

Urban Design Observations

To: Development Management, Joanne Fisher

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

Application ref: DM/25/3021

Date: 20.04.2026

Address: Land To The West Of, Courthouse Farm, Copthorne Common, Copthorne

Description: Outline planning application for the erection of residential dwellings (Use Class C3), including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road. ADDITIONAL INFORMATION submitted 10th and 25th March 2026 in reselect of a FRA and drainage strategy, green ring strategy drawing, cross sections, response to consultations, road safety design audit and district licence report,

Stage: Outline planning application.

I have reviewed the additional information and updated my comments below.

Access:

No additional bus stops were proposed, which represents a missed opportunity to improve the site's accessibility by public transport and to reduce reliance on private cars.

While I welcome the suggestion that Section 106 contributions could support enhancements to existing provision—such as real-time information boards and improved bus shelters—I remain of the opinion that these measures alone do not address the issue of car reliance.

Perimeter plan/Layout:

No new information has been submitted in relation to the proposed perimeter plans/layout.

Submitted masterplan doesn't adopt a perimeter block layout that potentially could include houses that will address the streets and spaces and provide secure rear gardens. It ignores the existing natural landscape that should inform how spaces are distributed on the masterplan.

It fails to respond to the existing natural landscape, which should inform the distribution and structure of spaces across the site. Instead, the layout largely disregards the established landscape framework, turning its back on key landscape features and resulting in public spaces with poor levels of natural surveillance.

It doesn't incorporate the exiting landscape structure into the design and instead, it 'turns its back' on the existing landscape features creating a layout defined by spaces with very poor levels of natural surveillance.

Properties back onto the settlement edge and the edge is often defined by rear garden fences. When viewed from the countryside this creates an unresolved and untidy edge that diminishes the quality of the environment.

Overall perimeter plans do not do not accord with the following principles of the Mid Sussex Design Guide:

Principle DG2: Site appraisal

Principle DG3: Work with the site's natural features and resources

Principle DG4: Establish a landscape and green infrastructure network

Principle DG5: Water features and sustainable drainage systems

Principle DG8: Establish a clear movement network that connects with the surrounding area

Principle DG10: Anticipate future development

Principle DG13: Provide positive frontage to streets

Principle DG16: Create a positive development edge

Principle DG25: Enhance the environment and sense of place through open spaces

Principle DG26: Integrate space for play into the design

Principle DG38: Design buildings with architectural integrity and a sense of place

Principle DG40: Design buildings that respond to and animate the street space