

27 July 2026

Steve King  
Mid Sussex District Council  
Oaklands Rd,  
Haywards Heath  
RH16 1SS

SL/Let/P2177

Dear Steve,

**Re: DM/26/0131 – Land South and West of Upper Imberhorne School, East Grinstead –  
Response to Urban Designer and Housing Officer Comments**

Please find enclosed the revised drawing package for the above Reserved Matters application, together with an updated drawing schedule and issue sheet.

In accordance with your request, the submission is limited to those drawings that have been amended, so that all relevant revisions are presented as one coordinated package.

The amendments have been made in response to the comments received from the Council's Urban Design Officer and Housing Officer. For clarity, we have summarised below how those comments have been addressed.

**Response to the Urban Design Officer's comments**

**Boundary treatment and SuDS**

Additional fencing has been introduced around the SuDS features where it is considered necessary. In particular, protective fencing is now proposed around the smallest attenuation basin to the east of the mixed-use area where the side slopes are in part 1:3.

The remaining attenuation basins have side slopes shallower and are therefore not considered to require fencing. The nearest amenity space, identified as Plot 2002, and the LEAP are also enclosed, providing an appropriate level of protection for users of these areas.

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**Facing materials and elevation detailing**

The elevations identified in the Urban Design Officer's comments have been reviewed and updated to resolve the cladding detailing where it appeared to terminate or peel away at exposed edges.

The facing materials strategy and accompanying street scenes have also been revised to provide greater variation in brick types along the principal route. This responds directly to the concern that the route appeared overly uniform and will help create a more varied and visually interesting street scene.

**Additional side windows**

The request for additional windows to the side elevations of the identified plots has been carefully considered. However, the applicant has concluded that these windows should not be introduced.

The affected elevations principally face parking areas and would therefore provide a poor outlook for future residents. Additional windows in these locations would also give rise to privacy and fire safety concerns. On balance, it is considered that the submitted layouts provide the most appropriate design solution.

**Pedestrian access and connectivity**

A lighting scheme has been prepared and is submitted as part of this package to address the comments relating to the north-east and south-east pedestrian links.

The annotation suggesting that the existing bridleway would be surfaced in tarmac has also been removed, as it has never been the applicant's intention to tarmac this route.

A new footway has been added along the northern edge of the spine road next to the C2 parcel. This responds directly to the Urban Design Officer's request for a route benefiting from lighting and greater passive surveillance.

A further pedestrian link has also been incorporated towards the care home site from the spine road to the north west corner of the C2 plot to facilitate greater connectivity between the two developments.

The proposed landscape bund has been retained because it is a contractual requirement of the C2 operator and provides a landscaped buffer to the spine road. It provides a soft landscape buffer to the street but at approximately 1 metre in height, it would not materially reduce passive surveillance from the adjoining buildings and gardens.

A proposed lighting scheme has also been submitted for consideration for the north-eastern and main pedestrian and cycle route. This has been reviewed by our ecologist who is content from an ecological perspective. It is in the council's gift to condition a scheme for approval as part of the Reserved Matters permission should they deem it necessary.

**Response to the Housing Officer's comments**

The residential layouts have also been revised following discussions with the Housing Officer.

The 3-bedroom, 5-person M4(3) dwelling has been amended internally to address the Housing Officer's comments, together with a corresponding amendment to the driveway arrangement.

The M4(3) one-bedroom flat layouts have been revised to meet the relevant accessible housing requirements. These changes include amendments to the entrance, bathroom and kitchen arrangements, together with a modest increase in the size of the building.

Further amendments have been made to the M4(3) flat dwellings, including an increase in the building footprint of approximately 350mm and changes to the ground-floor window arrangement.

Ground-floor balconies have also been revised to form patios, while retaining the same overall external appearance.

**Layout tweaks to meet Building Regulations**

In addition to the aforementioned amendments, and in order to meet building regulations, the bin stores for the flat blocks have been moved to reduce the drag distance which ensures they are now compliant.

**Summary**

We trust that the enclosed information responds positively and comprehensively to the outstanding Urban Design and Housing comments and assists with the preparation of your Committee report.

We would also be grateful if you could provide the draft planning conditions when available, to allow the applicant to review them ahead of determination.

Please do not hesitate to contact us should you require any further information or clarification.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely  
ECE Planning



**Chris Barker MATP MRTPI**  
Managing Director