

Urban Design Observations

To: Development Management, Steven King

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

Application ref: DM/25/3129

Date: 09/04/2026

Address: Land At Borde Hill Lane, Haywards Heath, West Sussex

Description: Outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access.

Stage: Outline planning application. All matters reserved except for access

Following my initial comments regarding the proposed new access road and changes to the existing roundabout I would like to provide more observations below.

This is an outline planning application with all matters reserved except for access. This is a well-thought-through scheme that had addressed most of the concerns raised at the previous consultation.

As submitted, the overall perimeter block typology, with dwellings overlooking key landscape features, has the potential to create a well-connected development with a strong sense of place.

However, insufficient information has been provided regarding the site's complex topography and the relationship between the proposed scheme and the Sugworth Farm. To properly assess and support the perimeter block plan, the visual impact—particularly views from the Sugworth Farm towards the proposed development—should be clearly demonstrated and explained.

Furthermore, to ensure the layout integrates successfully with the surrounding context, I would encourage the applicant to review the significant level differences between the proposed plots (marked below) and the rear garden of No. 7 Orchard Way. Consideration should be given to preventing overlooking of this lower-positioned existing garden. Cross-sections through this part of the site should be helpful to demonstrate the relationship and potential impacts on neighbouring amenity. Removal or repositioning of the proposed units may need to be necessary.



I have no further comments at this stage.