

Urban Design Observations Rev

To: Stuart Malcolm, Development Management

From: Anna Kramarczyk-Dillon, Architect/Urban Designer, Mid Sussex DC

Application ref: DM/25/2661

Date: 27.11.2025

Address: Land At Coombe Farm, London Road, Sayers Common

Description: Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.

Stage: Outline planning application (with all matters reserved except for access).

This is an outline scheme in which appearance, design, landscaping and scale are reserved matters. Only an Illustrative masterplan has been supplied so the scope for comment is limited.

Access:

In principle, I have no objection to access being provided from the B2118 road. However, I do not believe sufficient information has been provided to explain the rationale for its exact location or how it relates and aligns with the future road layout/masterplan west of B2118. This clarification is necessary to avoid creating staggered junctions in the future and to maximise potential connectivity.

Layout:

The scheme had addressed many concerns raised at the previous consultation regarding layout. and the indicative design and masterplan broadly accords with the requirements under the Mid Sussex Site Allocations DPD.

Suggested approach and improvements:

1. The site features a gently sloping landscape that falls from higher ground in the east down toward the west. The existing fields which form the site are reasonably well enclosed by mature hedgerows and substantial boundary trees, which create an attractive setting for the existing footpaths that cross it. These help screen the site from the countryside. However, the rise of the land allows for a clear view in from the main road (B2118). Provide number of views from B2118 showing CGI images of the development.
2. Include long street elevations and sections to illustrate topography and spatial relationships.
3. The relationship between the proposed development and an existing paddock has improved. However, the integration of the development and its interface with Stonecroft and its grounds still requires further work and refinement. Providing front doors facing a path around the paddock would be one way to create a more meaningful space.

4. Apartment blocks should resemble terraced housing rather than monolithic forms. Each unit, including FOGs, should have private outdoor space accessible from the living area. Adjust building envelopes and roof geometry to support this and accommodate solar panels.
5. Integrate utilities (e.g., substations, heat pumps) into the built form or adjacent to apartment blocks to minimize visual and acoustic impact and avoid future layout changes.
6. Provide 3D axonometric diagrams to illustrate massing, scale, layout, topography, and key landscape features.
7. Explain in drawing form the acoustic barriers to the east.
8. Improve the south-west tip of the layout by hiding carparking.

Summary:

Provide a clear explanation of the rationale for the access road's location and design (Mid Sussex Design Guide Principle DG10. Anticipate Future Development).

When the scheme is submitted as a Reserved Matters application, layout issues will need to be satisfactorily addressed to enable the scheme to accord with the Council's Design Guide SPD. This will be particularly (but not exclusively) in relation to design principles DG3, DG7, DG11, DG13, DG16, DG18-20, DG23, DG25, DG28, DG29. Elevations will need to be considered in respect of the guidance set out in chapter 6 as well as the other placemaking principles in the guide.