

13 January 2026



Mr Joseph Swift,
Principal Planning Officer,
Development Control ,
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Dear Joseph,

Phase 1c, Northern Arc, Burgess Hill, Land North And North West Of Burgess Hill

Response to the Urban Design Comments for Application Ref. DM/25/1986

We write on behalf of Hill Group Ltd and Homes England (the Joint Applicants) regarding the application for Phase 1c, which was submitted to Mid Sussex District Council on the 22nd August 2025 for the following:

Reserved matters application to consider access, appearance, landscaping, layout and scale for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising: a) Eastern Neighbourhood Centre: Up to 270 residential dwellings and extra care units; commercial floorspace; the community building, the neighbourhood square, cycle and pedestrian connections, parking and associated infrastructure. b) Eastern Parkland comprising open space, multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure.

In November 2025, formal comments had been received from officers at Mid Sussex District Council and their Design Review Panel. The comments had requested amendments and further clarification on a number of design elements. This covering letter provides a consolidated response to each of the queries raised, referencing the attached drawings and documentation prepared by the consultant team which specifically address the points highlighted by the Urban Design team and the DRP.



Alongside this letter please find enclosed a link to the following:

- Amended Architecture Drawings (site plans, street elevations, house type, and apartment drawings)
- Amended Landscape drawings (Green infrastructure strategy plan, landscape cross sections, boundary treatment plan and tree pit details)

The section below provides a point by point response to the substantive comments raised by officers at MSDC.

Landscaping

Urban Design Comment	Response
1. Detailed soft and hard landscape design	Condition 19 on the Outline Permission as varied by DM/21/3279 requires details of soft and hard landscaping works to be submitted for approval prior to commencement of that phase of development.


<p>2. Detailed plan and sections of the public realm and carparking on the square</p>	<p>FCPR have prepared detailed drawings depicting a cross section of the public realm and car parking to the public square. Please refer to Drawing ref. DR-L-0033, 34 and 35.</p>
<p>3. Separate close-up detailed landscape design of the connecting zone to the north</p> 	<p>The Green Infrastructure Plan provides detail on the interface between Phase 1c and the treatment on the Bellway Phase to the north. Finer detail on the landscape treatment on land which lies outside of the red line extent cannot be shown on our drawings. At detailed design stage, the hard and soft landscaping plans will be coordinated with the details shown on the Bellway Phase.</p>
<p>4. Detailed landscape plan and sections of the parallel road facing the park showing design solutions preventing cars parking along the mentioned road and prevent damage to the landscaping by maneuvering vehicles (e.g setting the landscaping behind high kerbs etc).</p> 	<p>FCPR have prepared detailed drawings depicting a cross section depicting the relationship between the Eastern Parkland and the EBLR properties. Please refer to Drawing ref. DR-L-0034.</p>
<p>5. 1/50 plans and elevations of any Sub-Stations with marked locations on the overall layout.</p>	<p>Detail on the location of substations are shown indicatively on the site masterplan. Detail of substations on site are shown on the street elevation drawings and detailed drawings.</p>
<p>6. Boundary Treatment Plan</p>	<p>A Boundary Treatment Plan has been prepared by FCPR. Condition 41 on the Outline Permission requires details of boundary treatments to be submitted prior to occupation of the development. If finer detail is required, it is requested that this is dealt with at condition stage.</p>
<p>7. Streetscene of the parkland taken from the EBLR at street level.</p>	<p>FCPR have prepared detailed drawings depicting a cross section of the Eastern Parkland. Please refer to Cross Section EE on Drawing ref. DR-L-0035.</p>

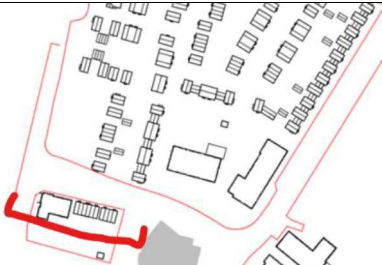
8. Multiple additional sections east to west though the Parkland, across the EBLR and cutting through the housing	Please refer to Drawing ref. DR-L-0033, 34 and 35, prepared by FCPR Architecture.
9. Separate diagrammatic plan showing proposed trees heights.	Please refer to Tree Pit detail plan prepared by FCPR Architects.
10. Separate landscape plan showing public and private land – to establish which parts of the landscape can be controlled overtime.	The RMA had been supported by a landscape maintenance strategy. Finer detail on landscape management measures can be secured as part of material submitted to discharge Condition 41.

