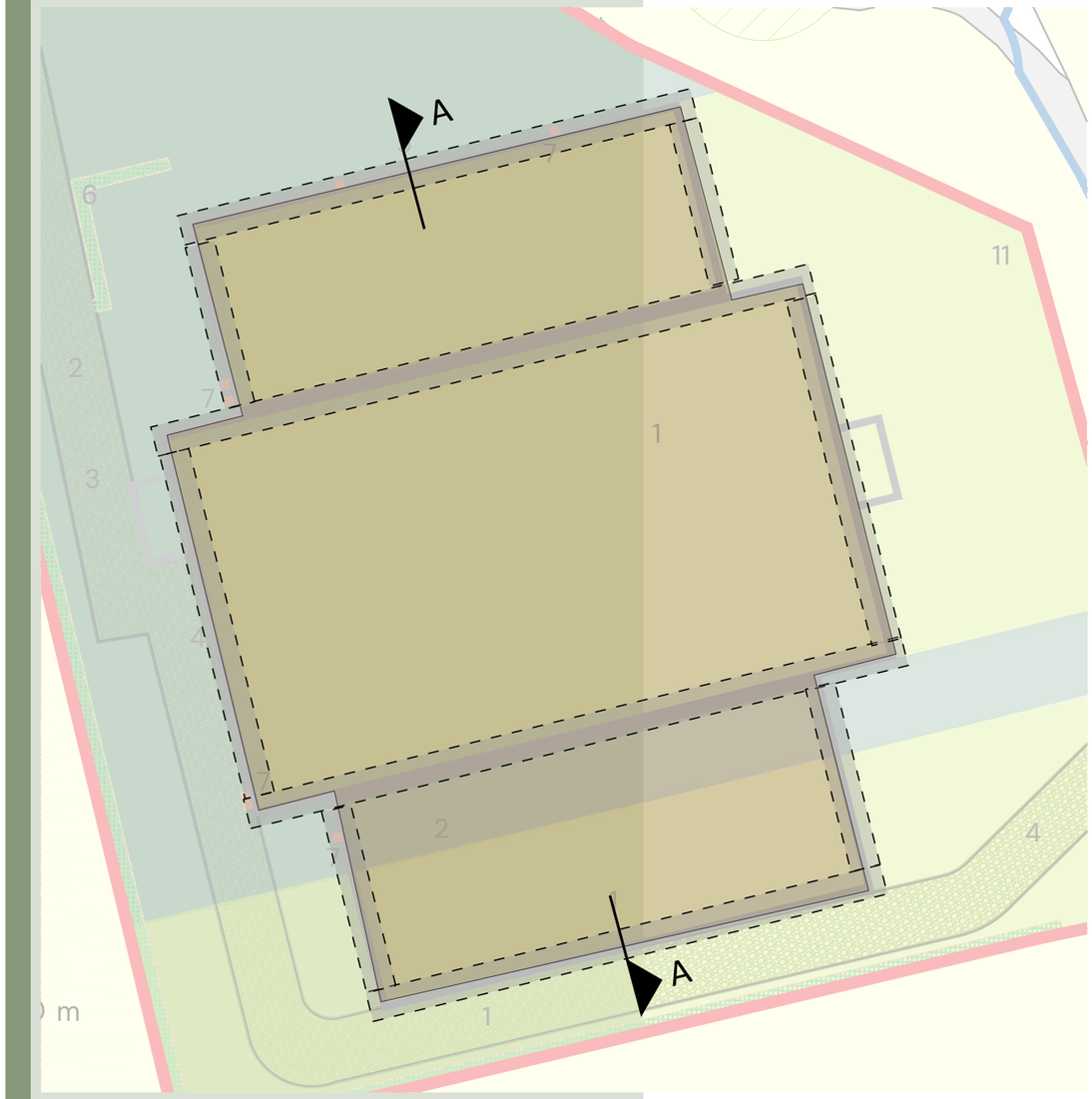
DRAWN	ENGINEER	CHECKED BY	APPROVED BY
RCC	RCC	MT	MT

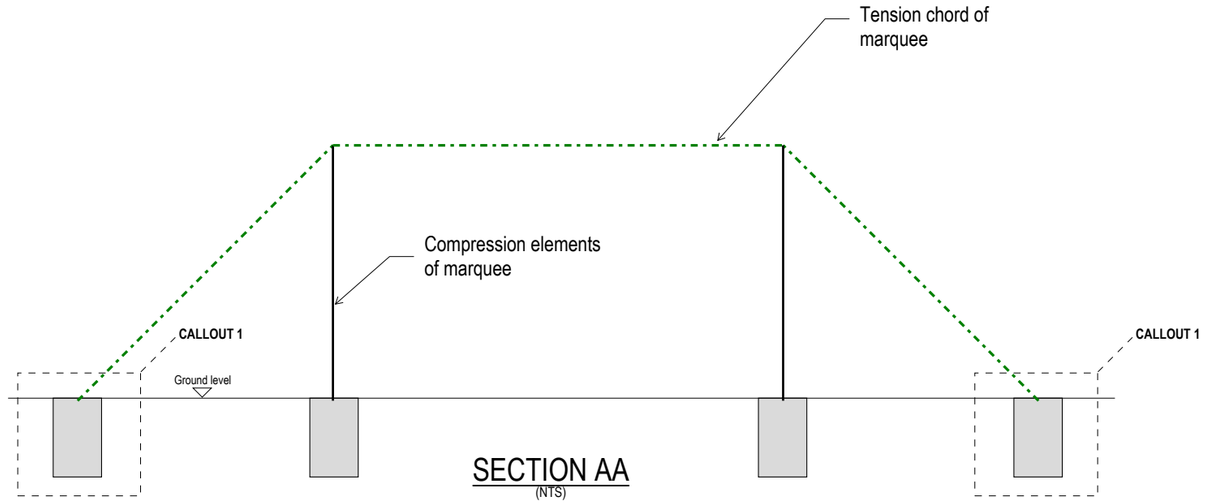
DATE APPROVED 16/03/2026 | SCALE @ A1 1:250

STATUS
S3 - Suitable for Review and Comment

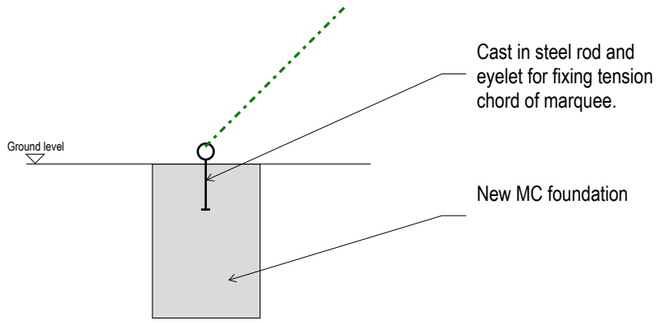
DRAWING No. 25-649-QED-ZZ-XX-DR-C-0500 | REVISION P02

Ring Beam





SECTION AA
(NTS)



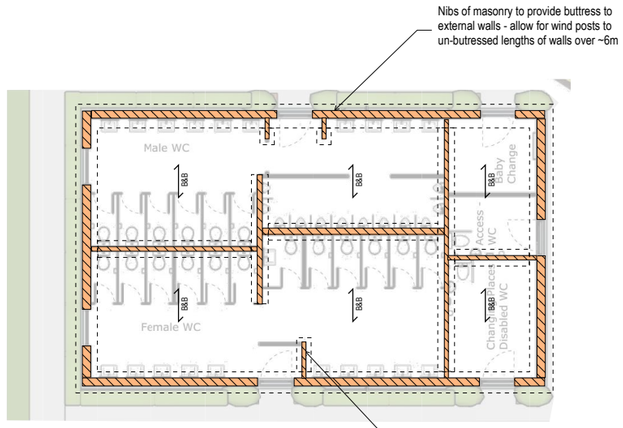
CALLOUT 1
(NTS)

PROJECT	Saint Hill - Juhring and Hobbs			PROJECT No	26-649		
TITLE	Scheme design			DATE	13.01.26	SHEET No	03
BY	CHB	CHECKED BY	JR	SHEET REF	SK01	REV	01

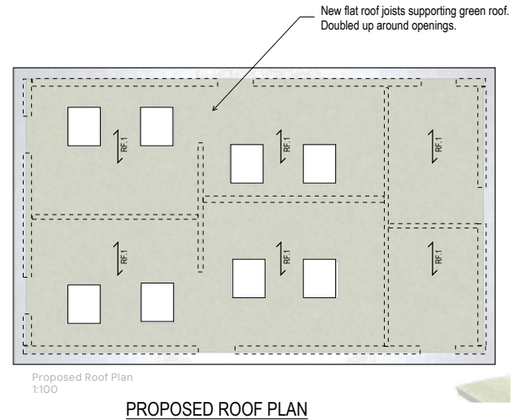
QED structures

Wash Block and Generator Enclosure

Refectory Wash Room



PROPOSED GROUND PLAN
(SHOWING STRUCTURE UNDER)
(NTS)



PROPOSED ROOF PLAN
(SHOWING STRUCTURE UNDER)
(NTS)

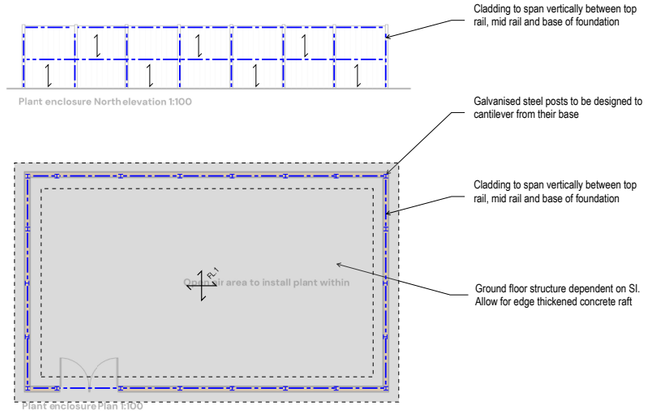
Structural Appraisal Legend

- Proposed masonry wall on strip foundation
- Demolished structure
- New pad/strip foundation
- Temporary props
- Proposed steelwork
- XX New timber floor/roof
- B&B New beam and block floor

PROJECT	Saint Hill - Juhring and Hobbs			PROJECT No	26-649
TITLE	Scheme design			DATE	13.01.26
SHEET No	01				
BY	CHB	CHECKED BY	JR	SHEET REF	SK01
REV	01				

QED structures

Plant Enclosure



PROPOSED GROUND PLAN
(SHOWING STRUCTURE OVER)
(NTS)

Structural Appraisal Legend

- Proposed masonry wall on strip foundation
- Demolished structure
- New pad/strip foundation
- Temporary props
- Proposed steelwork
- Moment connection
- XX New timber floor/roof
- B&B New beam and block floor
- New raft slab (TBC by SI)

PROJECT	Saint Hill - Juhring and Hobbs			PROJECT No	26-649
TITLE	Scheme design			DATE	13.01.26
SHEET No	03				
BY	CHB	CHECKED BY	JR	SHEET REF	SK01
REV	01				

QED structures

Involvement and Evaluation

This section evaluates the proposed scheme against the relevant National Planning Policy Framework and demonstrates how the proposal delivers both economic and social as well as environmental benefits while working to mitigate potential impacts. Particular attention is given to compliance with the NPPF 2024, the High Weald National Landscape Management Plan, and local planning policy. Please refer to the Planning Statement prepared by DMH Stallard.

The IAS Annual Anniversary Event is a major international event, generating substantial economic activity at both local and regional levels. The proposals are designed to ensure the event continues in a sustainable, low-impact way while improving infrastructure, biodiversity, and maintaining its operational safety.

Site Constraints

The proposals have been developed with careful consideration of the key constraints affecting the site:

- Development should seek to minimise adverse landscape and visual effects and provide suitable mitigation of any harms.
- Ancient Woodland & Tree Protection: Root Protection Areas limit where infrastructure can be placed and require sensitive construction.
- Soil Type / Drainage: Heavy clay soils present throughout the areas within the red line boundary increase the risk of surface water pooling, soil compaction, and erosion.
- Existing Traffic: The site experiences significant vehicle flows during the IAS Annual Anniversary Event and other local events that must be safely managed. When Juhring Field has not been available, for example, caused by heavy rain and poor drainage due to clay-heavy soil, there has been considerable disruption to traffic flows on Saint Hill Road, causing congestion and potential safety risks.
- Current Temporary Infrastructure: Previous temporary trackways, marquees, and parking have caused soil disturbance, damaging the appearance and surface of the fields within the AONB. Remediation requires a prolonged recovery period, particularly after the main event in October.

While the site presents a number of constraints, the proposals have been carefully designed to address these issues, providing long-term solutions that improve infrastructure, protect the landscape, and enhance biodiversity and community access.

Supporting Economic and Community Evidence

- **Visitor Spending:** IAS delegates spend significantly more per trip and per night than average UK event delegates, with overseas visitors contributing +£954 per visit.
- **Local and Regional Impact:** £3.75m was spent in preparation and hosting of the 2025 event, including £479,494 in Sussex and £212,215 in East Grinstead.
- **Tourism Driver:** East Grinstead is not a widely recognised visitor destination. The IAS event is the primary driver for international visits, with attendees often extending their stay in Sussex and other areas in the UK.

These figures demonstrate that the proposal is not only locally important but contributes to the wider regional and national economy, giving additional weight in planning considerations.

Overall, the proposed development is designed to achieve measurable economic, social, and environmental benefits, and is designed to align with relevant national and local policy.

Benefit	Relevant NPPF 2024 paragraphs	How the Proposal Complies/Delivers Benefit	Why It Matters
Local and National economy	85, 88, 89	The annual IAS Event generates a gross economic impact of £6.96m in East Grinstead, £11.3m in Sussex (including East Grinstead) and £21.71m in the UK, supporting 287 gross jobs, 92 of which are in East Grinstead. Formalising infrastructure ensures this annual benefit continues sustainably.	NPPF requires that substantial weight is given to economic growth and productivity. Supporting the event maximises local, regional and national economic benefits.
Safer Roads	106, 116, 118	A sustainable Travel Plan and formalised car park to reduce car usage for events by 10% over five years. Access circulation and parking are carefully designed to improve road safety and avoid severe residual impacts.	Transport issues must be considered from the earliest stages. Developments should only be refused if highway impact is severe; this scheme actively improves safety.
59.6% Biodiversity Net Gain/GCN license	187, 192, 193	The scheme delivers just over 102% BNG, exceeding the statutory minimum of 10%, through targeted habitat restoration, wildflower meadow planting and planting of around 60 additional trees.	NPPF emphasises protecting and enhancing biodiversity. Bearing in mind the location and the long history the Church has as custodians of the Saint Hill Estate it was strongly felt that the proposal should go above and beyond the legal minimums.
Keeping fields green	187 (b)	Permanent infrastructure prevents repeated soil disturbance caused by the temporary event set up, conserving the intrinsic character and beauty of the countryside.	The area the event is held is designated National Landscape and as such has an intrinsic beauty which should be preserved. Permanent solutions prevent harm and support landscape resilience.
Local Club and Community Use	96, 98	The proposal formalises parking for local sports clubs and ensures continued community access. Annual charitable contributions from the IAS event also help support local organisations.	Planning should support social, recreational and cultural facilities that enhance community cohesion, health and safety.
Sustainable drainage/Climate Resilience	181	SuDS infrastructure is incorporated across both fields to address drainage challenges caused by high clay content. This reduces run-off, prevents soil erosion and contributes to long-term site resilience.	NPPF requires developments to consider climate adaptation and incorporate measures to improve resilience to extreme weather and drainage issues.

Traffic Formalisation

The traffic data in the table demonstrates the current schedule for the IAS Annual Anniversary Event as well as other local events. It also includes the predictable maximum volume of vehicles, which the site currently accommodates on these occasions (see fig. 1 table).

The proposed permanent infrastructure is designed to manage these existing traffic levels while at the same time minimising environmental and landscape impacts. The Travel Plan outlines ways in which there can be traffic reduction and ensure safe, efficient access.

Environmental:
The scheme will deliver a Biodiversity Net Gain of 60%, permanent habitat protection, and SuDS infrastructure so as to enhance ecology and landscape resilience (NPPF 187, 192, 193).

