

Urban Design Observations

To: Development Management, Steven King

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

Application ref: DM/26/0454

Date: 19.08.2026

Address: Land Parcel At Bolney Road, Ansty, West Sussex

Description: Proposed erection of 33 new homes with access from Marwick Close.

Stage: Planning.

This scheme was previously consulted and many of the recommendations have been successfully incorporated into the revised proposal.

The revisions have addressed my previous concerns.

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.
- Details and samples of the hard surface materials.
- Separate plan detailing boundary treatments.
- 1:20 or 1/50 contextual sections and front elevations of entrance canopies, balcony detail, Juliet balcony detail, chimney feature and contrasting brick quoin detail.
- Provide a separate plan identifying all sustainability measures incorporated into the design and their locations, including PV panels, heat pumps, EV charging points, and rainwater harvesting tanks.