

**From:** Jordan Wiseman <jordan@gillingsplanning.co.uk>  
**Sent:** 15 December 2025 09:43:17 UTC+00:00  
**To:** "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>  
**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex  
**Attachments:** Revised Landscape strategy plan - D3162-FAB-00-XX-DR-L-1000\_P05.pdf

Hi Rachel

The attached landscape plan is the latest version of the landscape details and should be listed in the drawings schedule.

Regarding the parking numbers in the planning statement and the DAS – I have checked the planning statement and this is fine. I have asked for the DAS to be updated this morning.

Thanks  
Jordan

**Jordan Wiseman**

**Associate**  
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



Please note our office will close at midday on Tuesday 23rd December, and re-open on Monday 5th January.

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**From:** Rachel Richardson <rachel.richardson@midsussex.gov.uk>  
**Sent:** 12 December 2025 15:56  
**To:** Jordan Wiseman <jordan@gillingsplanning.co.uk>  
**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex

Hi Jordan,

That's really helpful, thank you.

I've also got

Landscaping details ref: D3162-FAB-00-XX-DR-L-1000 sheet 1 and D3162-FAB-00-XX-DR-L-1001 sheet 2? Shall I include those on the list of approved drawings?

Many thanks,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI  
Senior Planning Officer  
Development Management  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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**From:** Jordan Wiseman <[jordan@gillingsplanning.co.uk](mailto:jordan@gillingsplanning.co.uk)>  
**Sent:** 10 December 2025 14:26  
**To:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>  
**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
Turners Hill West Sussex

Hi Rachel,

Thank you for confirming, that is good news. If you need anything else from me to help have your report ready for the 15<sup>th</sup> – please let me know.

In terms of the drawings, I understand the following to be the up to date list of drawings to be considered:

Drawings as originally submitted (not amended since submission)

Drawing Number	Drawing Title	Revision Version
500	Site Location Plan	A
1200	Existing Plans & Elevations of Buildings to be Demolished - Sheet 1	-

<b>1201</b>	Existing Plans & Elevations of Buildings to be Demolished - Sheet 2	-
<b>1500</b>	Plots 1 - 6 Floor Plans & Elevations	-
<b>1501</b>	Plots 7 & 8 Floor Plans & Elevations	-
<b>1502</b>	Plots 9 -11 Floor Plans & Elevations	-
<b>1503</b>	Plot 12 Floor Plans & Elevations	-
<b>1504</b>	Plot 13 Floor Plans & Elevations	-
<b>1507</b>	Plot 17 Floor Plans & Elevations	-
<b>1510</b>	Plot 22 Floor Plans & Elevations	-
<b>1513</b>	Plot 25 Floor Plans & Elevations	-
<b>1514</b>	Plot 26 Floor Plans & Elevations	-
<b>1515</b>	Plot 27 Floor Plans & Elevations	-
<b>1519</b>	Plots 36 & 37 Floor Plans & Elevations	-
<b>2001</b>	Proposed Garages Car Barns Carports & Cycle Stores Sheet 2	

Amended drawings pack, submitted in October 2025

<b>Drawing Number</b>	<b>Drawing Title</b>	<b>Revision Version</b>
<b>1000</b>	Proposed Site Layout Plan	<b>C</b>
<b>1001</b>	Proposed Site Layout Plan (Coloured)	<b>D</b>
<b>1002</b>	Proposed Site Layout Plan (Wider Context)	<b>C</b>
<b>1505</b>	Plot 14 Floor Plans & Elevations	<b>A</b>
<b>1506</b>	Plots 15-16 Floor Plans & Elevations	<b>A</b>
<b>1508</b>	Plots 18 & 19 Floor Plans & Elevations	<b>A</b>
<b>1509</b>	Plots 20 & 21 Floor Plans & Elevations	<b>A</b>
<b>1511</b>	Plot 23 Floor Plans & Elevations	<b>A</b>
<b>1512</b>	Plot 24 Floor Plans & Elevations	<b>A</b>
<b>1516</b>	Plots 28 - 30 Floor Plans & Elevations	<b>A</b>
<b>1517</b>	Plots 31 & 32 Floor Plans & Elevations	<b>A</b>
<b>1518</b>	Plots 33 - 35 Floor Plans & Elevations	<b>A</b>
<b>1520</b>	Plot 38 Floor Plans & Elevations	<b>A</b>
<b>1521</b>	Plots 39 & 40 Floor Plans & Elevations	<b>A</b>

