

Urban Design Observations

To: Development Management, Steven King

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

Application ref: DM/26/0131

Date: 06/07/2026

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.

I had a look at the submitted revised drawings, and I am happy to confirm that a lot of raised issues has been addressed now. However, several matters remain outstanding, and I have additional comments that need to be addressed.

Boundary treatment:

Update the *External Enclosures Plan_CB_96_282_009 Rev F* : Suds Are too deep for them not to have any boundary treatment preventing from falling in (especially children)

Facing Materials (External Enclosures Plan):

Some exposed elevations still show cladding peeling off at the edges.

1. Correct the following individual drawings:
 - *M451 ELEVATIONS & FLOOR PLANS CB_96_282_B_WQ_M451_01 REV B*
 - *M352 Elevations and Floor Plans CB_96_282_B_CA_M352_04 REV B*
 - Southern elevation on *M352 ELEVATIONS & FLOOR PLANS - CB_96_282_L_EQ_M352_03 REV B*
 - Western elevation on *M352 Elevations and Floor Plans CB_96_282_B_CA_M352_04 REV B*
 - *Wychwood Elevations & Floor Plans CB_37_437_300_PR_WYC_01*
 - *Wychwood Elevations & Floor Plans CB_37_437_300_GE_WYC_01*
 - *Wychwood Elevations & Floor Plans CB_37_437_300_EQ_WYC_01*
 - *Wychwood Elevations & Floor Plans CB_37_437_300_EQ_WYC_02 and identical CB_37_437_300_EQ_WYC_02*
 - *Plot 475 and CB_37_437_300_CA_WYC_02*
 - *Wychwood Elevations & Floor Plans CB_37_437_300_CA_WYC_01*
2. The principal route is overly monotonous, with only one type of red multi brick and a single grey roof tile used throughout. Given the considerable length of

this road, greater variation in brick shades is required to create visual interest and improve the street scene. A minimum of three different types of red multi brick should be incorporated along this stretch. Please update the proposals accordingly.

3. Please update *External Enclosures Plan_CB_96_282_009 Rev F*. accordingly.

Internal Layout:

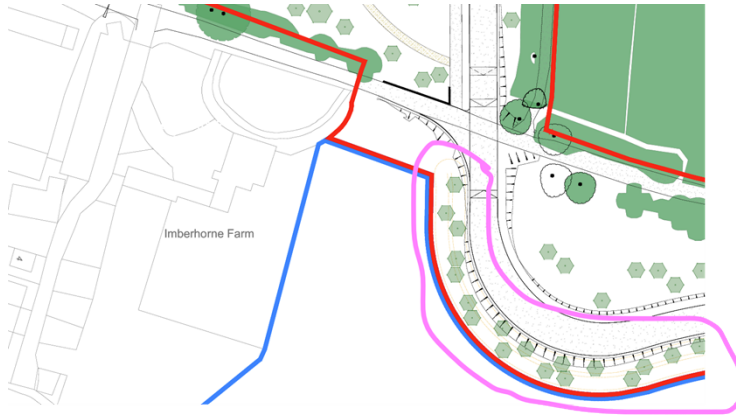
- Add windows to the side elevations on plots 10/11, 14/15, 28/29, 216/217, 220/221, 224/225, 415, 416,

Pedestrian Access routes to the site and issues:

- a) There appears to be no lighting provided along the **north-east and south-east pedestrian links** to Imberhorne Road. This should be addressed to ensure the routes are safe and accessible. Without appropriate lighting, the development would only be safely accessible after dark for those travelling by car, which is unacceptable.
- b) The pedestrian footway appears to terminate prematurely and should continue along the northern edge of the spine road (in addition to the alternative pedestrian route under the trees going east). This footway along the spine road is needed as it's the only route likely to benefit from passive surveillance from the retirement village buildings.



- c) On the previous note: a mound appears to be proposed along the access road. This is likely to reduce the level of passive surveillance provided by the future buildings to the south, to the detriment of pedestrian safety and the overall quality of the public realm. Further information should be provided to justify the need for the mound, or alternatively it should be removed.



Other comments regarding the connectivity:

In addition to my comments above, I understand that we now have a clearer understanding of how the Retirement Village is likely to be laid out and how a connection may be formed from its north-eastern corner. In this context, I would like to highlight that a future pedestrian connection between the Retirement Village and the residential development to the north is likely to be required at this location. To safeguard this opportunity, could the proposed footway be extended to the site boundary at this stage? This would help secure the future delivery of a direct and convenient connection between the two developments.

