

Urban Design Observations

To: Development Management, Steven King

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

Application ref: DM/26/0131

Date: 24/08/2026

Address: Land South And West Of Upper Imberhorne School Imberhorne Lane East
Grinstead West Sussex

Description: Approval of Reserved Matters following Outline Planning Permission (Ref. DM/23/2699) relating to appearance, landscaping, layout and scale for 550no. new residential units.

Stage: Planning; Reserved matters.

Having reviewed the revised drawings, I am satisfied that the majority of the issues previously raised have been adequately addressed. I therefore support the proposed scheme.

However as noted in my previous comments, I remain of the view that additional windows should be provided on the side elevations facing the double-parking spaces between the units along the principal route, particularly where garages are not present to help bridge the gaps between buildings. Please review drawing M352 ELEVATIONS & FLOOR PLANS - CB_96_282_L_PR_M352_01 Rev B and consider introducing windows to the ground-floor toilets.

Furthermore, I remain unconvinced by the proposed SuDS enclosures and consider that further detail is required. Please provide additional information on the design of the enclosures and the proposed treatment and protection of the edges of each basin.

To secure the quality of the design, I would also recommend conditions requiring the approval of the following details/information:

- Details and samples of the facing materials.
- Details and samples of the hard surface materials.
- Please submit 1:50 scale plans, elevations, and sections detailing the entrance areas of all apartment buildings.
- Submit a separate detailed drawing of a typical balcony, clearly illustrating the proposed drainage strategy for the private outdoor amenity spaces.
- Provide a separate plan identifying all sustainability measures incorporated into the scheme and their locations, including any PV panels, heat pumps, EV charging points, and rainwater harvesting tanks etc. If any of these elements affect the elevational treatment, please provide the relevant updated drawings.