<b>2000</b>	Proposed Garages Car Barns Carports & Cycle Stores Sheet 1	<b>A</b>
<b>2500</b>	Proposed Street Scenes A-A & B-B	<b>B</b>
<b>2501</b>	Proposed Street Scenes C-C & D-D	<b>B</b>
<b>3000</b>	Unit Mix - Strategy Plan	<b>B</b>
<b>3001</b>	Unit Tenure - Strategy Plan	<b>B</b>
<b>3002</b>	Unit Heights - Strategy Plan	<b>B</b>
<b>3003</b>	Parking - Strategy Plan	<b>B</b>
<b>3004</b>	Refuse - Strategy Plan	<b>B</b>

Hope this helps.

Kind regards,  
Jordan

**Jordan Wiseman**

**Associate**  
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



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**From:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>  
**Sent:** 09 December 2025 16:19  
**To:** Jordan Wiseman <[jordan@gillingsplanning.co.uk](mailto:jordan@gillingsplanning.co.uk)>  
**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
 Turners Hill West Sussex

Hi Jordan,

Thank you for confirming this.

This item will be going to the District Planning Committee on January 22<sup>nd</sup>. I still have a deadline of Monday 15<sup>th</sup> to complete my report though.

I will send you a draft of the pre commencement planning conditions when they are ready for you to comment on.

Please can you also confirm the up-to-date list of drawings to be considered for approval.

Kind regards,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI  
Senior Planning Officer  
Development Management  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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**From:** Jordan Wiseman <[jordan@gillingsplanning.co.uk](mailto:jordan@gillingsplanning.co.uk)>  
**Sent:** 09 December 2025 16:01  
**To:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>  
**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
Turners Hill West Sussex

Hi Rachel,

Thank you for your call yesterday. Just to confirm, some updated 3D perspective drawings are being worked at the moment and I will share these with you as soon as they are ready.

Kind regards,  
Jordan

**Jordan Wiseman**

**Associate**  
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



...Wishing you a very Merry Christmas!

Please note our office will close at midday on Tuesday 23rd December, and re-open on Monday 5th January.

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**From:** Jordan Wiseman  
**Sent:** 03 December 2025 08:45  
**To:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>  
**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
Turners Hill West Sussex [Filed 03 Dec 2025 08:44]

Hi Rachel,

Just following my emails below, please could you share an update on this application? Aware that you had asked for an EOT until about the 19<sup>th</sup> of January 2026, and an update on how things are looking committee wise would be really helpful so that we can get this agreed.

Thank you  
Jordan

**Jordan Wiseman**

**Associate**  
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



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**From:** Jordan Wiseman  
**Sent:** 26 November 2025 15:29

**To:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>

**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
Turners Hill West Sussex [Filed 26 Nov 2025 15:29]

Afternoon Rachel,

Hope you're well.

I wondered if you'd had chance to consider our email below at all yet, and if you were in a position to provide an update on things?

Many thanks  
Jordan

**Jordan Wiseman**

**Associate**  
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



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**From:** Jordan Wiseman

**Sent:** 20 November 2025 12:19

**To:** Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>

**Cc:** Anna Gillings <[anna@gillingsplanning.co.uk](mailto:anna@gillingsplanning.co.uk)>

**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
Turners Hill West Sussex [Filed 20 Nov 2025 12:19]

Hi Rachel,

Further to my email below, I see that updated comments from Urban Design and Conservation have been published. Now that these have been received, I would greatly appreciate your views/position on the application and an opportunity to agree with you how we proceed from here to ensure that we do not miss another committee.

