

Urban Design Observations

To: Development Management, Steven King

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

Application ref: DM/26/0454

Date: 16.04.2026

Address: Land Parcel At Bolney Road, Ansty, West Sussex

Description: Proposed erection of 34 new homes with access from Marwick Close.

Stage: Planning.

This scheme was previously consulted and many of the recommendations have been successfully incorporated into the revised proposal.

The building alignment is now well considered, creating legible and coherent streets. The arrangement of car parking between buildings is effective, and the introduction of tree planting on both sides of the street is a positive improvement. Connectivity to the wider context has also been enhanced.

The front-facing, more formal open space at the site entrance has been increased to an acceptable size. Corner buildings and vista-terminating buildings are appropriately emphasized through the use of chimneys, which adds visual interest and strengthens wayfinding. The architectural language and materials palette appear to be consistently and appropriately applied. Street scenes are further improved through the use of carports to bridge gaps between buildings, and the inclusion of well-designed flats over garages is a welcome addition. Apartments are also well designed as dual-aspect units, which supports good levels of daylight and ventilation.

However, there is some regression in comparison to the previously consulted layout. The earlier scheme was more successful in responding to the existing Public Right of Way (PRoW) and achieved slightly better alignment with potential future development to the east.

The most significant concern with the current proposal is the lack of relationship with the PRoW along the southern boundary. The layout results in a degree of disconnection from this important edge. One potential solution would be to rotate Plots 8–15 by 180 degrees so that they face the PRoW. This could be supported by pedestrian-only access from the southern edge, with car parking relocated along the road frontage serving Plots 16, 31, 32, 33, and 34. Any parking in this location would need to be carefully mitigated through soft landscaping to maintain a high-quality edge condition.

Additional comments:

- Secondary-facing materials appear to terminate poorly at edges; please correct.
- Plots 25 and 26: Private outdoor space is currently disconnected from the units. This should be corrected, or alternatively, additional private amenity

space should be provided in the form of a balcony directly accessible from the main living areas.

- Sustainable measures: Please provide clear graphical information indicating the location of features such as PV panels, heat pumps, and water harvesting systems.
- A boundary treatment plan should be submitted to clarify edge conditions across the site.