Community:
The proposed scheme supports local sports clubs, local charities and assists in providing safe, accessible community spaces, enhancing social and cultural wellbeing (NPPF 96, 98).

Landscape & Countryside:
The access road is constructed using a no-dig method, protecting the underlying soil structure and preserving Root Protection Areas adjacent to trees and the woodland edge. Likewise, Cell Pave surfacing throughout the parking and access areas prevents soil erosion and compaction from repeated vehicle movement. Together, these measures allow the infrastructure to accommodate traffic safely while maintaining soil stability, preventing landscape damage, and conserving the character of the High Weald AONB (NPPF 187 part b).

The proposal is designed to accommodate the existing traffic levels rather than with a view to increasing vehicle numbers. The Travel Plan put together supports the scheme by managing traffic flows and working towards a 10% decrease in car usage over a 5 year period. The overflow car park will be vacant for 87% (around 317 days) of the year.

The LVIA concludes that the proposed development would result in no significant adverse effects on the character, special qualities, or setting of the High Weald National Landscape. The site is well contained and visually related to existing built development, and the landscape would remain fundamentally conserved.

The diagrams opposite show the parking space on Juhring Field split into three sections (A, B and C). Each section is filled to show its annual usage. It should be noted that parking is kept to the eastern side of the field for the majority of the year to mitigate disruption to the view of the area as well as to keep parking away from the North Wood as much as possible.

JUHRING FIELD PARKING SCHEDULE

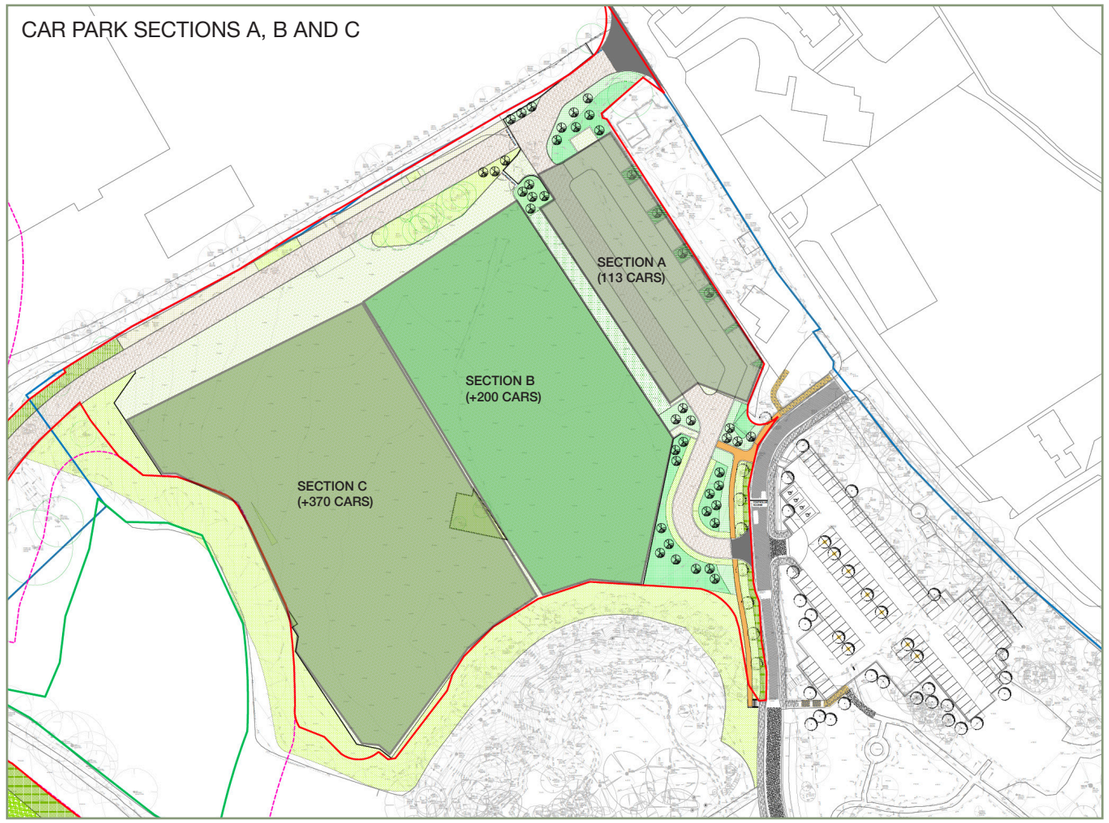
Host	Event	Date	Days	Duration (hours)	Max Cars	Section A 113	Section B +200	Section C +370
Saint Hill	IAS Event - Day 1	One Friday in October	1	10	683	113	200	370
Saint Hill	IAS Event - Day 2	One Saturday in October	1	10	683	113	200	370
Saint Hill	Easter Egg Hunt	Easter Sunday	1	5	683	113	200	370
Saint Hill	IAS Event - Day 3	One Sunday in October	1	4	613	113	200	300
Saint Hill	Summertime Swing	One Sunday in summer	1	7	513	113	200	200
Places Leisure	Mid Sussex Marathon	One day in May	1	8	413	113	200	100
Saint Hill	Bonfire Night	One evening in November	1	5	413	113	200	100
EG Rugby Club	EG Rugby Club Festival	One day in March or April	1	8	313	113	200	NOT IN USE
EG Rugby Club	EG Rugby Club Festival	One day in May	1	8	313	113	200	
EG Rugby Club	EG Rugby Club Sunshine Sevens (charity event)	One day in April	1	8	313	113	200	
Meads FC	East Grinstead Meads FC Festival (100 teams)	June	2	20	313	113	200	
Saint Hill	Spring Fair	Last Sunday in May	1	5	313	113	200	
Saint Hill	Christmas Lights Swtich On	One evening in November	1	3	313	113	200	
EG Sports Club	East Grinstead Hockey National Festival		1	8	225	113	112	
Saint Hill	Founder's birthday anniversary	March	1	12	225	113	112	
EG Sports Club	EG Sports Club Netball Tournament	One day in April	1	8	213	113	100	
Saint Hill	New Year's Celebration Event	New Year's Eve	1	5	213	113	100	
Saint Hill	South East England Tourism Fair	One day in February	1	5	113	113	NOT IN USE	
Saint Hill	Dianetics anniversary event	May	1	12	113	113		
Saint Hill	Freewinds events	July	4	48	113	113		
Saint Hill	Auditor's Day anniversary	September	1	12	113	113		
Saint Hill	Community Christmas Party	December	1	5	113	113		
Saint Hill	Open air theatre	June	1	5	100	100		
Saint Hill	Misc conventions	Misc	8	40	100	100		
Saint Hill	Christmas Family Days	December	4	20	100	100		
EG Sports Club	East Grinstead Sports Club Hockey / Netball Tournaments	One day in January	1	8	50	50		
EG Sports Club	East Grinstead Sports Club Colour Run	One day in April	1	8	50	50		
EG Cricket Club	East Grinstead Cricket Club Junior festival	June	3	30	30	30		
EG Cricket Club	East Grinstead Cricket Club Premier League festival	August	1	5	30	30		
EG Cricket Club	East Grinstead Cricket Club league/cup competitions	August	1	5	30	30		
EG Cricket Club	East Grinstead Cricket Club league/cup competitions	September	1	5	30	30		

Fig. 1

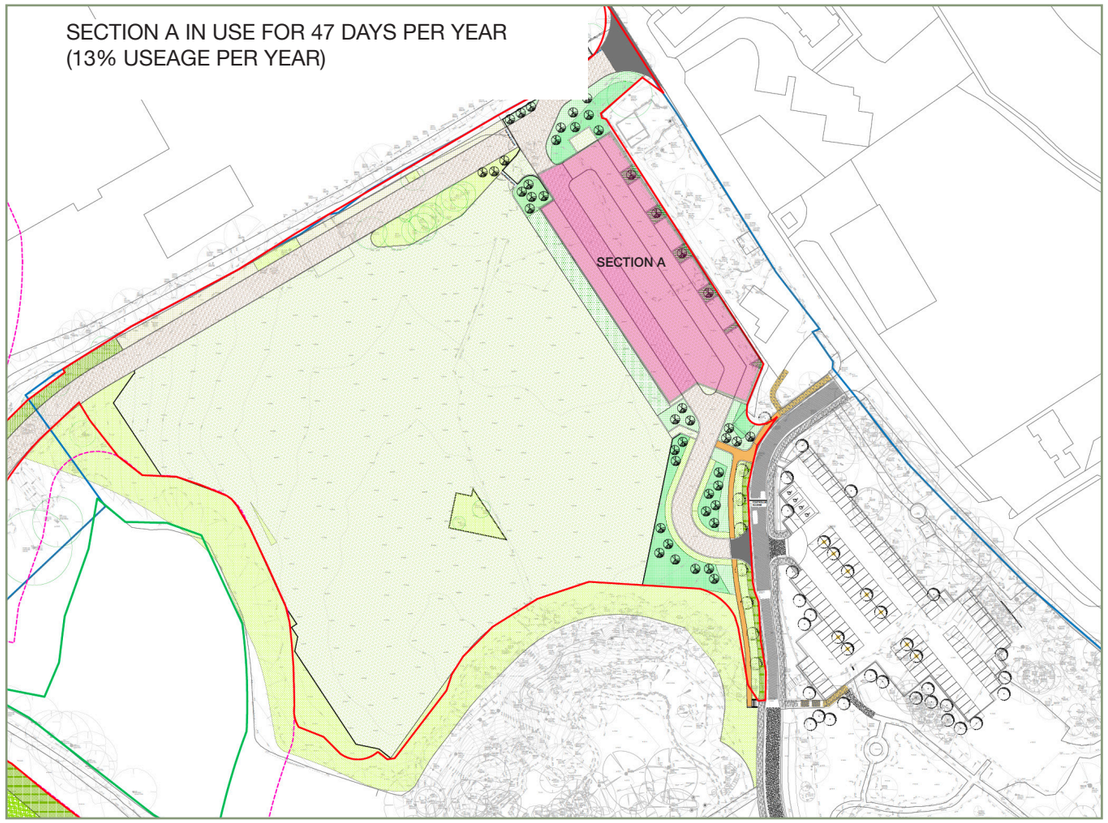
Maximum Use:

47 days per year - (13% of the year)
342 hours per year - (4% of hours in the year)

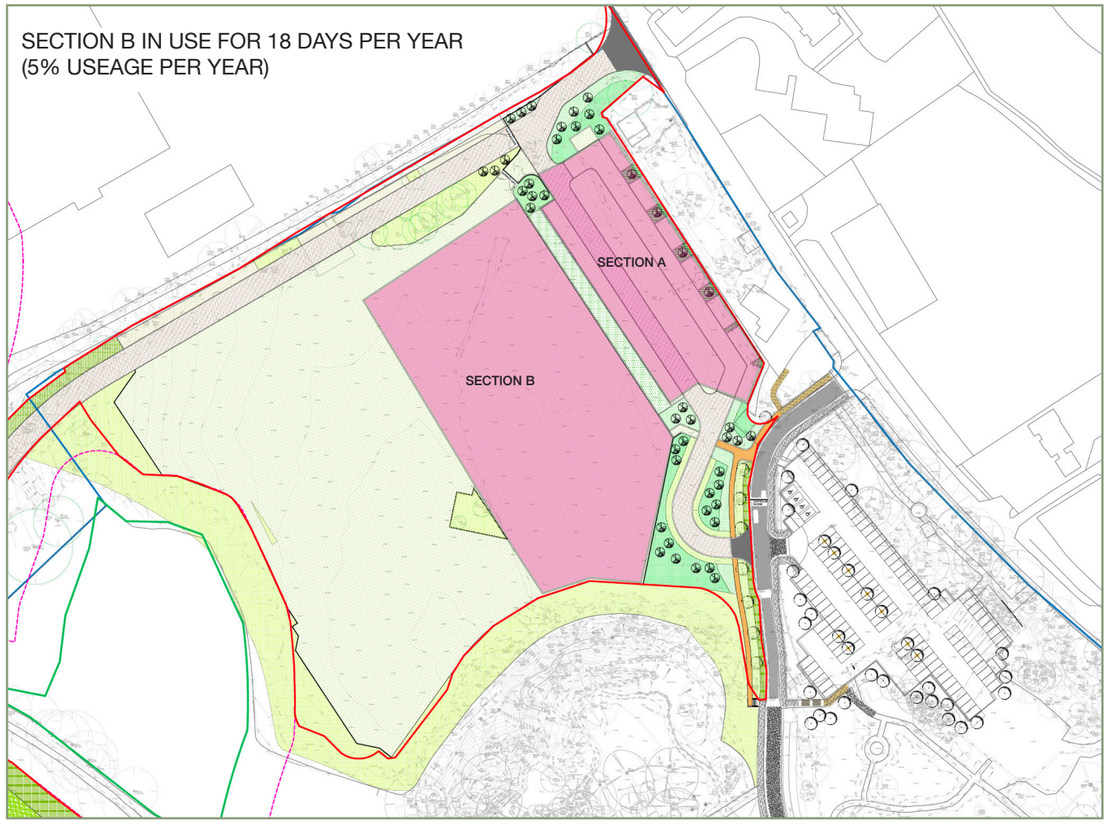
CAR PARK SECTIONS A, B AND C



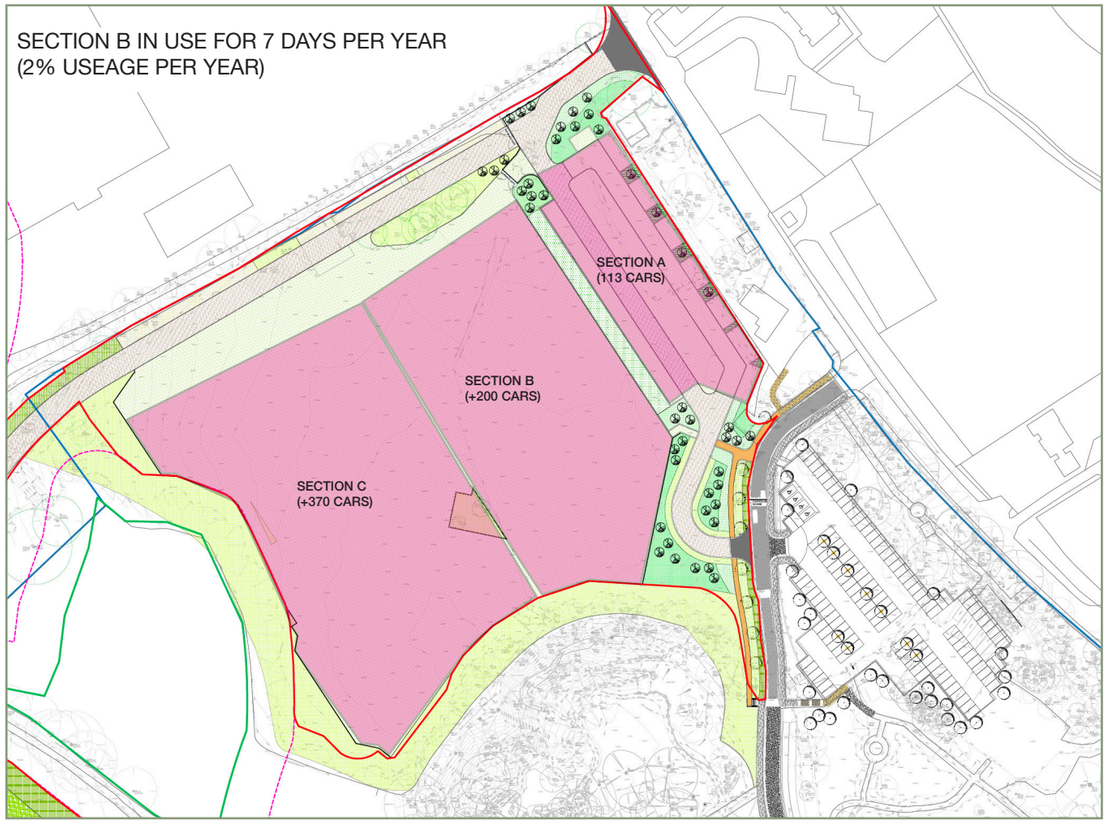
SECTION A IN USE FOR 47 DAYS PER YEAR
(13% USEAGE PER YEAR)



SECTION B IN USE FOR 18 DAYS PER YEAR
(5% USEAGE PER YEAR)



SECTION B IN USE FOR 7 DAYS PER YEAR
(2% USEAGE PER YEAR)



Design Development

Understanding the location of the event within the National Landscape, alternative approaches, including continued reliance on temporary parking arrangements, were considered. However, these were found to result in greater landscape disruption, less efficient land use, and poorer environmental outcomes.