In terms of the two comments mentioned above, whilst the Conservation Officers position is disappointing, it is clear that we will not be able to alter their position. I also note that they have not expressly 'objected' to the proposals in either their original and updated comments. Instead, they appear to highlight that a planning balance will need to be applied in the overall

determination of the application, weighing the public benefits of the scheme vs the less than substantial harm identified. We would maintain that we are confident that the public benefits of the scheme do substantially outweigh the less than substantial harm identified.

Regarding the updated Urban Design Comments, again, 'no objection' was expressly stated in the original comments. The latest comments acknowledge the minor amendments that were made, as well as raising points that they would ideally like to see addressed. Many of the points raised relate to materials, which can be appropriately dealt with via detailed conditions. I have provided below, responses to some of the points made:

- North Eastern car park, as explained in our original response attached, cannot be amended to the extent being suggested. The scheme as presented in the latest version of the site layout adequately complies with principle DG8 referenced in the comments.
- 3D perspectives are not submitted and intended to become 'approved plans', they are for illustrative purposes only.
- The only plan submitted with any hard landscape description is the landscape strategy plan prepared by Frabrik. The landscape strategy is submitted for approval, and it is expected that detailed landscape conditions would be attached to any approval as would be usual practice. Any such condition deals with all of the detailed landscape queries that have been raised.
- In terms of additional trees, additional trees have indeed been added as requested. I would however refer you back to our original response attached, explaining that these have been added but only where they can realistically be achieved, taking into account NHBC Guidance, Below ground services, SuDS and below ground tanking, road easements and visibility splays.
- Window materials/details, again, can be appropriately dealt with in a materials condition.

Given that the principle of development is acceptable (which I understand from our previous conversations, we are agreed upon), and that following two rounds of consultation we do not have any statutory consultee expressly objecting to the proposals, we trust that the application is now in a position whereby you are able to come to an overall recommendation in due course?

I look forward to hearing from you soon.

Kind regards,  
Jordan

**Jordan Wiseman**

**Associate**  
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



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**From:** Jordan Wiseman  
**Sent:** 17 November 2025 11:47  
**To:** 'Rachel Richardson' <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>  
**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex [Filed 17 Nov 2025 11:46]

Hi Rachel,

My apologies for the delay in responding to your email below – I was out of the office for a number of days last week.

I need to liaise with our client regarding the EOT to January, so please bear with me on that. For now, happy to agree an EOT until the 5<sup>th</sup> of December so that we are in date for now, and I will revert back soon regarding January as an EOT.

I am hoping to be able to give our client a tangible update before we break for Christmas – with this in mind, and given your report writing deadline will be the 18<sup>th</sup> of December, will you please be able to advise on your recommendation prior to the Christmas break at least?

Now that the consultation period has expired, can you please update on the position of Urban Design and Conservation Officers? Now consultation has closed, are you in a position to start drafting your report?

Kind regards,  
Jordan

**Jordan Wiseman**

**Associate**  
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



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**From:** Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>  
**Sent:** 11 November 2025 14:45

**To:** Jordan Wiseman <[jordan@gillingsplanning.co.uk](mailto:jordan@gillingsplanning.co.uk)>

**Subject:** FW: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
Turners Hill West Sussex

Hi Jordan,

Just further to my email below, please can you confirm your agreement to an extension of time until Monday 19<sup>th</sup> January 2026?

I look forward to hearing from you,

Kind regards,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

---

**From:** Rachel Richardson

**Sent:** 11 November 2025 14:06

**To:** 'Jordan Wiseman' <[jordan@gillingsplanning.co.uk](mailto:jordan@gillingsplanning.co.uk)>

**Cc:** Anna Kramarczyk <[Anna.Kramarczyk@midsussex.gov.uk](mailto:Anna.Kramarczyk@midsussex.gov.uk)>; Emily Wade

<[Emily.Wade@midsussex.gov.uk](mailto:Emily.Wade@midsussex.gov.uk)>

**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
Turners Hill West Sussex

Dear Jordan,

Thank you for your email.