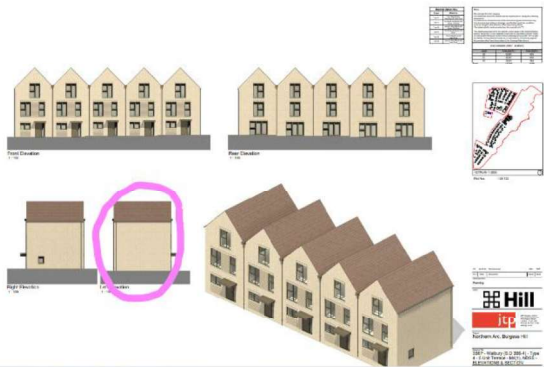
Sustainability

Urban Design Comment	Response
11. Provide sepreate plan showing location of all the all the sustainability measures. Include visuals such as images of heat pumps, EV charging points, PV panels, water harvesting measures etc.	All homes will have Air Source Heat Pumps (ASHPs) as required by Part L of the Building Regulations, and Electric Vehicle (EV) car charging points as required by Part S. The apartments will be using NILAN ventilation and heating units.
12. Provide overheating analysis now to prevent any changes to the elevations later on.	The application had been supported by an Overheating Assessment prepared by AES which had been submitted with the detailed application. The output of the overheating assessment had informed material treatment to the apartment buildings.

Elevations

Urban Design Comment	Response
13. Provide the following long elevation. 	A long elevation has been provided for plots 7 to 12, please see drawing 02119_SE_08 Street Elevations – Plots 7-12 & Street Elevation Z.
14. Provide an elevation drawing illustrating the view on the approach to the proposed scheme from Isaacs Lane.	Please refer to Drawing ref. which details the rear elevation of Plots 116 to 132.

	
<p>15. Provide North elevation of Block B showing the surrounding wall. Add interest to the wall.</p>	<p>The Elevation Drawings have been included in the amended drawing pack. As outlined in the Public Art Delivery Plan the Applicant is exploring options for inclusion of Mural on some of the elevations to Building B. Finer detail will be secured as part of the wider Public Art Delivery Plan.</p>
<p>16. Block B: group all remaining ungrouped windows on western and eastern elevation in similar fashion to the others.</p>	<p>Please refer to the amended elevation drawings for Apt Building B, prepared by JTP Architecture.</p>
<p>17. Block B break up the 'horizontal plinth' effect of the western and eastern ground floor elevation; replicate the techniques used on Block A.</p>	
<p>18. Some of the prominent flank elevations currently lack the strength and articulation needed to function as gateway elements addressing the street. Their massing and composition sit at odds with the built form opposite and with the character and hierarchy established around the main square. As these buildings occupy key positions — marking entrances to the scheme and turning corners along one of the key routes — their design should play a stronger role in orienting people within the urban fabric.</p>	<p>JTP Architects have produced a drawing showing the updated elevations for plots 01,12, 46, 67, 68 and 132. Please find it attached, drawing no. HT_3B_08A P1.</p>
<p>19. To enhance visual legibility units marked in YELLOW would benefit from additional architectural detailing or massing refinement of the side elevations facing the street. Introducing elements such as dormers, cross gable or bay projections could help create a more prominent and cohesive presence.</p>	<p>JTP Architects have produced a drawing showing the updates elevations for plots 01,12, 46, 67, 68 and 132. Please find it attached, drawing no. HT_3B_08A P1.</p>
<p>20. Units 128-132 - Similar to the previous point, eastern elevation of the 3B6P - Walbury (SO 3B6-4) - Type 4 — is not suitable considering its prominent location and needs more fenestration, detail and refinement.</p>	<p>JTP Architects have produced a drawing showing the updates elevations for plots 01,12, 46, 67, 68 and 132. Please find it attached, drawing no. HT_3B_08A P1.</p>