In light of this in 2024, Carnegie Group submitted an initial proposal for Pre-application advice (Ref: DM/24/0951). A site meeting with Mid Sussex District Council highlighted several elements that could be refined to ensure that the design better responds to the character and sensitivity of the High Weald National Landscape.

As a result the design has been landscape-led, retaining a predominantly grassed surface and minimising permanent built form in order to integrate successfully with its rural surroundings and avoid the introduction of an urbanising character.

A key focus of this early feedback concerned the extent and appearance of the overflow parking within Juhring Field. Its layout and surface treatment were considered visually intrusive, particularly in views from the wider landscape. In response, the design has been significantly revised. The overflow parking layout, surface materials, access arrangements, and overall parking provision have all been reconsidered to reduce visual impact, improve environmental sensitivity and increase greening.

The access arrangements and road surfaces have also been re-evaluated. The resulting proposal ensures that development within Hobbs Field is discreet in long range views and harmonises more naturally with the surrounding landscape.

An early concept first looked at and later discarded was holding the IAS event on Juhring Field

Previous iteration for overflow parking

Previous iteration for overflow parking

Pre-Application Advice

The Pre-application process with Mid Sussex District Council provided detailed feedback across design, heritage, landscape and technical considerations. Several components of the scheme were well received and have therefore been retained. Where revisions were recommended, the design team has responded positively and undertaken further technical consultation.

Heritage Considerations:
The Council's Heritage Officer provided a comprehensive analysis of the potential impact of the proposals on designated and non-designated heritage assets. To address these issues, the design team engaged WS Heritage to advise on heritage matters. Their guidance has informed key revisions, particularly with respect to site views and landscape character. The resulting proposals ensure a more sensitive integration of new elements within the historically significant estate setting.

The applicant confirms that the Landscape Illustrative Masterplan does include a 15m buffer zone to fully protect the Ancient Woodland.

Landscape Considerations (High Weald National Landscape)
The Pre-application process also identified the central importance of the High Weald National Landscape in determining the acceptability of a planning application. The principal concern was the visual impact of new development on the wider landscape.

To ensure a robust landscape-led approach, the Landscape Designers (Enplan) prepared a detailed Landscape and Visual Impact Assessment (LVIA) and provided landscape design input throughout the evolution of the scheme. Through multiple design iterations, the layout, planting, surface treatments and massing have been refined to minimise visibility, soften edges and reinforce landscape character. The resulting proposals now sit comfortably within the local and wider landscape context.

Visual Mitigation: Planting is designed to screen views into the field, reducing visual impact, conserving AONB character and increasing the ecological value as well as the aesthetic value of the site.

Sustainability Measures: The permanent surface is permeable, supporting drainage and reducing run-off.

Planting Palette - Trees

Car park trees

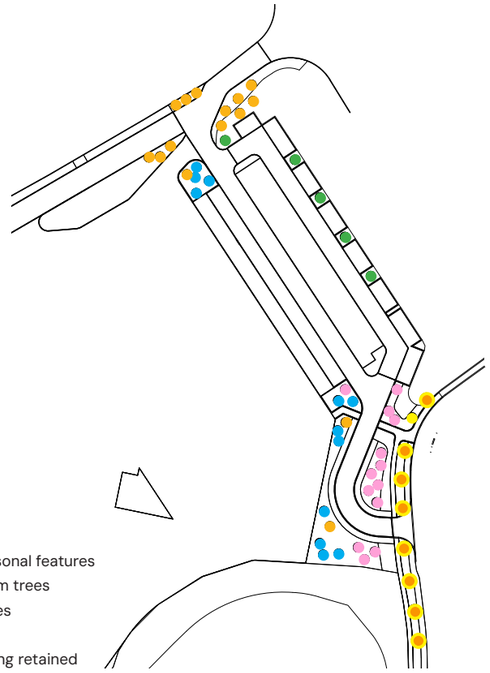
Acer campestre 'Elsrijk'

Large trees with seasonal features

Acer rubrum

Pinus sylvestris

Quercus palustris



Ornamental multistem trees

Amelanchier lamarckii

Acer griseum

Native multistem trees

Betula nigra

Avenue trees

Liriodendron tulipifera

Liriodendron tulipifera - existing to be retained

Planting Palette - Shrubs & Perennials

PL1 – Ornamental shrub and perennial planting

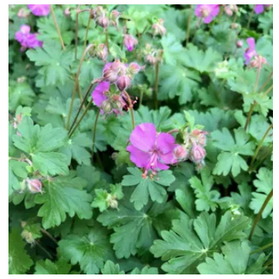
Perennials

Alchemilla mollis

Aquilegia vulgaris

Crocosmia × crocosmiiflora

Euphorbia palustris

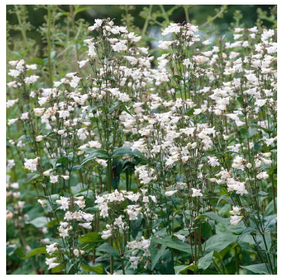


Geranium macrorrhizum

Heuchera ‘Palace Purple’

Liriope muscari

Myostis scorpioides



Penstemon digitalis

Salvia officinalis

Salvia nemorosa ‘Alba’

Grasses

Carex sp

Stipa gigantea

Bulbs

Allium christophii

Planting Palette - Shrubs & Perennials

PL2 - Swale Planting

Water's Edge Soils 80/20 Meadow Wildflowers (JC9005)
(John Chambers or similar)

PL3 - Shrub Planting

Cornus sericea 'Kelseyi'

PL4 - Native shrub mix

Shrubs

Crataegus monogyna | Ligustrum vulgare | Prunus avium | Corylus avellana | Prunus spinosa | Rosa canina | Pyrus communis

Rhamnus frangula | Sambucus nigra | Viburnum opulus

PL5 - Wildflower Meadow - Woodland and shade

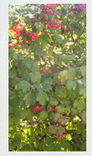
Main species include:
Wood Sage, Wood Avens, Common Knapweed, Ragged Robin, Red Campion, St John's-wort

Woodland and Shade Wildflower Seeds 130JC8007-PRO
(John Chambers or similar)

Planting Palette - Shrubs & Perennials

PL8 - Woodland copse

Shrubs and Trees



Prunus spinosa | Carpinus betulus | Malus sylvestris | Euonymus europaeus | Ligustrum vulgare | Vivurnum opulus | Acer campestre

Alnus glutinosa | Crataegus monogyna | Quercus robur

PL9 - Green roof

Botanical Skyline PT09 (Species-rich green roof mix) Wildflower Turf
(Pictorial Meadows or similar)

PL10 - Grass

Strong Lawn Grass Mixture EG22 (Emorsgate Seeds or similar)

Planting Palette - Shrubs & Perennials

PL6 - Ornamental Shrub planting

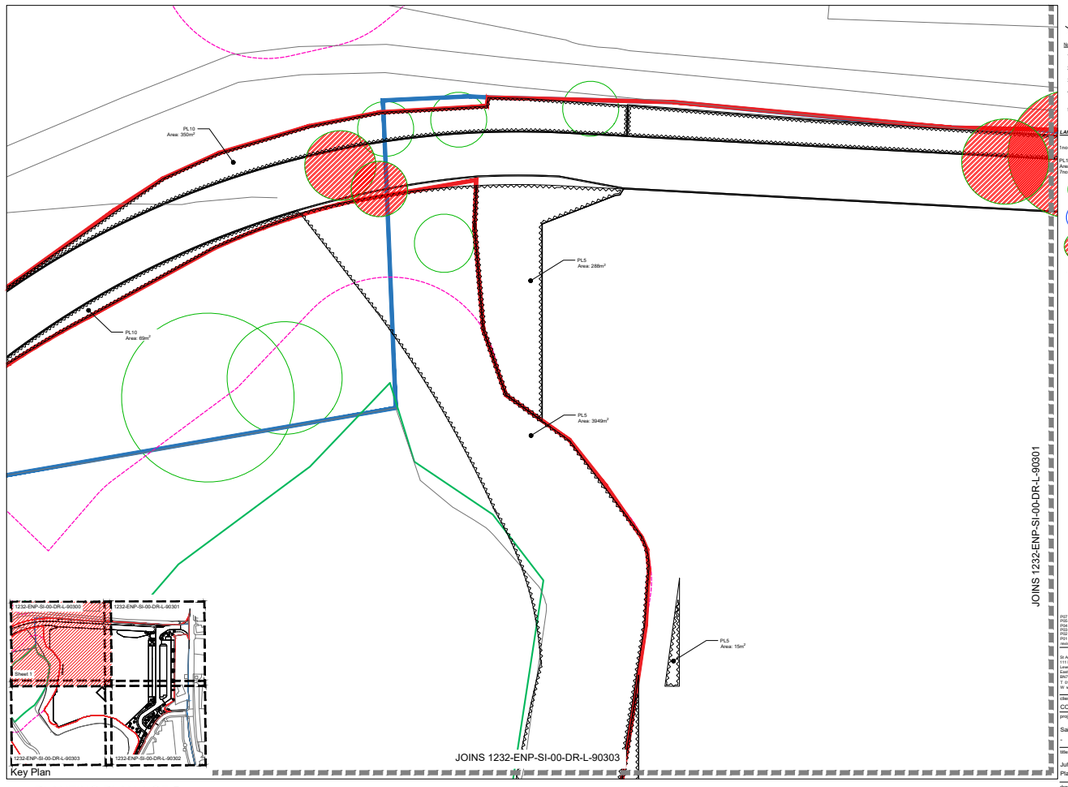
Shrubs

Acuba japonica | Azalea luteum | Choiysa ternata | Cotinus coggygria | Hamamelis mollis | Hydrangea macrophylla | Mahonia x media 'Charity'

Pittosporum tenuifolium | Prunus lusitanica | Rhododendron 'Albert Schweitzer' | Rhododendron 'Purple Splendour' | Salix lanata | Viburnum tinus

PL7 - Wildflower meadow

Indian Summer PT07 Wildflower Turf
(Pictorial Meadows or similar)



1 PLANTING PLAN 1 OF 5
1 : 200

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Existing trees to be retained (refer to Arboricultural report PJC/6617/24-01 and drawings PJC/6617/24/A for details)
Root Protection Area (refer to Arboricultural drawings PJC/6617/24/A for details)
Existing trees to be removed
Ancient Woodland
Ancient Woodland - 15m buffer

Scale 1:200
0 1 2 3 4 5 10 20m

P07 27.03.2026 Layout revision for planning MN
P06 24.11.2025 Blue line update MN
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project: Saint Hill Manor
scale: 1:200@A1
date: Jan 2025
drawn: JW
checked: MN
title: Juhring and Hobbs field Planting Plan Sheet 1
drawing number: 1232-ENP-SI-00-DR-L-90300
revision: P06
issue: For Planning
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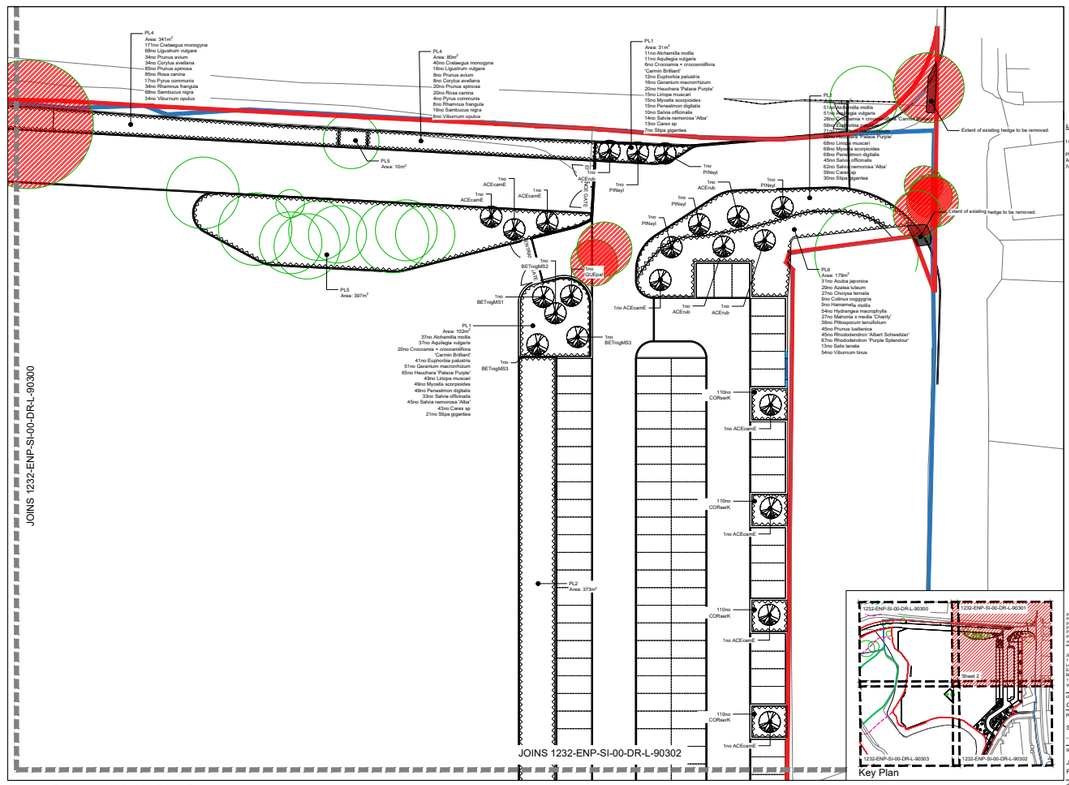

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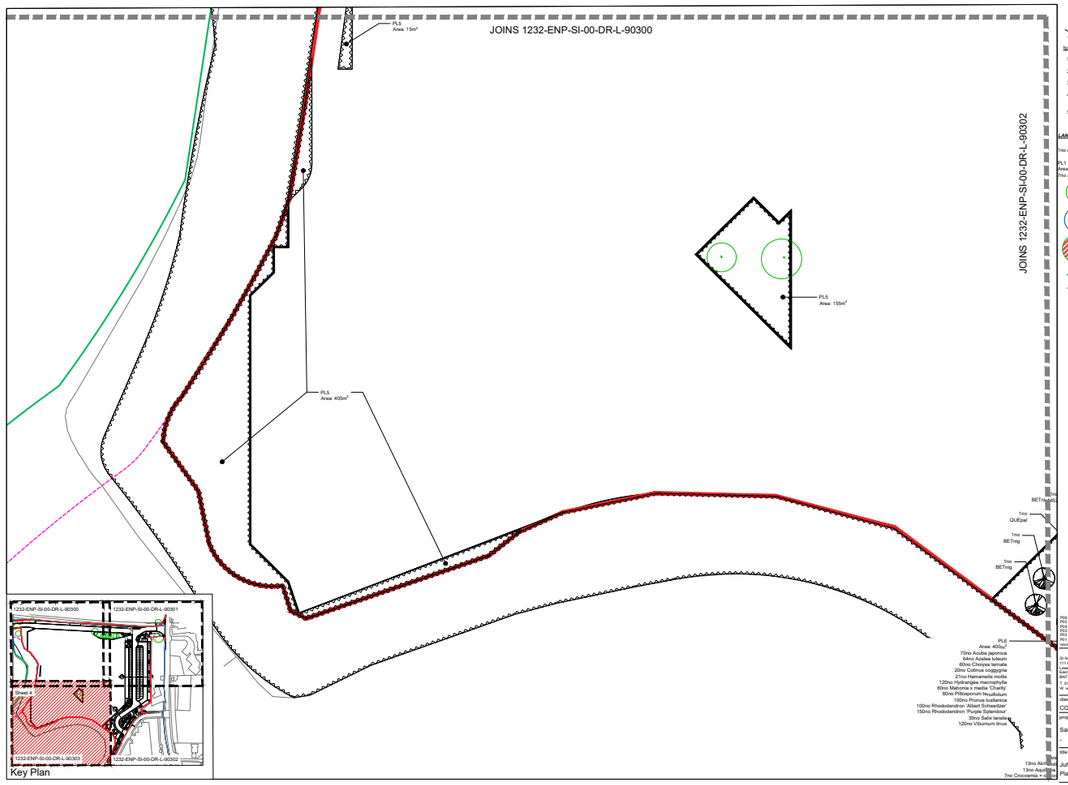