I have received comments from ecology today which confirms no objection subject to conditions.

I haven't had anything back yet from Anna or Emily (urban designer and conservation officer). The consultation period expires tomorrow (I am still receiving representations everyday) which doesn't leave me enough time to write my committee report which would have to be completed by Thursday 3pm.

The next report writing deadline for the planning committee meeting on 15<sup>th</sup> January, would be 18<sup>th</sup> December. This is far more achievable and likely given the above-mentioned circumstances.

Whilst disappointing to your client, I hope this clarifies the planning position.

Kind regards,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI  
Senior Planning Officer  
Development Management  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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**From:** Jordan Wiseman <[jordan@gillingsplanning.co.uk](mailto:jordan@gillingsplanning.co.uk)>  
**Sent:** 07 November 2025 15:14  
**To:** Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>  
**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
Turners Hill West Sussex  
**Importance:** High

Hi Rachel,

Conscious that we are aiming for the planning committee on the 4<sup>th</sup> of December. I must stress that we really cannot afford to miss this one if at all possible. Please can you update in this respect, and whether or not you are on track to have your committee report/recommendation drafted in time?

We note that a number of consultees have responded to the re-consultation, looking at the website today these are:

- WSCC Highways – no objection
- Environmental Protection – no objection (as per previous comments)

- WSCC Public Rights of Way – no objection
- WSCC Minerals and Waste – no objection
- Turners Hill Parish Council – previous comments stand (noting there was no objection originally)

Please could you confirm if you are waiting for any others to come in, before being able to finalise your committee recommendation/report? these would likely seem to be?:

- Conservation
- Ecology; and
- Urban Design

Noting that we have not submitted any additional information that would be of relevance to the LLFA, trees and contaminated land (these are the only others I could that would be outstanding and that commented first time around).

Kind regards,  
Jordan

**Jordan Wiseman**

**Associate**  
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



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**From:** Rachel Richardson  
**Sent:** 07 October 2025 15:34  
**To:** 'Jordan Wiseman' <[jordan@gillingsplanning.co.uk](mailto:jordan@gillingsplanning.co.uk)>  
**Subject:** RE: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
 Turners Hill West Sussex

Hi Jordan,

Thank you for these details and I can confirm I am preparing the instruction to our legal team now.

The target date for determination is currently 9<sup>th</sup> September 2025. I don't anticipate this going to planning committee until 4<sup>th</sup> December given that report writing deadline for

that will be 18<sup>th</sup> November and I will have to reconsult on amended drawings which I haven't yet received. As such, please can you confirm your agreement to an extension of time to determine the application until 8<sup>th</sup> December?

I look forward to hearing from you.

Kind regards,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI  
Senior Planning Officer  
Development Management  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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**From:** Jordan Wiseman <[jordan@gillingsplanning.co.uk](mailto:jordan@gillingsplanning.co.uk)>  
**Sent:** 07 October 2025 11:40  
**To:** Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>  
**Subject:** DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road  
Turners Hill West Sussex

Hi Rachel,

As we discussed recently, please see below the contact details for Elivia Homes solicitor, who is instructed to assist with the s106 agreement. I trust this should enable you to be able instruct the Council's legal team.

Rebecca Crosdil

**Senior Associate**  
[rebecca.crosdil@cripps.co.uk](mailto:rebecca.crosdil@cripps.co.uk)  
T +44 (0)1892 506 351  
Number 22, Mount Ephraim, Tunbridge Wells, Kent, TN4 8AS  
[cripps.co.uk](http://cripps.co.uk)

Kind regards,  
Jordan

**Jordan Wiseman**

**Associate**  
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



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