

Urban Design Observations

To: Development Management, Steve King

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

Application ref: DM/26/0577

Address: (Northern parcel) Land West Of Turners Hill Road,
Turners Hill Road, Crawley Down, West Sussex

Description: Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. (Response to LLFA comments received 30/03/26)

Stage: Outline Planning Application

Date: 30/04/26

The site is currently allocated for development in the Submission Draft Mid Sussex District Plan 2021–2039 under policies DPA9 and DPA10.

This is an outline submission where appearance, design, landscaping and scale are reserved matters. This application includes a series of parameter plans and an illustrative masterplan to help demonstrate how the proposed development could be accommodated and looks to address the design principles contained in the Mid Sussex Design Guide. I support this scheme.

In light of additional information received regarding an updated access from Hurst Farm, updated parameter plans and an updated illustrative masterplan please see my final comments.

Access:

The updated drawings show huge improvement regarding access and create a more direct and attractive link to Turners Hill Road.

Layout:

The layout can be commended for the following:

- It sensibly locates open space pockets along the line of the existing public footpaths and in the process opens up views of some of the large boundary trees.
- It adopts a perimeter block layout that potentially could include houses that will address the streets and spaces and provide secure rear gardens.
- It positions buildings, entrances, and roof forms so that key street corners are clearly defined, enhancing overall legibility and wayfinding.
- It strengthens links with the existing settlements to the east.

However, I would like to highlight one issue that will need to be addressed at a later stage of the design. The proposed care home could be positioned and its form

shaped to address the site entrance in a more inviting and meaningful way, rather than presenting a flank elevation facing the approach.

Overall, I support the submitted Perimeter Plans and the accompanying Illustrative Masterplan.