	
<p>21. Following units would benefit form additional windows to both side elevations facing to avoid exposed flank elevaitons.</p> <ul style="list-style-type: none"> a. 2B4P - Affordable (S/O 2B4) - Type 4 - Semi - M4(1), NDSS; b. 2B4P - Purbeck (2B4-1) - Type 6 - Semi - M4(1), NDSS; c. 2B4P - Purbeck (2B4-1) - Type 2 - Semi - M4(1), NDSS; d. 2B4P - Purbeck (2B4-1) - Type 5 - Semi - M4(1), NDSS; 	<p>Please find attached a revised elevation plan for these plots (drawing no. HT_2B_01D P1) which illustrates the addition of extra windows and fenestration for the units.</p>
<p>22. Units 262 and 263 – 2B4P - Affordable (S/O 2B4) - Type 6 - Semi - M4(1), NDSS - car parking must not be the first thing you see when you enter the site from the south, units should be detached and unit 263 car parking provided between the pair. Unit 263 should have its entrance facing south or the building rotated 45 degrees. Additional interest (bay projection) should be added to the exposed flank wall of unit 263</p>	<p>The layout has been amended by moving the car parking and rotating these homes 15 degrees to help address the pedestrian access point from Fairbridge Way. The changes are as agreed with officers at MSDC.</p>
<p>23. Unit 264 should have its entrance facing south or the building rotated 45 degrees, if 45 degrees, additional interest and fenestration should be added to the exposed side elevation.</p>	<p>Amendments have been made the siting, orientation and materiality of this unit as requested. The unit has been rotated 15 degrees as agreed with officers at MSDC.</p> <p>Please find enclosed the elevation plan for Kings (3B5-2) – Type 1 (drawing no. HT_3B_05A P1)</p> <p>Please refer to the amended Illustrative Masterplan.</p>
<p>24. Long Street elevations: Please update the keys diagrams as they don't align with the latest masterplan.</p>	<p>All site section drawings have been updated have been updated to align with the masterplan. They can be found within the updated drawings pack prepared by JTP.</p>
<p>25. Please provide additional streetscenes from southern point of development (showing plots 263 and 264) and from western footpath (showing plots 237, 244, 245 and 247) and from the Isaacs Lane street level showing</p>	<p>All site section drawings have been updated have been updated to add these street scenes. They can be found within the updated drawings pack prepared by JTP.</p>

plots 237, 244, 245 and 247. Ensure sufficient fenestration facing the footpath.	
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Other

Urban Design Comment	Response
26. Provide facing material application plan (include RAL colours for windows/doors/railings/balconies finishes in the key)	A Proposed Site Plan Material Strategy site plan has been prepared and attach. Please see drawing 02119_JTP_MP07_Proposed Site Plan_Material Strategy_P1
27. Provide Design Code for Shop signage	The applicant is content for a condition to be imposed on the consent requiring finer details of a shop front design strategy.
28. Provide 'Bin storage and collection strategy' plan.	Please refer to the refuse strategy drawings prepared by JTP Architects.
29. Elevations and details of bin storage & cycle storage serving Block C	Please find enclosed the Bin and Cycle Store – Type 4 plan, drawing no. 02119_JTP_BCS_00.
30. Provide a plan with plot numbers and a house type key	A proposed House Type Mix Site Plan has been completed, see drawing no. 02119_JTP_MP08.

Summary

We trust that the foregoing provides sufficient information and will enable the application to be progressed to determination. If you have any queries or require any additional information, please feel free to contact me or my colleagues Rob Allen (Robert.allen@savills.com) or Dominic Taylor (dominic.taylor@savills.com) in the first instance.