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Ancient Woodland - 15m buffer

Scale 1:200
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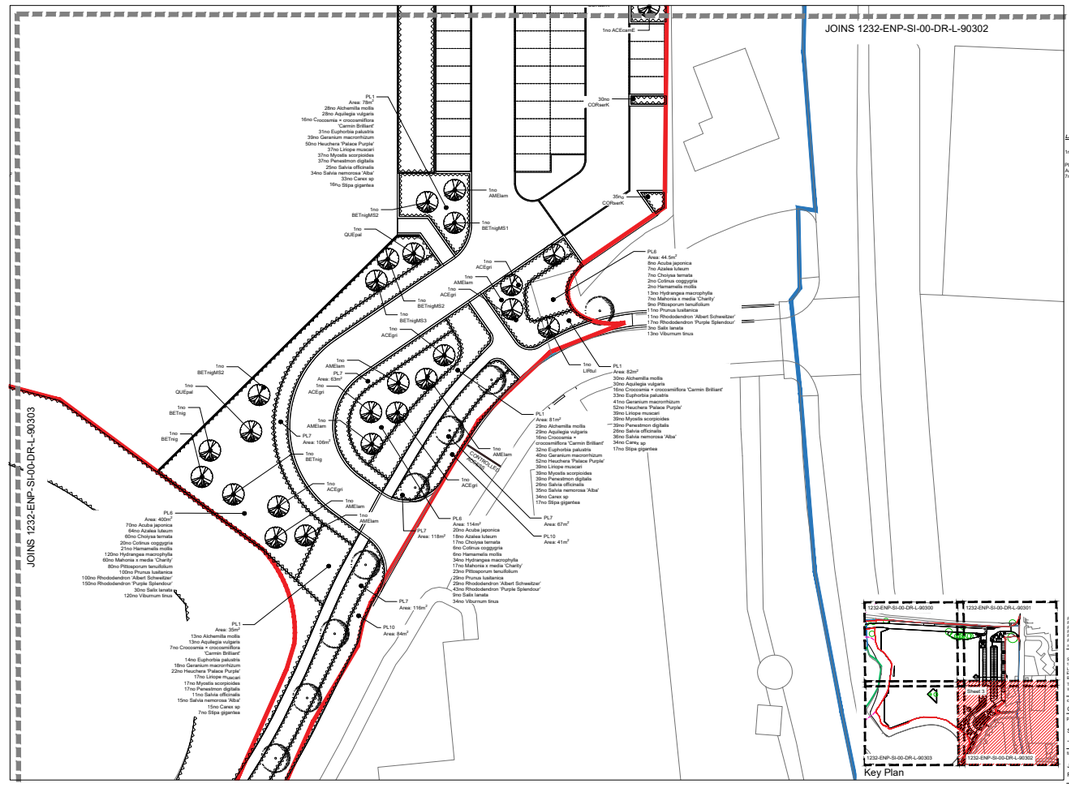

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Ancient Woodland - 15m buffer

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title: Juhring and Hobbs field Planting Plan Sheet 3
drawing number: 1232-ENP-SI-00-DR-L-90302
revision: P06
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Design Principles

The proposed development comprises three main elements: the overflow parking provision (Juhring Field), IAS event field (Hobbs Field) and the access road connecting them. Each element has been designed to balance operational requirements with environmental protection, landscape sensitivity, and long-term sustainability. The approach responds directly to the site constraints previously identified and seeks to mitigate any potential harm through considered design.

Car Park:
Capacity and Use: The overflow car park consists of 683 temporary spaces. This space is used for the Annual IAS Event and other specific events throughout the year. The full chart of these events is given on page 20.

Surface Treatment:
The majority of the field will have a reinforced plastic geocell grid over a structural and drainage layer, seeded with grass to maintain the appearance of a natural field. Pedestrian paths and vehicular access routes to Hobbs Field will be finished with gravel. This approach has been used successfully on a number of Heritage sites throughout the UK.

ROYAL WILLIAM YARD

THE WORKHOUSE, SOUTHWELL

ROTHERFIELD GREYS

THE WORK HOUSE, SOUTHWELL

QUARRY BANK MILL

“Overall we feel that the Geosynthetics solution is ideal for this type of car park offering a good value for money, robust parking solution.”

Jules Pointon, MRICS Building Surveyor, The National Trust

TEMPLE SOWERBY

CASTLE DROGO

“We needed a surface that could be used all year round which incorporated a green, low key and organic design as specified by the local authority. Golpla’s drainage qualities combined with the aesthetically pleasing finish enabled us to create the perfect solution.”

John Lanyon, Head Gardner at Trelissick

Operational Considerations:

The proposed use of geocell will eliminate the need for annual temporary trackway installation, reducing soil disturbance and protecting hedgerows.

The photos below show the trackway needed for parking being installed.

Photos (above and left) show the fields once the trackway needed for parking and tent access has been removed. Considerable work is required to reinstate the area and make it usable (photo below).

Current On-Road Parking

The following photographs were taken of Saint Hill Road during a neighbouring event when the Church was unable to offer the Juhring Field as a temporary overflow parking facility due to wet conditions. This is a regular occurrence.

These pictures have been added to illustrate the issues that the proposed scheme will handle through controlled and well managed parking.

Cars parked on the verge outside the Sports Club

Cars parked on the verge from the bottom of Saint Hill Road...

...past Saint Hill

...all the way to outside Fonthill

Cars double parked outside the Rugby Club

Cars double parked along Saint Hill Road

Double parking the length of Saint Hill Road

Double parking the length of Saint Hill Road

Cars parking in the Saint Hill South Lodge Drive

Backed up traffic due to cars parked on Saint Hill Road

Passing cars having to negotiate parking cars either side of the road

Passing cars having to negotiate parking cars either side of the road

Due to vehicles parked on the side of the road there is very little room to accommodate passing traffic

Event Field
Surface Treatment: The IAS event field will feature a reinforced plastic geocell (Cell Pave) grid seeded with grass, maintaining the appearance of a natural field throughout the year. Key areas covered include:

- Access roads linking to the staging and tent areas
- Staging zones for event setup
- Tent footprint
- Ring Beam Design: A concrete ring beam will be installed to support the erection of the marquees. This is designed so the surrounding grass will visually obscure the beam (fig. 1). See drawing SK01 Rev 01 Sheet No. 3 Tent Ring Beam for further details.

Drawing Legend:

1) Cell Pave 50 with grass infill
2) Cell Pave HD with grass infill
3) Access route for HGVs in Cellpave HD
4) Event Crew access route
5) Tent ring beam (To be covered in grass when not in use)
6) Concealed Utility conduit
7) Washroom block
8) Generator enclosure
9) Temporary Event Tent Location
10) Temporary Catering Tent Location
11) Temporary Seminar Tent Location
12) Ancient Woodland
13) Wooded Area
14) 15m Buffer Zone (dashed magenta line)

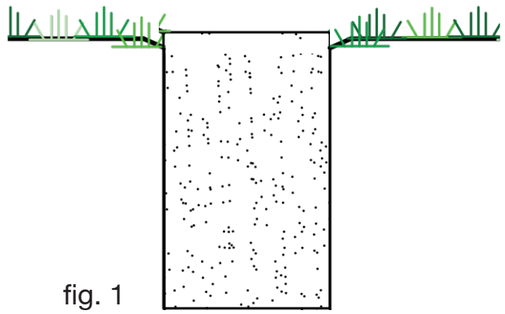
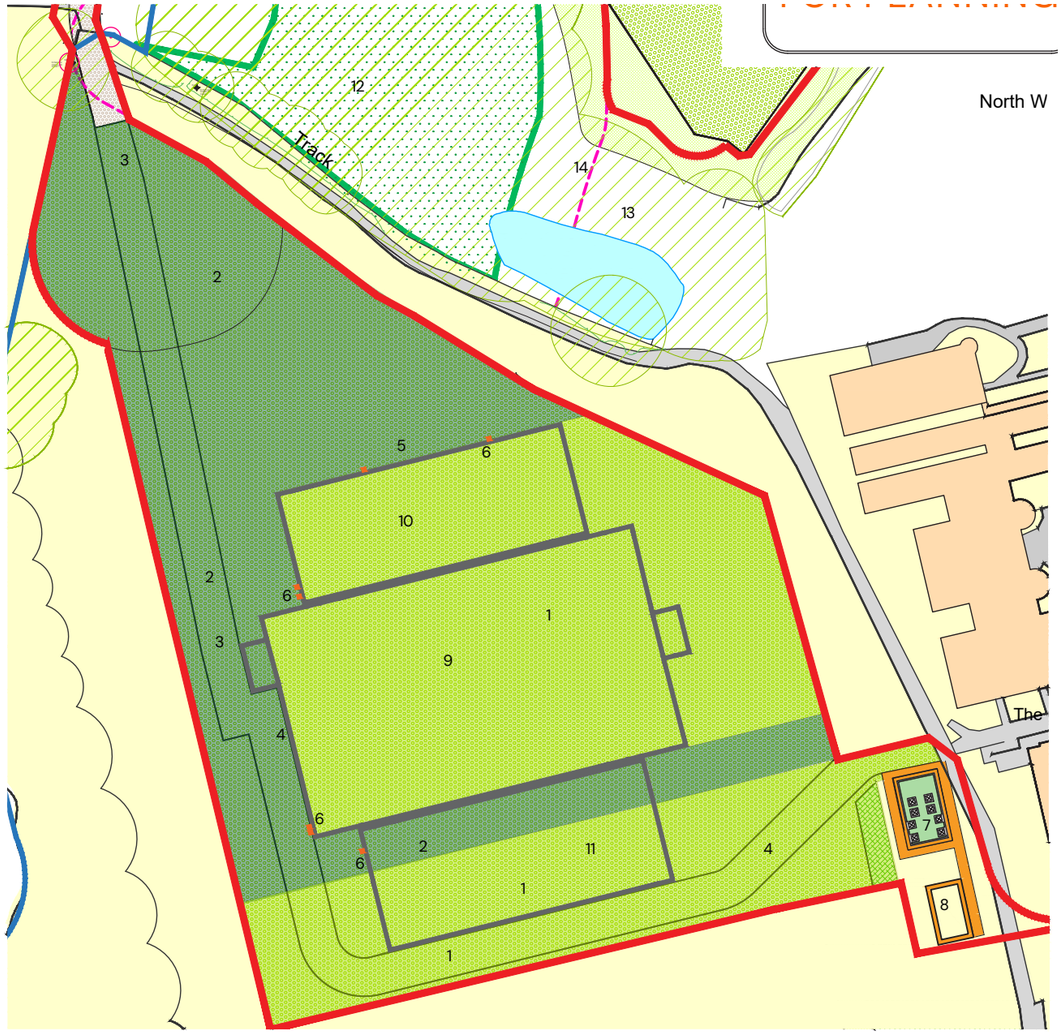


fig. 1

Ring Beam
indicative section



Access Road
Route: A new access road connects Juhring Field and Hobbs Field, improving operational efficiency for the IAS Event. The route avoids Ancient Woodland and sensitive tree Root Protection Areas (RPAs) and is of a no-dig construction which will assist in protecting the RPAs.

Ownership Coordination: The field over which the access passes is not currently owned by COSRECI; the landowner has been notified regarding proposed changes.

Benefits: The access road mitigates field and road damage currently caused by temporary event traffic, providing a permanent low-impact solution that reduces soil compaction, preserves landscape character, and improves safety.

Current use of trackway to access field for tent set up and crane access

Current use of trackway for access road

Packing currently used to level the tent

Packing currently used to level the tent

Wash Block: The event field also includes additional facilities incorporating:

12 female toilets, 6 male toilets, 12 urinals, 2 accessible toilets

Also provided is a baby changing room and a “Changing Spaces” facility. The Changing Spaces unit is a fully accessible, adult-sized changing facility with hoist and hygiene provision. This provides essential support for people with profound disabilities, aligning with modern inclusive design standards in accordance with NPPF 96, 98, and 101.

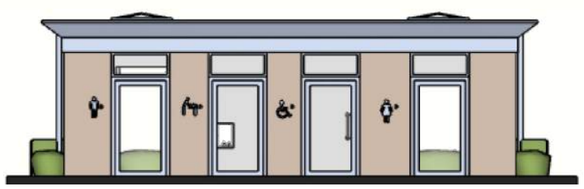
Design Principles Summary
Environmental Sensitivity: All infrastructure avoids Ancient Woodland, protects tree roots, prevents soil erosion, and maintains the appearance of green open space.

Landscape Integration: Grass-seeded surfaces, planting buffers, and low-impact materials minimise visual intrusion.

Operational Efficiency: Use of geocell in parking and access areas reduce repeated field disturbance and allow safer, more manageable traffic flows.

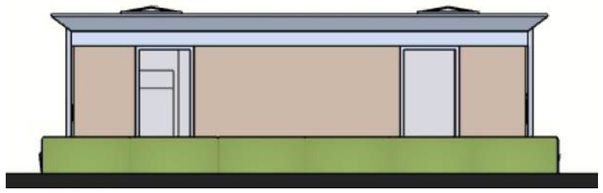
Sustainability: Permeable surfaces, SuDS drainage, and EV charging points reflect modern environmental standards.

Community & Event Functionality: Infrastructure supports current local club use, community events, as well as the International IAS event while reducing disruption to surrounding roads and fields.



