

Urban Design Observations

To: Development Management, Stuart Malcolm

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

Application ref: DM/25/3067

Date: 10/06/26

Address: Land West Of Kings Business Centre, Reeds Lane, Sayers Common, West Sussex

Description: Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.

Stage: Planning application.

I have reviewed the latest revised drawings and changes, please see my reply in [Blue \(acceptable improvements\)](#) and [Orange \(further refinement needed\)](#):

- Plot 37-44; L-shape building.
Current 'skewed' arrangement goes too far and has a detrimental impact on the streets and spaces, resulting in a fragmented street layout. It creates large gaps between buildings, resulting in unwanted views into rear elevations and towards the retaining wall. It also disturbs the viewing line along the PRow.
To create a clear and coherent urban structure, improve wayfinding, and contribute to a stronger sense of place: align the L-shape block more closely with the proposed building lines along the main spine roads and redesign the open green space in front of the building for more meaningful space for gathering and play. Add more interest to the elevation in this key building. Use self-supporting balconies.
 1. [The L-shaped block has been more closely aligned with the proposed building line. Together with the introduction of a brick boundary wall, this reduces overlooking of rear elevations and improves the overall street scene. This addresses my concerns.](#)
 2. [However, it is unclear why the roof of the refuse store is not being utilised as a patio for the first-floor flat: Please revise the drawing to designate this area as private outdoor space; this in return will improve passive surveillance of the car park and narrow the gap in the building line along the street.](#)
- Units 24/25, 33/34: redesign to provide direct access from all units to their private outdoor space. [Acceptable.](#)
- Unit 8, add fenestration to the first-floor eastern elevation; improve and add interest to this highly exposed flank by grouping the windows vertically with the projecting bay. [Acceptable.](#)

- Unit 5: increase sizes of the windows to the Living Room, redesign to provide direct access from the unit to its garden. [Acceptable](#).
- Unit 60, provide window to the first floor (side elevation facing south). [Noted](#).
- Plots 51, 52, 63, 64, 68, correct the elevations; there seem to be a mistake and side elevations with windows don't 'face out' to the street. [Acceptable](#). [Correct the dwg as secondary facing materials are peeling of the edges.](#)
- Plots 16-17, 49-50 & 61-62, correct the elevations; there seem to be a mistake, windows on side elevations are well placed on the plans but not shown correctly on the elevations. [Acceptable](#). [Correct the dwg as secondary facing materials are peeling of the edges.](#)
- Update and correct Material Plan. Current plan shows units with inconsistent application of the secondary facing materials peeling on the edges. [Secondary facing materials are still peeling of the edges. Unacceptable. Correct the Material Plan and update relevant drawings of individual plots \(plots 12, 13, 16, 29, 30, 47, 48, 49, 52, 62, 64, 66, 71\)](#)
- Provide separate boundary treatment plan and update street elevations accordingly. Our expectation would be that any wall facing a public realm will be a solid brick wall. [Acceptable](#).
- To ensure the long-term protection of the trees, please clarify which trees will be under whose responsibility. A plan should be provided clearly identifying public and private ownership across the site. [Acceptable](#).
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Overall, I do support the application.

To secure the quality of the design, I would nevertheless recommend conditions requiring the approval of the following details/information:

- Details and samples of the facing materials.
- Detailed soft landscape plans.
- Detailed hard landscape plans (include materials, finishes and locations of any proposed lighting, street lighting, benches and any other street furniture together with separate close ups of the play areas). Please ensure that material choices will result in securing a meaningful and context driven landscape design.
- Details and samples of the hard surface materials.