

Urban Design Observations

To: Development Management, Joanne Fisher

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

Application ref: DM/25/1650

Date: 04/08/25

Address: Horncastle Care Centre, Plawhatch Lane, Sharpthorne, East Grinstead

Description: Demolition of the remaining parts of the redundant buildings in the western and southern part of the site; the development of a new specialist dementia care home (Use Class C2); the retention of an existing acquired brain injury (ABI) unit in the northern part of the site (Use Class C2), a retained access from Plawhatch Lane and associated car and cycle parking and landscaping

Stage: Planning

This is a well-thought-through scheme that had addressed most of the concerns raised at the previous consultations and DRP.

The scheme sufficiently addresses the principles set out in the Council's Design Guides and accords with policy DP26 of the District Plan; I therefore raise no objection to this planning application. To secure the quality of the design, I would nevertheless recommend some small changes and conditions.

I have no objections to this application. To secure the quality of the design, I would nevertheless recommend conditions requiring the approval of the following details/information:

- Detailed landscape drawings: hard and soft landscaping details including boundary treatments.
- Details and samples of the facing materials.
- 1:20 sections and front elevations of the typical features (shown in context) including windows, doors and balcony detail and surrounding.