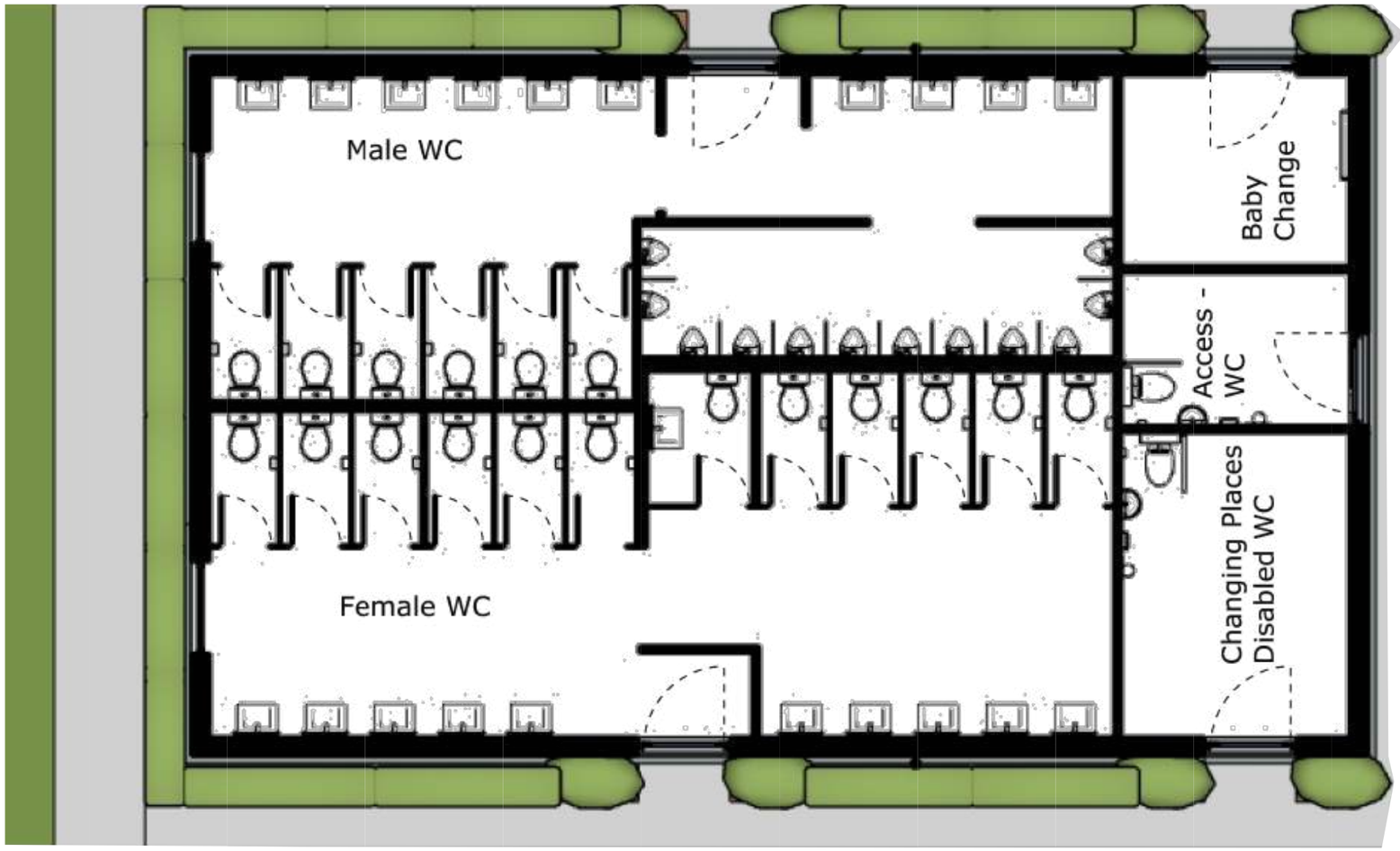
Proposed North Elevation
1:100

Proposed West Elevation
1:100



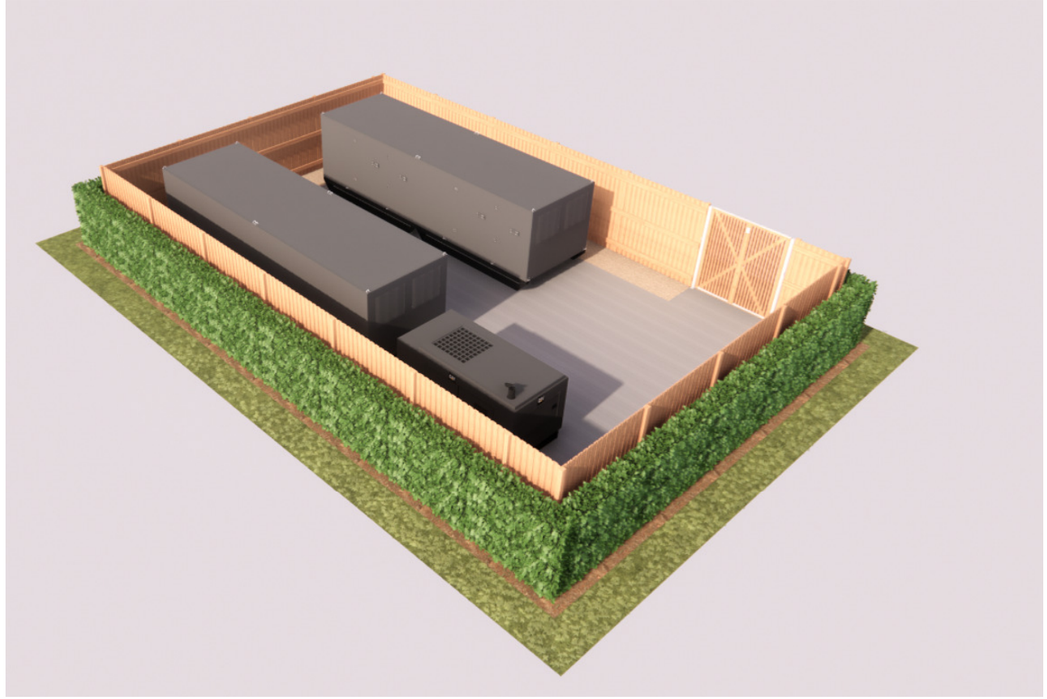
Proposed South Elevation
1:100

Proposed East Elevation
1:100



The design echoes the adjacent Refectory building, ensuring architectural integration with its setting.

Materials and finishes are carefully chosen to complement the historic estate, including adherence to the High Weald AONB Colour Palette and material guidance.



The generator enclosure is placed adjacent to the Wash Block and is surrounded by hedging to integrate it into the landscape.

When not powering the annual IAS Event the generators will provide emergency back up power to exisiting buildings on site.

Amount, Scale and Layout

The proposal comprises three main elements:

- Improved parking facilities
- The access road linking Juhring Field and the IAS Event Field
- The IAS Event field itself, including a Wash Block and generator enclosure to power the annual IAS event and act as back-up power for existing buildings on site for the remainder of the year

Together, these elements have been carefully designed to accommodate the existing operational and traffic requirements of the IAS Annual Anniversary Event, while respecting the ecological and visual sensitivity of the High Weald AONB.

The improved parking provides 683 spaces for the Annual IAS Event and occasional overflow for specified dates (see table on page 11).

The layout is such to encourage shared transport and so reduce the reliance on private vehicles, directly supporting the Sustainable Travel Plan objectives and improving overall site safety.

The car park layout incorporates planting buffers and carefully positioned circulation routes to minimise visual impact.

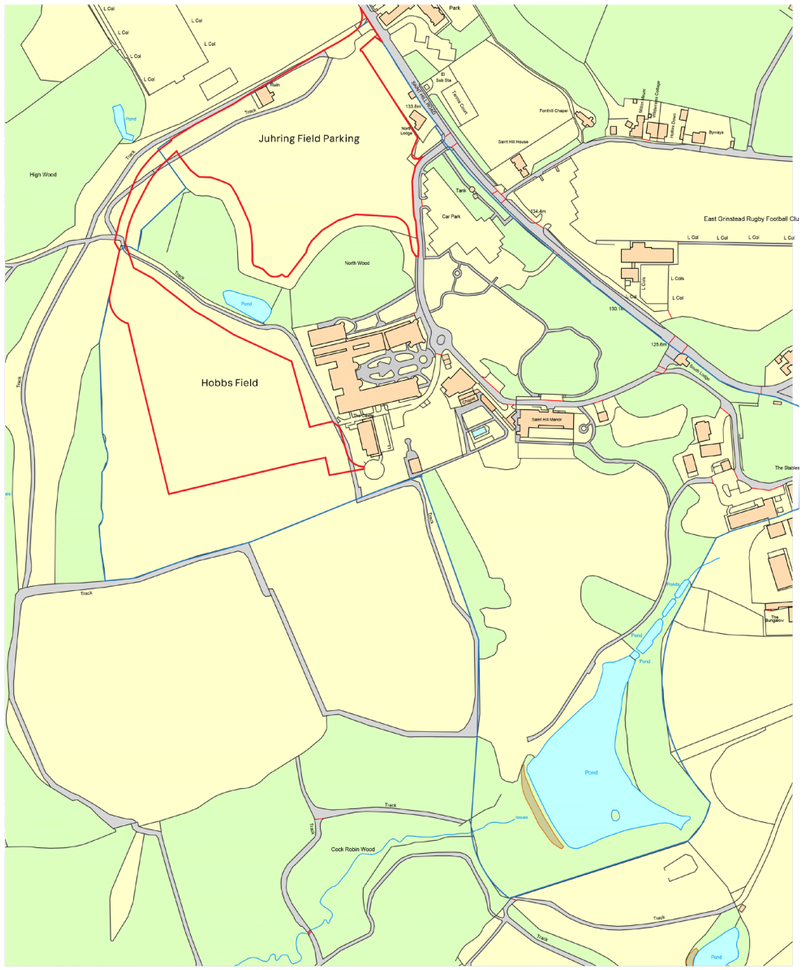
The access road connecting Juhring and Hobbs Fields has been designed to avoid Ancient Woodland and Root Protection Areas. Constructed using a no-dig method and reinforced with gravel filled geocell surfaces, the road accommodates standard vehicles and HGVs while preventing soil compaction, erosion, and possible root damage.

The IAS Event field has been upgraded to include reinforced geocell surfaces across key operational areas including access routes, tent locations, and staging areas. The ring beam is surrounded by grass-filled geocells, which will be allowed to grow in summer to visually obscure the ring beam.

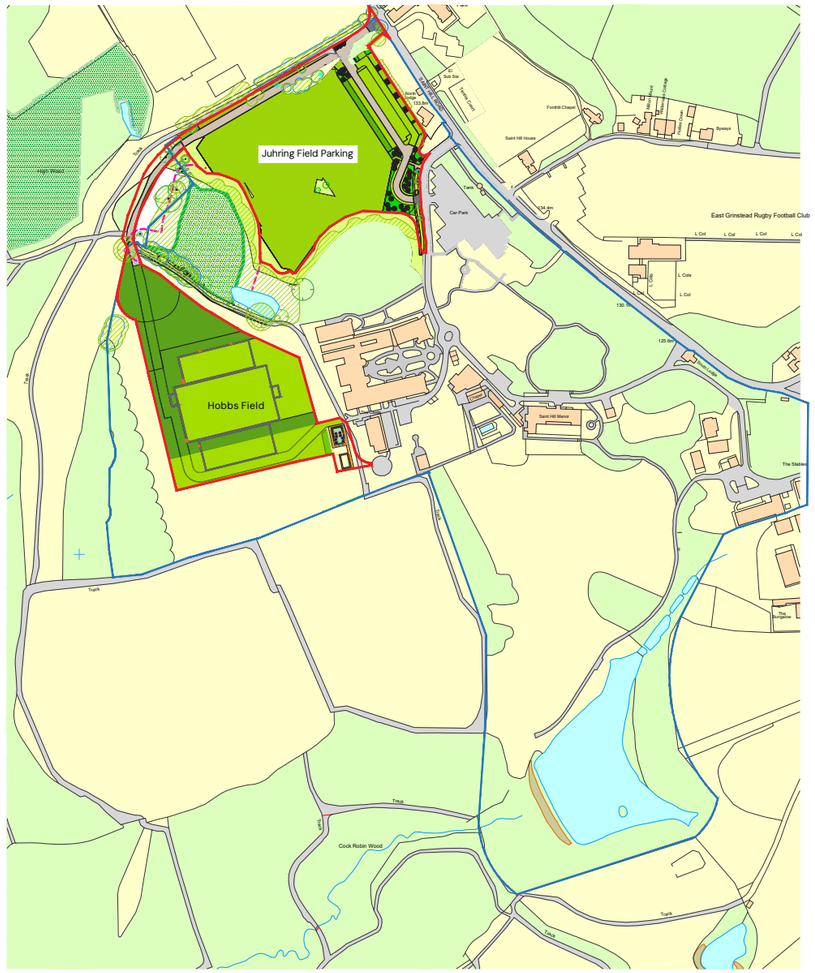
These measures ensure that the infrastructure supports event operations while mitigating harm to soil, hedgerows or the surrounding landscape.

In addition to vehicle and pedestrian circulation, the proposed scheme includes a new Wash Block as an essential visitor facility, designed to integrate with the landscape while meeting the latest accessibility standards.

The Wash Block is adjacent to the event staging area and incorporates twelve female toilets, six male toilets, twelve urinals, two accessible toilets, twenty sinks, baby changing facilities, and a Changing Spaces unit for adults with disability.



Existing Location plan



Proposed Location plan

Access and Movement

Vehicular access and egress for the car park will be managed by the applicant via the main entrance on Saint Hill Road. A designated entry and exit point will allow vehicles to enter, drop off passengers, park, and exit safely through a two-way circulation system within the car park. Taxis and minibuses will exit via the northern access point, controlled by an automatic barrier. This arrangement ensures safe passenger movement, separates waiting vehicles from circulating traffic, and supports the Sustainable Travel Plan by encouraging ride-sharing and reducing unnecessary car movements.

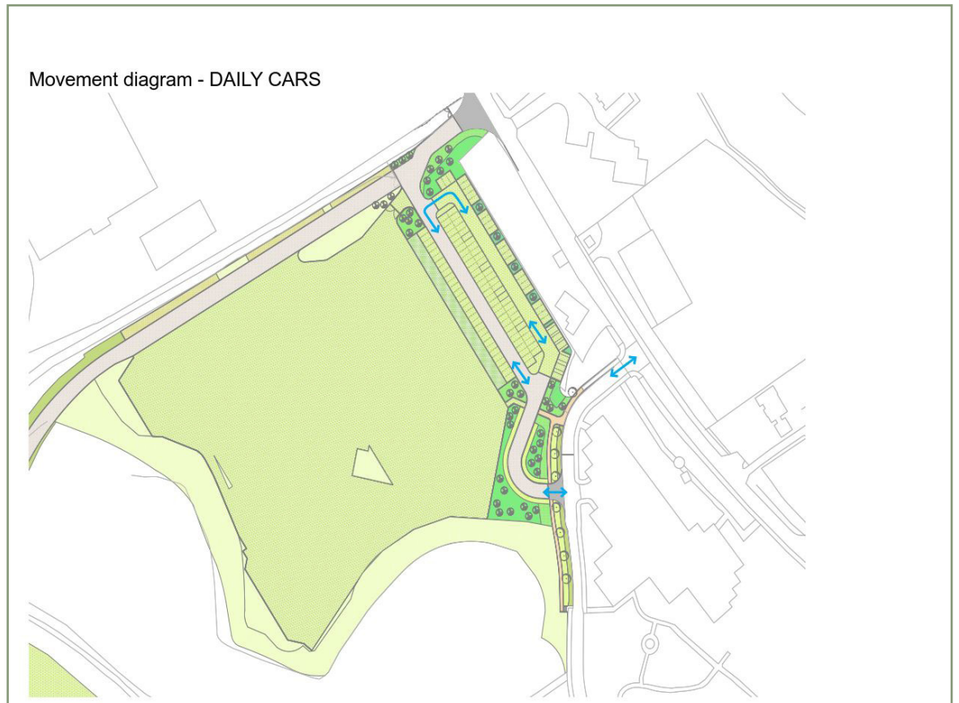


Fig.1

During peak times where the current car park is full, visitors will access the overflow parking facility through the South entrance (Fig.1)

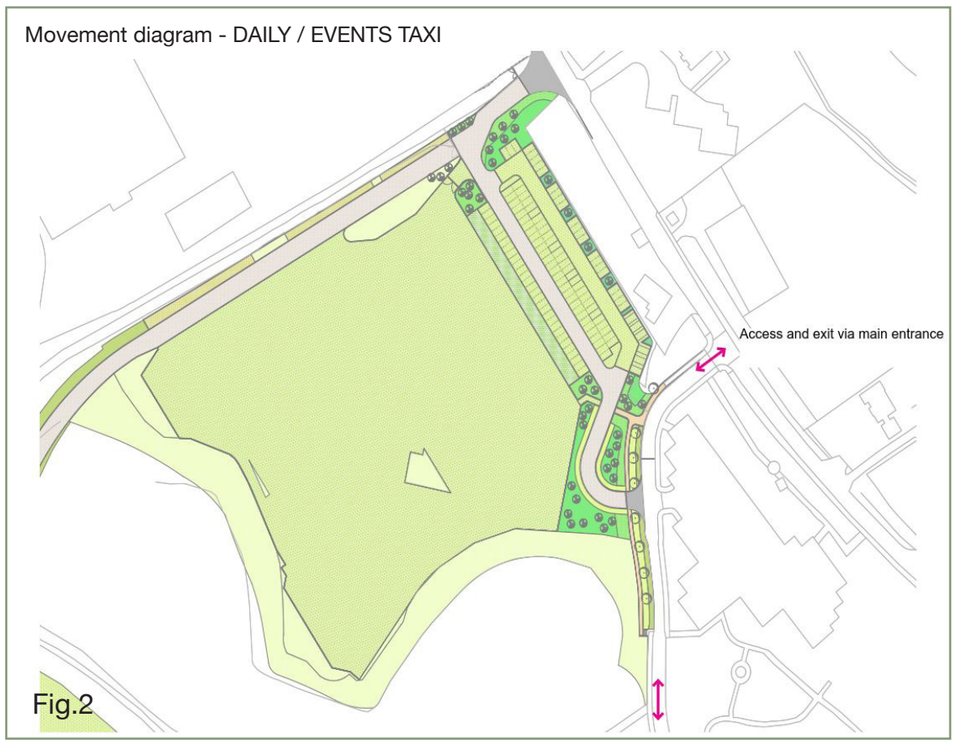


Fig.2

In order to lessen car numbers, ride sharing, lifts and use of local taxi companies is encouraged. Taxis will enter through the South entrance , proceed down the main drive and drop off at the turning circle outside the Castle. (Fig.2)

