

Applicant response to Urban Design Comments

Comment	Response
<p><i>“Connectivity and legibility: Establishing a connection to the northeast of the site is important, but its significance appears underrepresented in the current road, parking, and landscape layout. The northeast tip, marked in red, would benefit from enhancements—particularly through better-aligned parking and a more robust landscape response to the desire line indicated in blue. Additionally, the northern elevation of Plot 28 could be improved. Introducing fenestration and a gable wall to the northern side would provide greater visual interest and help with the overall legibility of the NE site entry.”</i></p>	<p>Whilst this observation is acknowledged, in this case, it is not achievable. The suggested alteration would result in a reduction of parking for Lion Lane residents which cannot be accommodated. In addition, it would direct pedestrians and traffic through the private driveways serving plots 27 and 28, which for privacy and safety reasons in respect of these plots, cannot be accommodated. The north eastern Lion Lane car park will have a landscaped boundary in the form of a hedge, which will prevent any potential pedestrian desire lines in this part of the site.</p> <p>Whilst these suggestions are not able to be accommodated, the northern elevation has been improved with additional fenestration included as discussed further below in this note. Furthermore, to improve desire lines and to encourage the use of the footpath running the length of the eastern boundary, the proposed site layout plan has been updated to reflect the increase in width of the northern most entry point of the footpath, achieved by splaying its entry.</p>
<p><i>“Landscape and legibility: Furthermore, the entire zone marked in Red could be better landscaped and should resemble a shared surface, where pedestrian priority is clearly legible.”</i></p>	<p>As per the response to the earlier comment above, this suggestion is not able to be accommodated.</p>
<p><i>“Landscape and legibility: Overall layout would benefit from incorporating more trees (marked in Blue dots) to enhance identity and legibility.”</i></p>	<p>This is acknowledged. Additional trees have been included in coordination with the following points:</p> <ul style="list-style-type: none"> • NHBC Guidance • Below ground services • SuDS and below ground tanking • Road easements • Anticipated visibility-splays <p>The applicant will also be pleased to agree a condition requiring the submission of a detailed landscaping plan prior to the commencement of development.</p>
<p><i>“Landscape: The car park to the southeast is acceptable but its relationship with the listed building needs to be improved. Enhance screening through additional vegetation and introduce further landscaping to reduce its visual impact.”</i></p>	<p>This is acknowledged. The applicant will be pleased to agree a condition requiring the submission of a detailed landscaping plan prior to the commencement of development.</p>

<p><i>“Landscape: any lighting strategy should be presented now for an approval.”</i></p>	<p>This is acknowledged. The applicant will be pleased to agree to a pre commencement condition requiring the submission of any lighting strategy prior its introduction on site.</p>
<p><i>“Landscape: Boundary treatment plan should be provided for an approval at this stage.”</i></p>	<p>The applicant will be pleased to agree to a suitably worded condition requiring the submission of this detail prior to the commencement of the development.</p>
<p><i>“Facing Material plan should be provided for an approval at this stage.”</i></p>	<p>The applicant will be pleased to agree a suitably worded condition requiring the submission of material details prior to the commencement of the development.</p>
<p><i>“Roof plan showing chimney’s location should be provided”</i></p>	<p>An updated site layout plan has been submitted with reference: 20.173 - 1001 - C, indicating the plots with chimneys.</p>
<p><i>“Lack of Local Character: Many of the proposed elevations appear bland and do not respond meaningfully to the established architectural language of the village. They lack the depth, detail, and articulation typical of the local vernacular.”</i></p>	<p>Firstly, it is noted that no objection has been raised on design grounds, and so the comments made are read as observations.</p> <p>The proposed development in terms of character and architectural style, has been informed by an extensive contextual study, as set out within the submitted Design and Access Statement (DAS) prepared by ON Architecture (May 2025).</p> <p>The surrounding area comprises an eclectic mix of houses, along with service buildings and commercial units. A mix of ages are present, displaying a variety of traditional, rural and farmland architectural styles and material palettes. Materials present throughout Turners Hill display a mix of red brick, tile hanging and white weatherboarding. This is demonstrated on page 11 of the above-mentioned DAS.</p> <p>As part of the pre-application engagement undertaken with Officers (including Urban Design) in 2022, a variety of house types demonstrating the envisaged character and materiality of the proposed dwellings were presented. At the time, no specific concern or feedback was provided in this regard.</p> <p>The proposals as submitted, comprise a high quality and distinctive scheme. The development utilises locally sourced materials consisting of traditional details typical to Turners Hill and the wider West Sussex vernacular. Informed by the extensive contextual analysis undertaken, materials proposed include plain clay hanging tiles, quality red stock bricks, plain clay roof tiles, grey roof tiles and white weatherboarding. As a result, the proposed dwellings are considered to respond in a meaningful way and to the</p>

