

Urban Design Observations

To: Development Management, Katherine Williams

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

Application ref: DM/25/1593

Date: 23/10/25

Address: Woodlands Close And Land To The North Of, Burleigh Lane,
Crawley Down, Crawley

Description: The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close. (Amended plans and information received 10.09.2025 and 16.09.2025)

Stage: Planning

This is a well-thought-through scheme that had addressed most of the concerns raised at the previous consultations.

The scheme sufficiently addresses the principles set out in the Council's Design Guides and accords with policy DP26 of the District Plan; I therefore raise no objection to this planning 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, showing materials, finishes, any lighting, street lighting, benches and any other street furniture together with close ups of the play areas.
- Details and samples of the hard surface materials; as listed on dwg: "FL24-2191-068. Hard Surfaces Plan".
- Specification of the lighting elements.
- 1:50 scale plans, elevation, and sections of entrance zone to the apartment building, and separate detailed drawing of the
- 1:20 sections and front elevations of the typical features in the apartment block (shown in context) including windows, doors and balcony detail and surrounding.
- 1:20 sections and front elevations of the typical features (and surrounding) of the other building types including entrance canopies/doors, balcony detail, Juliet balcony detail, chimney feature, railing, roof/eaves details, windows, doors, rainwater downpipes (annotate RAL colour where applicable).