Turning Circle

The marked up photo shows cars entering down the main drive, turning round using the turning circle and then droping of or picking up passengers in the designated area

(Fig.2)

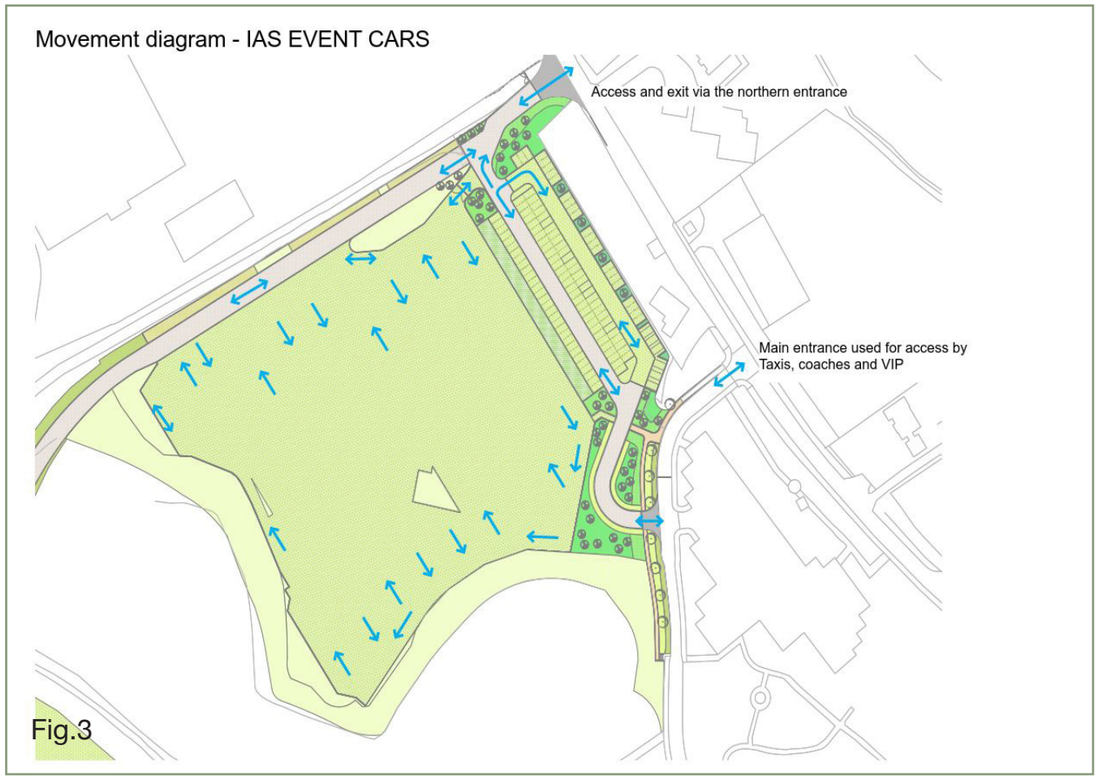


Fig.3

During the three days for the IAS event, attendees will use the North entrance and exit. (Fig.3)

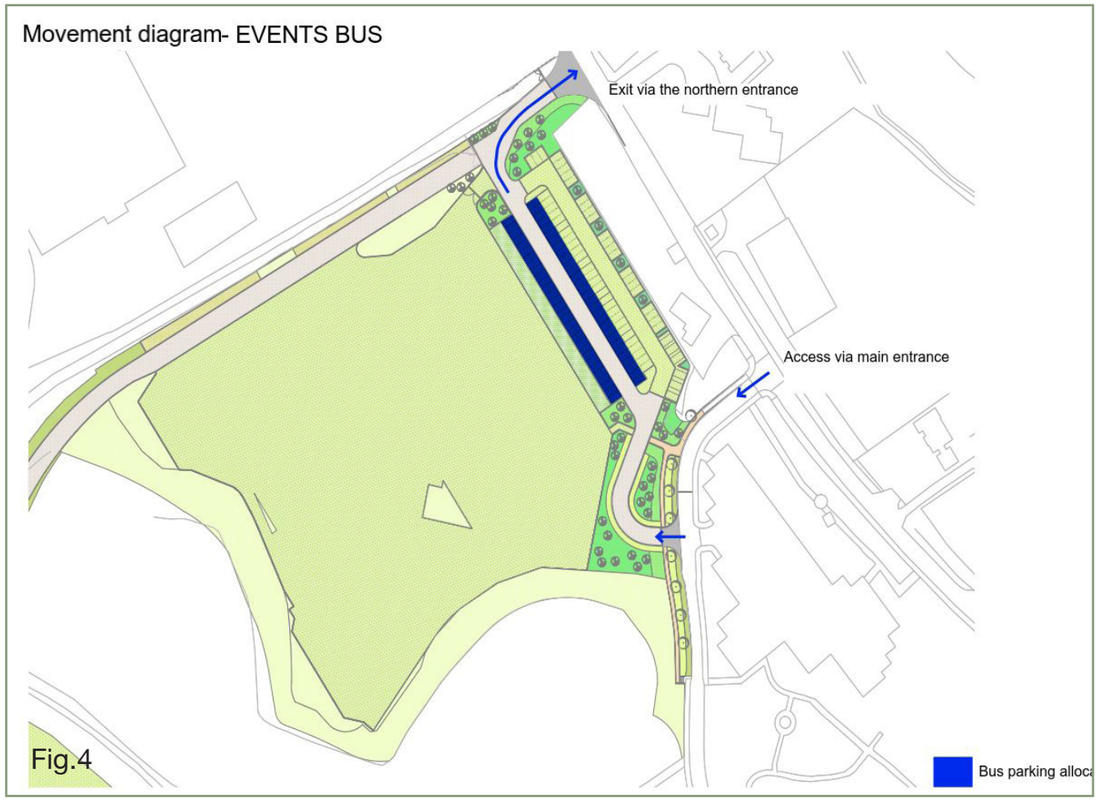


Fig.4

During the first day of the IAS event, attendees who arrive by coach use the Southern entrance and exit via the North exit (Fig.4). Again, provision of easy ingress and egress for coaches has been factored in as part of the Transport Plan to limit the number of cars being used by event attendees.

Permanent and Overflow Parking Usage
The proposal comprises:

• Overflow car park: Reinforced geocell areas accommodating up to 683 spaces, used only during large events such as the IAS Annual Anniversary Event or other pre-agreed club events.

• The design ensures the infrastructure meets current operational requirements without increasing overall traffic, directly addressing Highways' concern regarding intensification of use.

Please refer to table on page 11 showing parking allocation, frequency of use, and type of user (IAS event, neighbouring Sports Club and Rugby Club events).

Access to Overflow and Event Fields
Access to the overflow field remains closed during normal operations and is only opened for larger events in coordination with and consent from the Church which is usual. Controlled entry and exit is from the northern side of the field during these occasions (Fig. 5). A secondary access point from Saint Hill Road accommodates HGVs and service vehicles for event setup at Hobbs Field.

On the day of the IAS event, this access also supports temporary parking in Juhring Field to optimise traffic circulation.

Traffic Management and Safety Measures
A team of experienced traffic marshals are deployed to direct vehicles during all large events requiring the use of the overflow parking. Vehicles will circulate safely within designated lanes.

Sustainable Access
Although the site's rural location limits walking access, the proposal encourages sustainable transport through:

- Coordination with shuttle buses run by the Church from East Grinstead station during IAS events and other large community events.
- Promotion of car-sharing among attendees.

These measures reduce car dependency and minimise local traffic impacts while maintaining safe, efficient circulation.

Trial of Traffic Management and Overflow Layout
During the three day IAS Annual Anniversary Event in October 2025, a trial of the proposed parking and traffic management arrangement was undertaken using temporary trackway on Juhring Field. Cones and high visibility tape as well as

temporary signage was used to separate the permanent car park from the overflow area, mimicking the proposed layout and traffic flows.

This trial directly demonstrates that the proposed permanent layout and traffic management plan mitigate risks of congestion and queuing, fully addressing Highways' concerns about the potential intensification of traffic on Saint Hill Road.

It also allowed verification of swept paths, taxi, minibus and coach operations, and event-day logistics, providing strong evidence that the permanent infrastructure and traffic management strategy will operate safely and efficiently under peak demand conditions albeit once a year.

Clarification of Event Frequency and Parking Control:
The proposal does not seek unrestricted, year-round use. Parking areas are strictly managed according to the type and frequency of events:

- IAS Annual Anniversary Event: large-scale, three-day event once per year. It should be noted that only one of the three days necessitates full use of the overflow parking area.
- Local sports and club events (requiring partial use of the overflow parking for approximately five days of the year).
- All other uses are controlled, and no additional large-scale events are planned. This confirms that traffic generation and parking demand will remain consistent with existing patterns, addressing Highways' concerns regarding open-ended permissions and potential intensification of traffic levels. Furthermore, the Church has a permanent security team which monitors the gates and traffic flows 24/7, 365 days a year, ensuring ongoing compliance with the site's operational and access controls.

Summary:
Through controlled access, dedicated circulation routes, and robust traffic management measures, the proposal:

- Ensures safe access and egress for cars, taxis, minibuses, coaches and HGVs
- Prevents congestion on Saint Hill Road during the IAS Annual Anniversary Event
- Limits traffic and parking to existing operational levels
- Prevents landscape and soil damage through reinforced surfaces
- Supports sustainable travel options wherever possible
- Provides clear, evidence-based information on event frequency, parking allocation, and traffic management.

Fig.5

Landscape and Visual Considerations

Landscape Design Principles
The proposals for Juhring and Hobbs Fields at Saint Hill Manor prioritise the creation of predominantly green spaces, which are designed to harmonise with the site's landscape character and topography. Both Juhring and Hobbs Fields will retain their open grassland nature, achieved through the use of a seeded reinforced recycled plastic grid system. This system provides a durable surface for vehicular movement without compromising the visual integrity of the area. A gravel track, also employing the same reinforcement technology, will provide access to Hobbs Field.

The parking and access layout has been designed to preserve the existing trees and offers opportunities for additional planting, enhancing the overall character, improving visual amenity, and supporting biodiversity.

To protect the adjacent Ancient Woodland, a 15-meter buffer zone is proposed along its edge. Any work within this zone will be carried out using no-dig construction techniques to ensure that tree roots and their protection areas remain undisturbed.

The new Wash Block has been strategically placed within the event field, providing both standard and accessible facilities, including a Changing Spaces unit.

The swales and reinforced grass areas, together with the proposed drainage plan work to prevent soil erosion and enhance biodiversity while maintaining the visual openness of the fields.

Integration with Existing Landscape Character and Colour
The proposals have been developed to respond directly to the landscape character of the Saint Hill Estate and its wider rural setting.

Existing buildings and structures within the Saint Hill Grounds establish a clear and consistent material and colour palette. The proposed development adopts materials and finishes that reflect these established tones, ensuring visual continuity and avoiding the introduction of visually prominent or contrasting elements.

Hard landscape materials are selected in muted, natural colours appropriate to the rural setting. These tones help the development blend into the landscape and reduce its visual prominence. This approach ensures the development integrates with its surroundings and respects the established character of the estate.

The planting proposals are designed to support the retention of open grassland character while enhancing biodiversity and providing visual screening.

Image 28. Colour Palette found on page 36. of The High Weald AONB Colour Guidance (2017)

Image 29. Colour Palette of Hobbs Field

Image 30. Colour Palette of St. Hill Manor Grounds

Washblock Renderings

Materials
The materials palette has been carefully selected to ensure the development integrates with the estate and surrounding landscape.

Hard surfacing will utilise natural and muted tones appropriate to the rural context. These materials minimise visual contrast and reflect the character of the existing car park and estate infrastructure.

Gravel finishes, reinforced grass systems, and naturalistic landscape treatments ensure the development retains a rural character.

Visual Impact and Mitigation
The visual impact of the development has been minimised through careful landscape design.

P1 - Asphalt (to bellmouths only)

Supplier: Aggregate Industries or similar

Type: Black with buff aggregate

P2 - Resin bound Gravel to match existing

Supplier: Sureset or similar; Type: Buff to match existing

P3a P3b - Ground reinforced geocell system with gravel and grass fill

Supplier: Groundtrax or similar; Type: Cellpave HD

Gravel: Buff in line with grid suppliers recommendations

Grass: Appropriate varieties

P4 - Ground reinforcement geocell system with grass fill

Supplier: Groundtrax or similar; Type: Bodpave 85

Grass: Appropriate varieties

K1 - Conservation X Kerb wide top

Supplier: Holcim or similar; Type: Eco Countryside Wide Top, silver grey

K2 - Standard concrete kerb

Supplier: Holcim or similar; Type: Bullnosed (BN)

K3 - Concrete edge

Supplier: Holcim or similar; Type: Flat top

R1 - Diamond Wood Rail Fences

Supplier: Jackson Fencing or similar

G2 - Wooden Field Gate

Supplier: Jackson Fencing or similar Existing woodland, trees, and vegetation surrounding the site provide effective natural screening and limit views into the site from surrounding areas.

The proposed planting scheme will further soften views of the development and enhance integration with the landscape.

The overflow parking area will retain its grassed field appearance and will only be used occasionally, ensuring that its visual impact remains limited.

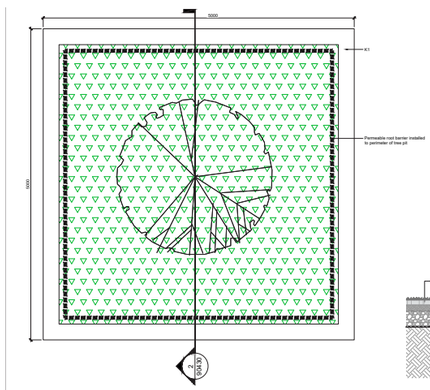
The limited built elements within Hobbs Field (the washroom block and generator enclosure), are positioned to take advantage of existing vegetation and minimise visibility.

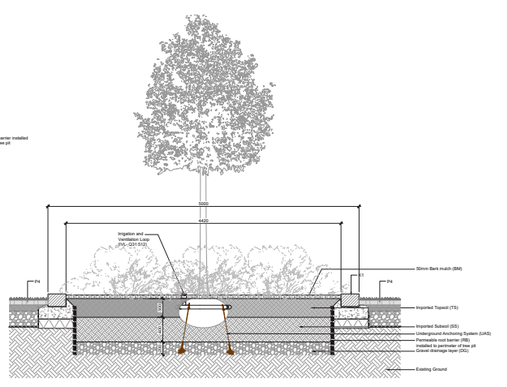
Over time, as planting matures, the development will become further integrated into the landscape.