Yours sincerely,



Charlie Collins
Head of Guildford Office and South East Planning



Appendix A – Drawing Schedule

Outgoing Document Register (Controlled Issue)

Project: Northern Arc Ph 1C, Burgess Hill
 Project Ref: 02119
 Client: Hill Group
 Sheet No: 1



JTP Studio, Unit 5, The Rum Warehouse
 Pennington Street, London, E1W 2AP
 T + 44 (0) 20 7017 1780 F + 44 (0) 20 7017 1781

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Issue Date	Day	Month	Year	Day	Month	Year
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	08	12	01			
	25	25	26			

Distribution

Client	The Hill Group
Planning Consultant	Savills
Landscape Architect	FPCR
Transport Engineer	GTA
Civil Engineer	Walkers

Sheet Revisions annotated by:	D = Draft i.e., D1, D2 etc.	P = Planning i.e., P1, P2 etc.	C = Construction i.e., C1, C2 etc.
P = Paper, E = E-mail, D = Disc, F = FTP Upload			
		P1 P2	
		F F T P	

Drwg/Doc No.	Drawing/Document Title	Scale	Sheet Size	Revision*
SITE				
02119_JTP_S01	Site Location Plan	1:1250	A1	P1
02119_JTP_S02A	Existing Site Plan	1:500	A0	P1
02119_JTP_S02B	Existing Site Plan	1:500	A0	P1
02119_JTP_MP01A	Proposed Site Plan	1:500	A0	P1 P2 P3
02119_JTP_MP01B	Proposed Site Plan	1:500	A0	P1 P2 P3
02119_JTP_MP10	Proposed Illustrative Masterplan	1:1000	A1	P1 P2
SITE STRATEGY				
02119_JTP_MP02A	Proposed Site Plan_Parking Strategy	1:500	A0	P1 P2 P3
02119_JTP_MP02B	Proposed Site Plan_Parking Strategy	1:500	A0	P1 P2 P3
02119_JTP_MP03A	Proposed Site Plan_Refuse Strategy	1:1000	A1	P1 P2
02119_JTP_MP03B	Proposed Site Plan_Refuse Strategy	1:1000	A1	P1 P2
02119_JTP_MP04	Proposed Site Plan_Tenure Strategy	1:1000	A1	P1 P2
02119_JTP_MP05	Proposed Site Plan_Housing Mix	1:1000	A1	P1 P2
02119_JTP_MP06	Proposed Site Plan_Height Strategy	1:1000	A1	P1 P2
02119_JTP_MP07	Proposed Site Plan_Material Strategy	1:1000	A1	P1 P2
02119_JTP_MP08	Proposed Site Plan_House Type Mix	1:1000	A1	P1
SITE SECTIONS				
02119_JTP_SE_01	Street Elevations - Sheet 1	1:200	A0	P1 P2
02119_JTP_SE_02	Street Elevations - Sheet 2	1:200	A0	P1 P2
02119_JTP_SE_03	Street Elevations - Sheet 3	1:200	A0	P1 P2
02119_JTP_SE_04	Street Elevations - Sheet 4	1:200	A0	P1 P2
02119_JTP_SE_05	Street Elevations - Sheet 5	1:200	A0	P1 P2
02119_JTP_SE_06	Street Elevations - Sheet 6	1:200	A0	P1 P2
02119_JTP_SE_07	Site Entrance Sheet Elevation	4:200	A1	P1 P2
02119_JTP_SE_07	Street Elevations - Isaac's Lane	1:200	A1	P1
BLOCKS				
02119_JTP_BA_00	Block A - Ground & First Floor Plan	1:100	A1	P1
02119_JTP_BA_01	Block A - Second & Third Floor Plan	1:100	A1	P1
02119_JTP_BA_02	Block A - Roof Plan	1:100	A1	P1
02119_JTP_BA_03	Block A - South & East Elevations	1:100	A1	P1
02119_JTP_BA_04	Block A - North & West Elevations	1:100	A1	P1
02119_JTP_BA_08	Block A - 3D View 2		A1	P1
02119_JTP_BB_00	Block B - Ground & First Floor Plan	1:100	A1	P1 P2 P3
02119_JTP_BB_01	Block B - Second & Third Floor Plan	1:100	A1	P1 P2 P3