	established architectural language and overall character of the village.
<p><i>"Unconvincing Pseudo-Vernacular Style: Some units attempt to mimic traditional styles through a pseudo-vernacular approach is not particularly successful. Materials are inconsistently applied and, in places, appear to be 'peeling off'—for example, at building corners or returns—suggesting superficial application rather than integrated"</i></p>	<p>This is acknowledged and to address this comment in relation to unit 38, we have included a window to the living room and continued the upper floor weatherboarding to the rear of the unit, on the southern side. Revised plans are submitted in respect of plot 38 with the following reference: 20.173 - 1520 - A - Plot 38.</p> <p>Regarding the rest of the units and in addition to the response to the previous comment, we consider that this comment is subjective, and not to be the case. The scheme has been through multiple iterations of changes and alterations since conception, to both the layout and unit designs. The scheme is well designed and a range of high quality / appropriate materials are proposed to be used.</p>
<p><i>"Chimney Provision: More units would benefit from the inclusion of functioning, convincingly detailed chimneys (that includes southern elevation of the Apartment block 1-6). These are a characteristic feature of village architecture and would help improve rooflines and visual interest"</i></p>	<p>Having reviewed the house types submitted, the following plots propose chimneys:</p> <ul style="list-style-type: none"> • Plots 13, 22, 26 and 38. <p>We feel that the inclusion of a chimney / chimneys to the apartment block is inappropriate. Due to the layout of the block and units within it, it would clearly look like an afterthought.</p>
<p><i>"Materials: A more thoughtful and context-driven approach to materials, detailing, and elevation design is needed to better reflect the identity and heritage of the village. I am particularly not convinced by the use of standard white uPVC windows, as they detract from the quality of the elevations and contribute to an unconvincing pastiche appearance. Flush casement uPVC windows in off-white or cream would likely be more appropriate. I recommend that window spec to be submitted at this stage and choice of windows and colours marked on the 'facing materials plan'"</i></p>	<p>As noted above, the proposals have been informed by a thorough contextual analysis which supports the materials proposed.</p> <p>With particular regard to window materials, this is acknowledged. The applicant would be pleased to agree to a suitably worded condition seeking the information, such as material samples and window specification.</p>
<p><i>"There are too many blank side elevations. Introduce more fenestration to the following plots: 14, 15, 16, 28 (!), 35 (!), 38."</i></p>	<p>This is acknowledged. In response, revised plans are submitted in respect of plots 14, 15, 16, 28, 35 and 38 with the following references:</p> <ul style="list-style-type: none"> • 20.173 - 1505 - A - Plot 14, 20.173 - 1506 - A - Plots 15-16, 20.173 - 1516 - A - Plot 28, 20.173 - 1518 - A - Plot 35 and 20.173 - 1520 - A - Plot 38. <p>Furthermore, following review of all plots, the following additional plots have also been updated to ensure that blank elevations are minimised wherever possible. Amended plans in respect of</p>

	<p>plots 18, 19, 20, 21, 31, 32 and 33 are submitted with the following references:</p> <ul style="list-style-type: none"> • 20.173 - 1508 - A - Plots 18 & 19, 20.173 - 1509 - A - Plots 20 & 21, 20.173 - 1517 - A - Plot 31 & 32, 20.173 - 1516 - A - Plot 28 and 20.173 - 1518 - A - Plot 33.
<i>"All upper-level apartments should include at least Juliet balconies directly accessible from the main living area., while ground floor units are expected to have private outdoor spaces also directly accessible from the main living area."</i>	<p>We are concerned that the introduction of Juliet balconies would add visual clutter to what is currently a building of traditional character and architectural style, set within a prominent position within the site.</p> <p>It is also noted that no objection has been raised in relation to the level of amenity space currently proposed. MSDC's design guidance also does not stipulate that the requests made are mandatory. Future residents will have sufficient access to nearby outdoor public open space within close proximity of the site.</p>
Other	Applicant led plan update/Change made as a result of other consultee comments
Plots 23 and 24	Upon review of the site layout, we have flipped plots 23 and 24 in order to improve the on-plot parking arrangements for these plots. An additional garage is therefore introduced.
Visitor parking bays	In response to the latest comments made by WSCC Highway Authority, 4 additional visitor bays have been updated to accessible bays.