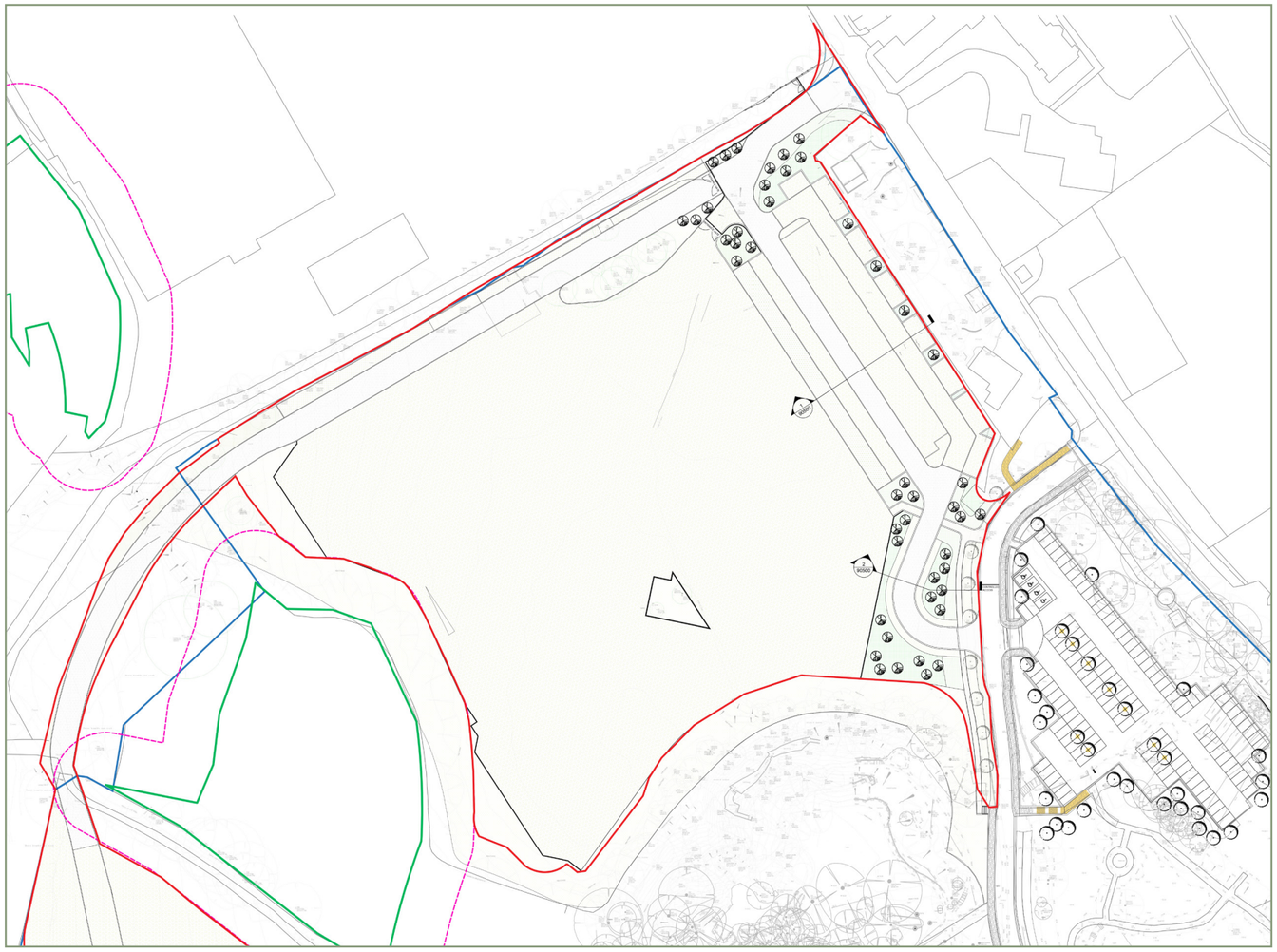
Landscape Summary
The landscape strategy has been designed to ensure that the development integrates successfully with its surroundings while maintaining the established character of the estate.

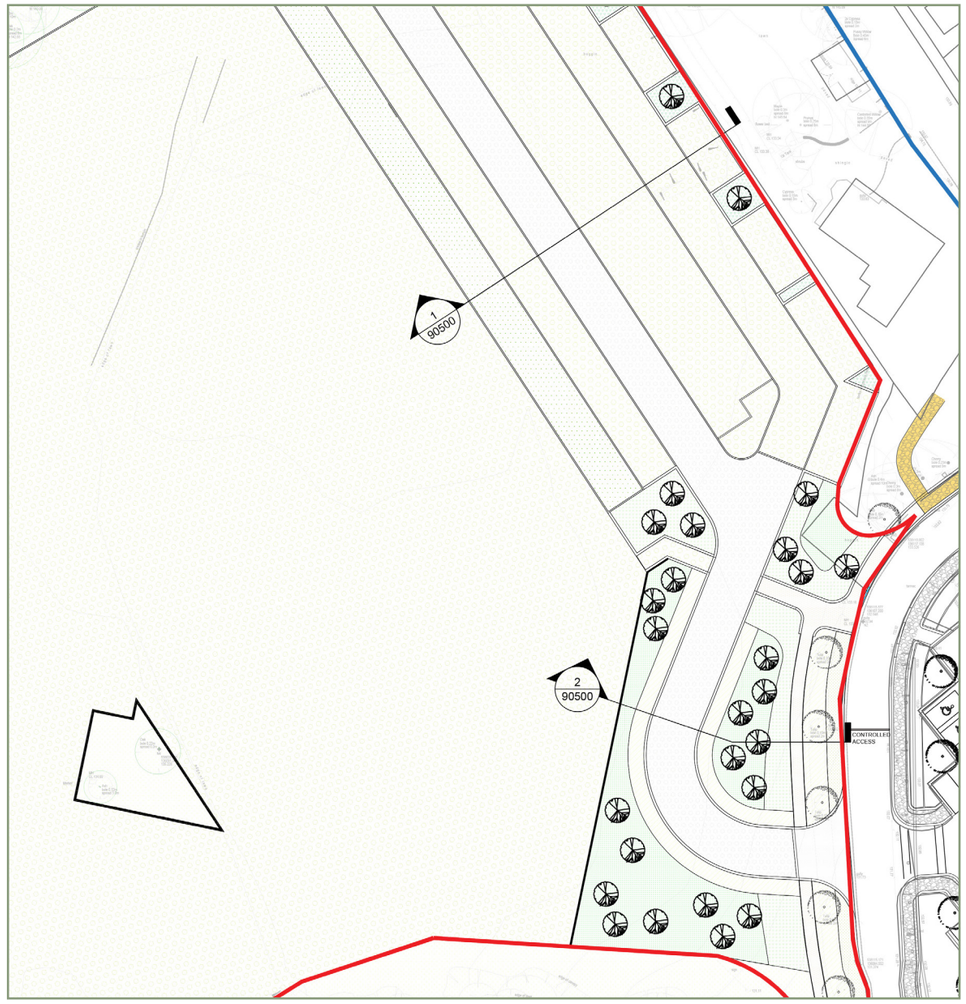
The proposals are designed to:

- Retain the overall open character of the site
- Consolidate development within existing operational areas
- Provide planting and landscape mitigation
- Minimise visual impact
- Enhance biodiversity
- Reinforce the established landscape framework
- The development will sit comfortably within its landscape setting and will not result in adverse landscape or visual effects.

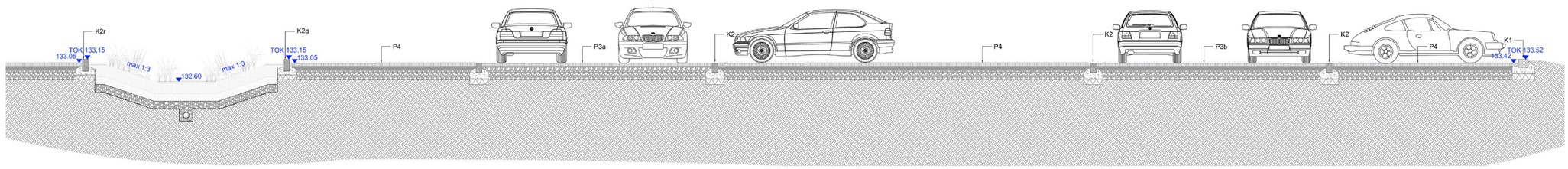




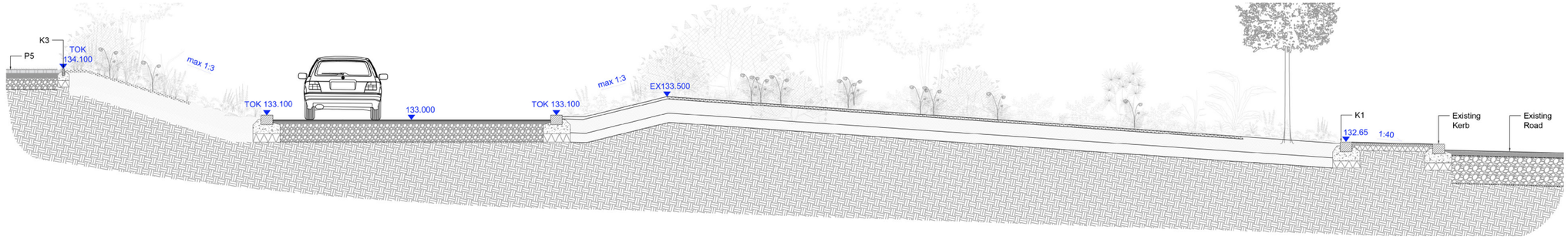




Section 1



Section 2

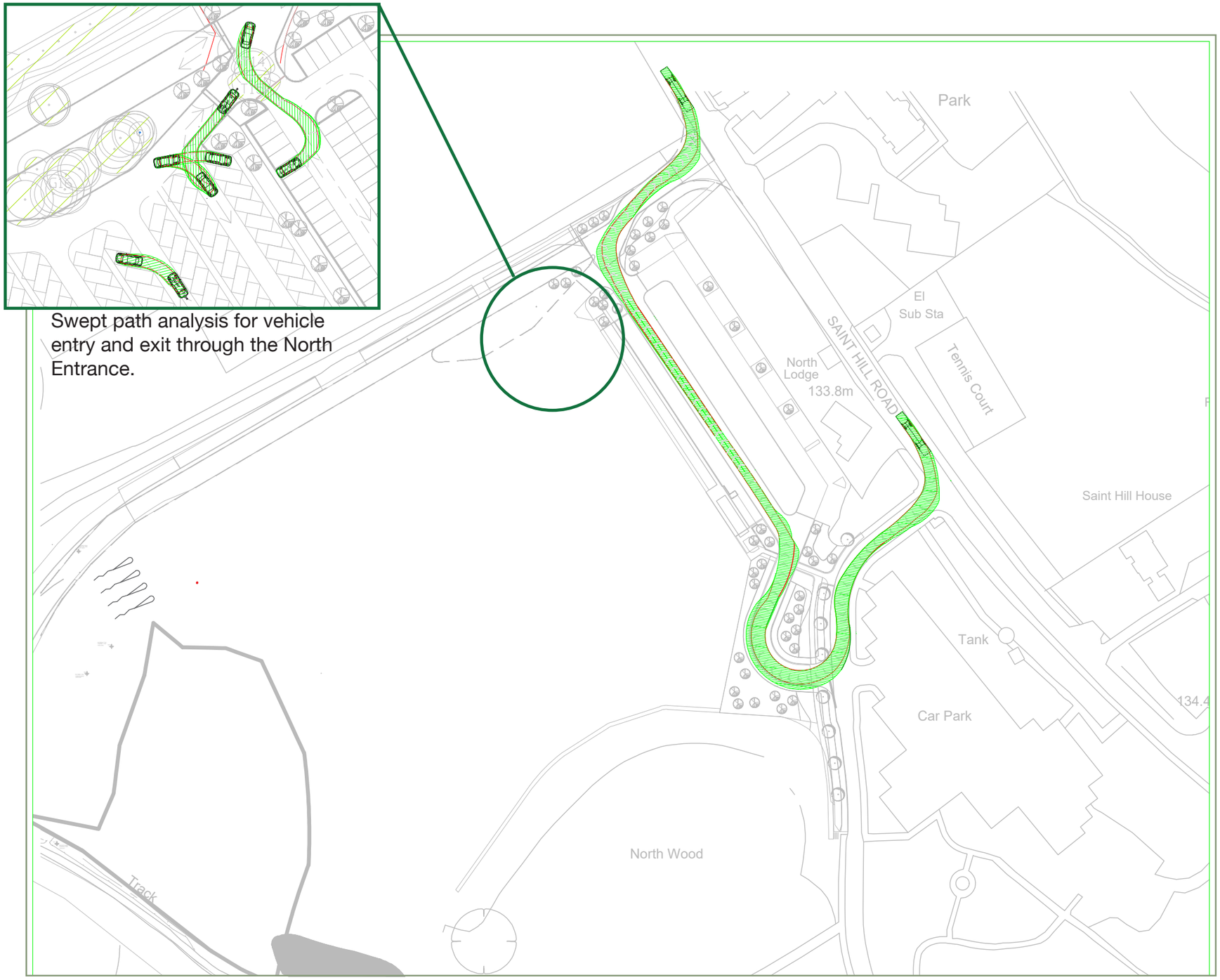


Strategic Compliance and Mitigation

This section demonstrates how the proposals for Juhring and Hobbs Fields align with the NPPF 2024 and respond to the key areas of concern raised by Mid Sussex District Council, including highways, flood risk, ecology, and landscape heritage. The proposals have been developed in accordance with national policy objectives for protected landscapes, including those set out in the National Planning Policy Framework (2024), which requires development to conserve and enhance the natural environment and biodiversity.

Highways and Access
The proposals have been developed in accordance with national guidance (NPPF 2024, Chapter 9), aiming to minimise travel demand, maximise safe access, and integrate sustainable transport options. Key mitigation measures include:

- Existing site usage: Existing temporary structures and their traffic impact have been recorded to understand baseline flows. This is set out in the transport statement.
- Access points: Site access has been assessed for frequency, visibility splays, and geometric suitability, with swept path analysis demonstrating safe access for all vehicles.
- Parking strategy: Car parking areas are sized, located, and managed to accommodate predicted demand. Coach and large vehicle access has been planned and modelled.
- Event traffic management: A traffic management strategy for event days ensures safe, phased arrival and departure, minimising disruption to surrounding roads.



Swept path analysis for vehicle entry and exit through the North Entrance.

Swept path analysis for car entry and exit to the new permanent car park.

