

# Urban Design Observations

**To:** Joseph Swift, Development Management

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

**Application ref:** DM/26/1186

**Date:** 11/06/2026

**Address:** Land West Of Selsfield Road, Ardingly, West Sussex

**Description:** Reserved Matters application for consideration of consider all outstanding matters (layout, scale, landscaping and appearance) in respect of outline planning permission DM/22/1575 (and the subsequent variation of conditions 2 and 11 through permission DM/23/3250).

**Stage:** Planning Reserved Matters

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This is a well-considered scheme, demonstrating a carefully designed and highly detailed approach.

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 conditions requiring the approval of the following details/information:

- Details and samples of the facing materials.
- 1:20 sections and front elevations of the typical features (shown in context) including windows, doors, typical porch, bay window and carport.
- Details and samples of the hard surface materials.
- Separate lighting strategy. Together with specification of the lighting elements.
- Provide a separate plan clearly identifying all sustainability elements that will be employed in the design and their locations (PV panels, heat pumps, EV charging points, water harvesting tanks, any elements of the design that would prevent overheating etc.).