

Urban Design Observations

To: Development Management, Steve King

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

Application ref: DM/25/0827

Date: 02/04/25

Address: Fox Hill, Haywards Heath, West Sussex

Description: Outline planning application for the erection of up to 130 dwellings, together with the change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access). Additional information and amended plans received 03/09/2025.

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

I have reviewed the layout and other information provided, and I am satisfied that the development has been significantly improved since the last consultation. The new proposal has clearly taken on board the suggestions made, and it demonstrates a suitable and thoughtful response to the site and its setting.

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 some small changes:

- There remains a weak point at the entry to the perimeter block, which, due to the current drainage strategy, now appears squeezed with the boundary fencing backing directly onto the countryside, which is not ideal and should be reconsidered to provide a more sensitive edge treatment (marked in Red).
- Furthermore, one of the parking spaces currently located at the front of the block could be relocated to the rear to allow for a consistent alignment of the buildings fronting the main road /improve the street frontage and overall appearance (marked in Purple).



- We would expect Additional information on the land's topography at the Reserved Matters stage to fully evaluate the scheme. Specifically, long street elevations and cross-sections would be beneficial.