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Drwg/Doc No.		Drawing/Document Title		Sheet Size	Revision*	Issue Date	
02119_JTP_BB_03	Block B - Roof Plan	A1	1:100	P1		Day 01 08 11 12	
02119_JTP_BB_02	Block B - South & East Elevations	A1	1:100	P1		Month 03 08 12 01	
02119_JTP_BB_04	Block B - North & West Elevations	A1	1:100	P1		Year 23 25 26	
02119_JTP_BB_05	Block B - 3D View	A1	1:100	P1		Issuer	
02119_JTP_BC_00	Block C - Floor Plans	A1	1:100	P1			
02119_JTP_BC_01	Block C - Elevations	A1	1:100	P1			
02119_JTP_BC_02	Block C - 3D View	A1					
HOUSE TYPES							
02119_JTP_HT_2B_01A-2B4P	Purbeck (2B4-1) - Type 2	A1	As indicate	A1			
02119_JTP_HT_2B_01B-2B4P	Purbeck (2B4-1) - Type 4	A1	As indicate	A1			
02119_JTP_HT_2B_01C-2B4P	Purbeck (2B4-1) - Type 5	A1	As indicate	A1			
02119_JTP_HT_2B_01D-2B4P	Purbeck (2B4-1) - Type 6	A1	As indicate	A1			
02119_JTP_HT_2B_02A-2B4P	Purbeck (2B4-1) - Neighbourhood Centre - Type 5	A1	As indicate	A1			
02119_JTP_HT_2B_03A-2B4P	Affordable (S-O 2B4) - Type 4	A1	As indicate	A1			
02119_JTP_HT_2B_03B-2B4P	Affordable (S-O 2B4) - Type 6	A1	As indicate	A1			
02119_JTP_HT_3B_01A-3B5P	Farleigh (3B5-1) - Type 4	A1	As indicate	A1			
02119_JTP_HT_3B_01B-3B5P	Farleigh (3B5-1) - Type 5	A1	As indicate	A1			
02119_JTP_HT_3B_01C-3B5P	Farleigh (3B5-1) - Type 6	A1	As indicate	A1			
02119_JTP_HT_3B_02A-3B5P	Farleigh (3B5-1) - Type 4	A1	As indicate	A1			
02119_JTP_HT_3B_02B-3B5P	Farleigh (3B5-1) - Type 5	A1	As indicate	A1			
02119_JTP_HT_3B_02C-3B5P	Farleigh (3B5-1) - Type 6	A1	As indicate	A1			
02119_JTP_HT_3B_03A-3B6P	Abney (3B6-2) Type 5	A1	As indicate	A1			
02119_JTP_HT_3B_03B-3B6P	Abney (3B6-2) Type 6	A1	As indicate	A1			
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02119_JTP_HT_3B_04B-3B5P	Kings (3B5-2) - Type 6	A1	As indicate	A1			
02119_JTP_HT_3B_05A-3B5P	Kings (3B5-2) - Type 1	A1	As indicate	A1			
02119_JTP_HT_3B_05B-3B5P	Kings (3B5-2) - Type 4	A1	As indicate	A1			
02119_JTP_HT_3B_06A-3B6P	Haddington (3B6-1) - Type 2	A1	As indicate	A1			
02119_JTP_HT_3B_06B-3B6P	Haddington (3B6-1) - Type 4	A1	As indicate	A1			
02119_JTP_HT_3B_06C-3B6P	Haddington (3B6-1) - Type 5	A1	As indicate	A1			
02119_JTP_HT_3B_06D-3B6P	Haddington (3B6-1) - Type 6	A1	As indicate	A1			
02119_JTP_HT_3B_06E-3B6P	Haddington (3B6-1) - Type 1	A1	As indicate	A1			
02119_JTP_HT_3B_06F-3B6P	Haddington (3B6-1) - Type 4	A1	As indicate	A1			

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