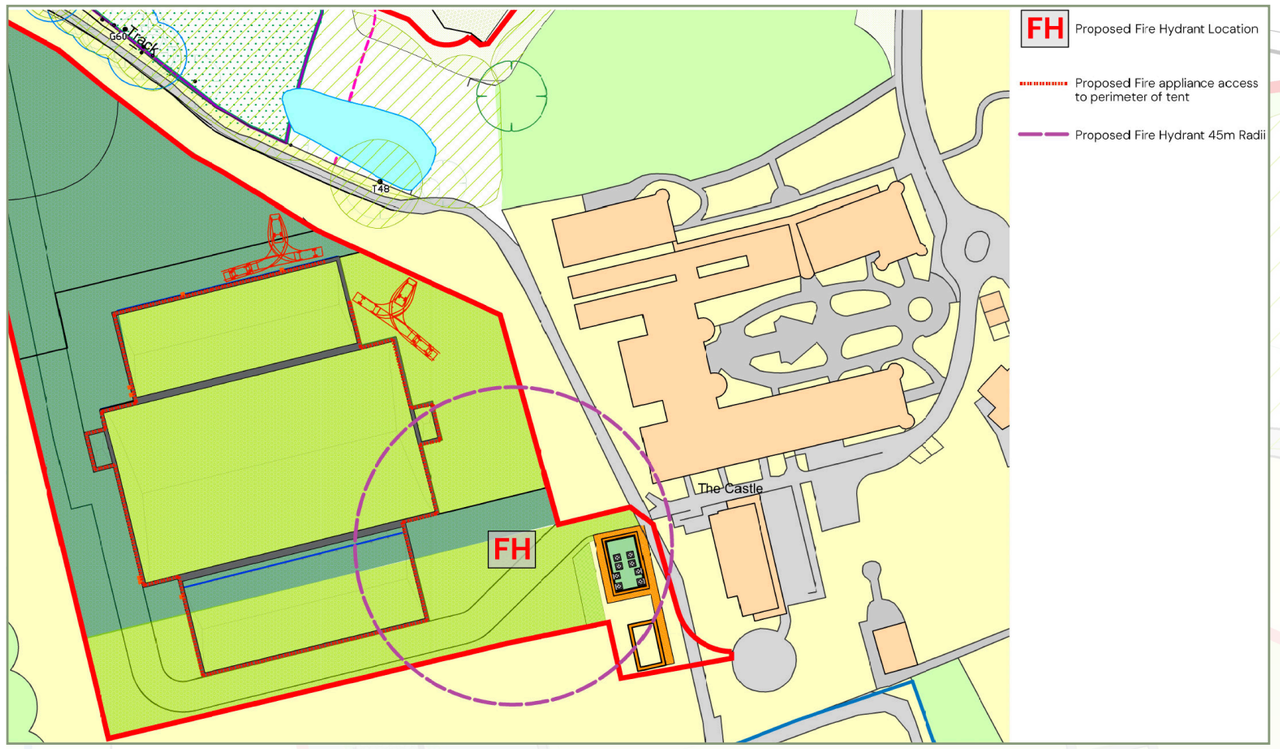


Fig. 1

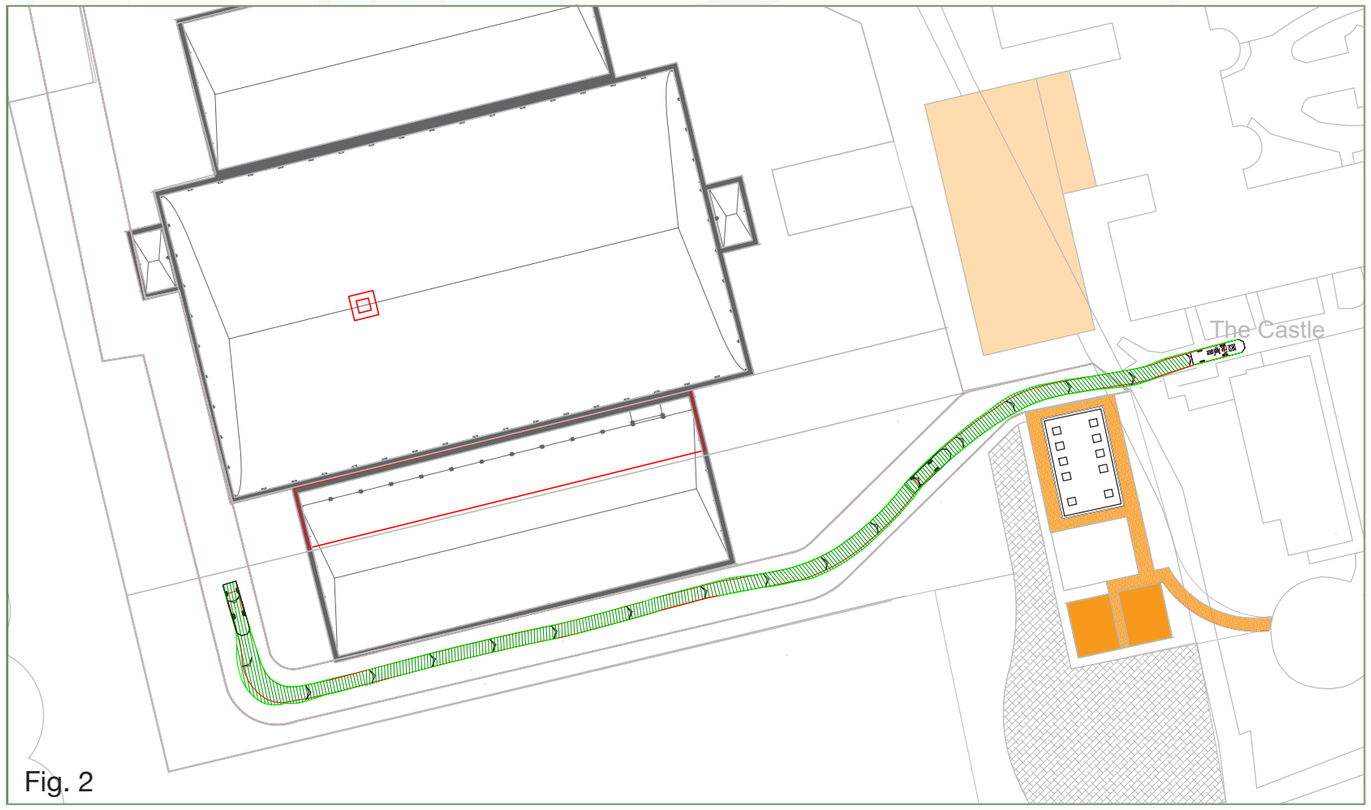


Fig. 2

Fire & Rescue Services
A new fire hydrant has been proposed to ensure the marquee area complies with the 90m proximity requirement for water services (fig.1). To support this, a swept path analysis was conducted, confirming the site is fully accessible to fire trucks in an emergency (fig.2).

Flood Risk and Drainage
The drainage design has been prepared to ensure NPPF compliance (Chapter 14) and safe, sustainable surface water management:

• Modelling methodology: Flood Estimation Handbook 2022 (FEH22) rainfall data has been used with a coefficient of variation (CV) of 1, for both summer and winter scenarios, to calculate run-off.

• Flood events considered: 50% Annual Exceedance Probability (AEP) and 3.3% AEP (with climate change allowances) have been modelled. For the 3.3% AEP, no flooding occurs in the drainage network beyond designated attenuation areas.

• SuDS and mitigation measures: Source control features (swales, permeable paving, detention basins) are incorporated to maximise flood mitigation, amenity, and biodiversity benefits.

Ecology and Biodiversity
The proposals comply with NPPF 2024, Chapter 15, ensuring protection and enhancement of habitats:

• Great crested newts (GCN): A District Level License is being obtained through NatureSpace to mitigate impacts, providing off-site compensation and removing the need for extensive on-site surveys.

Biodiversity gain: Landscaping integrates native species, green corridors, and tree planting to secure measurable net gains in biodiversity.

Trees and Heritage
The proposals safeguard the character and setting of Saint Hill Manor:

• Tree protection: Ancient Woodland and veteran trees are retained with a 15m buffer; no-dig construction ensures root protection.

• Heritage considerations: Key sight lines, landscape character, and heritage assets have been preserved. New planting and green infrastructure enhance visual amenity without detracting from the historic setting.

National Landscape
The Site lies within the High Weald National Landscape, an area recognised for its distinctive rural character, ecological value, and scenic quality. The design approach has been informed by the statutory purpose of conserving and enhancing natural beauty, and proposals have been carefully developed to minimise landscape impact and deliver environmental enhancement.

Landscape Character and Visual Integration
The proposals have been designed to retain the fundamentally open and rural character of the site. The majority of the site will remain as grassed landscape, with the overflow parking area designed to retain a green appearance through the use of reinforced grass systems rather than permanent hard urban surfacing.

This approach ensures that, outside of occasional peak use, the land continues visually as an open field preserving its rural character.

Built development is limited to a wash block and generator enclosure positioned so as to avoid interruption of key views.

Woodland Protection and Buffering.
The proposals have been designed to respect the Ancient Woodland contained in North Wood through:

- Retention of the existing woodland edge
- Maintenance of physical separation between development and woodland (15m wildflower buffer)
- Use of no dig-road to safeguard root protection areas
- Implementation of additional native planting to strengthen the woodland interface.

No direct impacts to Ancient Woodland will occur.

We are leaving space next to the woodland untouched and adding extra planting, so the woodland continues to stand out as an important natural feature and is not damaged or visually weakened.

Wildflower buffer will extend 15m from the surrounding woodland

New Wash Block in context with the Castle, Refectory

Generator enclosure

Biodiversity Net Gain

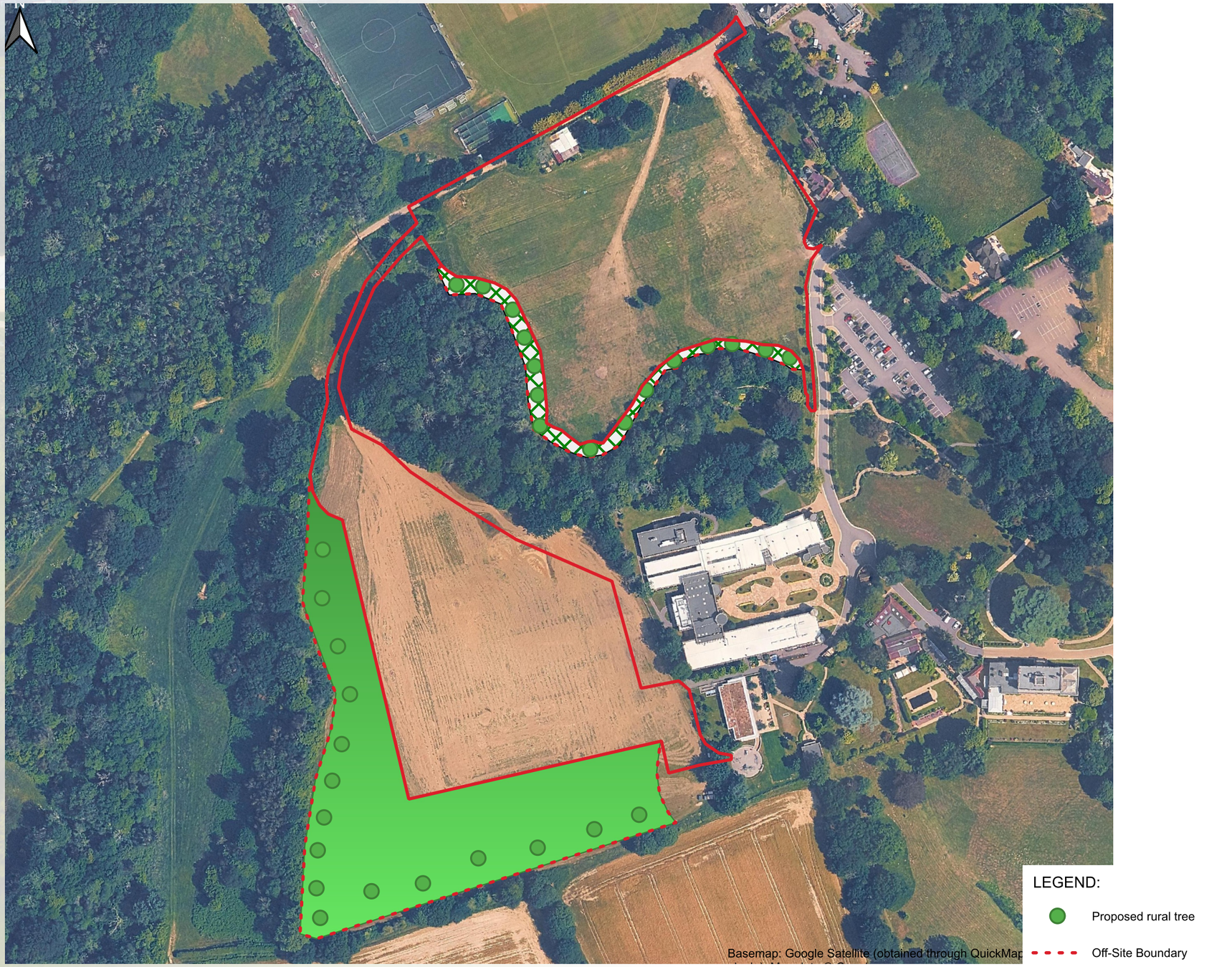
Biodiversity and Habitat Enhancement
The development delivers substantial biodiversity enhancement in accordance with national policy.

The BNG Feasibility Study confirms that the proposals will deliver over 102% Biodiversity Net Gain, significantly exceeding the mandatory 10% requirement. This gain is achieved through a combination of:

- Retention of existing habitats
- Creation of wildflower grassland buffer areas
- Native tree and shrub planting
- Enhancement of off-site habitats within land under the Church's ownership and control

These measures ensure the development contributes positively to biodiversity and ecological resilience.

Areas adjacent to the scheme designated for Biodiversity Net Gain



Off site areas designated for Bio Diversity Net Gain

Landscape-Led Design Approach

The design has followed a landscape-led approach, ensuring that the development does not detract from its rural setting.

Key principles include:

- Minimal permanent built form
- Retaining openness and grassland
- Reinforcing landscape structure
- Protecting woodland
- Enhancing biodiversity
- Minimising lighting impact

The result is a development that integrates with the landscape and maintains the essential character of the area.

Site 1

Site 2

Conclusion

In conclusion, the proposals represent a fully compliant, contextually sensitive, and sustainable scheme that responds effectively to the operational needs of Saint Hill while supporting the wider interests of the local community, and the economy in East Grinstead and the wider Sussex county. Developed through multiple design iterations—guided by specialist input and informed by community feedback—the scheme achieves a careful balance between functionality, environmental protection, and respect for the site's historic and landscape setting.

The design supports the hosting of an annual event and community events while preserving the site's ecological and landscape qualities. Key measures include the use of permeable ground reinforcement, improved access routes, and integrated sustainable drainage features to ensure long term usability and reduce environmental disturbance. Flood risk has been robustly assessed and mitigated using FEH22 modelling and targeted SuDS solutions that protect surrounding land and contribute to overall resilience.

Environmental stewardship remains a central consideration as has been the case for the custodians of the Saint Hill estate since 1959. Biodiversity and ecological receptors will be safeguarded through a District Level Licence for Great Crested Newts and the retention of important habitats. Trees and heritage assets are protected via maintained buffer zones, sensitive landscaping interventions, and strict adherence to guidance relating to irreplaceable and protected natural features.

The visual impact of the scheme has been minimised through strategic planting, the use of natural materials, and a thoughtful layout that maintains the pastoral and scenic qualities of the High Weald National Landscape. The retention of ancient and priority woodland, avoidance of habitat fragmentation, and alignment with AONB Management Plan objectives demonstrate a clear commitment to preserving the defining components of natural beauty within the area. The LVIA concludes that the proposed development would result in no significant adverse effects on the character, special qualities, or setting of the High Weald National Landscape.

Collectively, these measures ensure that transport impacts are managed safely and efficiently, flood risks are avoided or mitigated, ecological value is protected and enhanced, and landscape character is preserved. The scheme therefore fulfils both national and local planning policy requirements, ensuring that all potential impacts have been identified, assessed, and addressed.

Ultimately, the proposal strengthens the site's current role as a community hub, enhances infrastructure for local sports and cultural events and continues to play a significant role in the East Grinstead, Sussex and UK economies.

The economic and social contribution of the IAS Annual Anniversary Events over the last 40 years is substantial. An independent Economic and Employment Impact Assessment (Marshall Regen Ltd., January 2026) found that the 2025 event generated a gross positive economic impact of £6.96 million within East Grinstead, £11.3 million across Sussex (including East Grinstead), and £21.71 million nationally. Additionally, it sustains 287 gross jobs across the UK, including 92 within East Grinstead.

The event also attracts a high proportion of international attendees (over 47% which is higher than the UK event average at c33% as stated in the Visit Britain Business Event Delegate Survey Report 2025) supporting local hotels, hospitality, transport services, and visitor attractions, particularly valuable given its timing in October, outside the main tourist season.

The scheme contributes positively to the ecological, visual, and functional quality of the National Landscape. The proposal represents a proportionate and landscape-led response to an established use, rather than an urbanising encroachment into undeveloped countryside.

This strategic and sustainable approach ensures that the site can operate effectively, with minimal adverse effects, while delivering long term environmental, economical, social, and community benefits.

INTERNATIONAL ASSOCIATION
Ruby Anniversary

APPENDICES

To assist the Planning Office in locating original documents, the drawings featured in this Statement are included in an accompanying folder. For ease of navigation, the list below identifies the DAS page number alongside the corresponding file number for the drawing.

DAS Page No.	Drawing Title	File No.
6-10	LVIA_Enplan	01
12	Field Renderings_Enplan	02_03
13	Site Renderings_Enplan	04
14-15	Drainage GA_QED	05_06
16	Ring Beam Design	07
17	Washroom Footprint	08
w 17	Generator Enclosure	09
27	Planting Plan_Enplan	10_11_12_13_14
34	Hobbs Field GA_Carnegie	15
36	Washroom Floor plan & Elevations_Carnegie	16_17
38	Site Plan_Carnegie	18
40, 42, 43	Movement Diagrams_Enplan	19
46	Tree Pit_Enplan	20
47	Cross Sections_Enplan	21
48	Swept Path Analysis Coach Pickup_Pelham	22
48	Swept Path Analysis Cars_Pelham	23
49	Fire Hydrant Location_Carnegie	24
49	Hobbs Field Swept Path Analysis_Pelham	25