

Urban Design Observations

To: Development Management, Joseph Swift

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

Application ref: DM/26/0073

Date: 10/09/26

Address: Land Off West Hoathly Road, East Grinstead, West Sussex

Description: The erection of 42 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.

Stage: Planning.

The proposed scheme has addressed most of the concerns raised in the previous consultations. Having reviewed the additional information submitted, I have no further comments from an urban design perspective.

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 conditions requiring the approval of the following details/information:

- Details and samples of the facing materials.
- Detailed soft and hard landscape plans

Introduce a low-level hedge to screen parked vehicles (in blue) and introduce another more direct path (in red); include materials, finishes and locations of any proposed lighting, any street lighting, benches and any other street furniture. Please ensure that material choices will result in securing a meaningful and context driven landscape design.



- Details and samples of the hard surface materials.
- 1:20 sections and front elevations of the entrance lobby to the apartment building.
- 1:20 sections and front elevations of the typical features (and surrounding) of including entrance canopies/doors, bay windows, chimney feature.
- 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.).