

From: Katie Kurek <katie.kurek@westsussex.gov.uk>
Sent: 31 December 2025 15:32:55 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

Hi Rachel

Apologies for the delay in responding. I am not sure if this is now resolved but just to confirm no issue with the reduced parking provision from a highway safety point of view



Katie Kurek (she/her) | BA (Hons) MCIHT

Senior Transport Planner
County Highways - Planning Services - Highways Transport & Planning
West Sussex County Council
Location: Ground Floor, Northleigh Building, Chichester, PO19 1RH
Email: katie.kurek@westsussex.gov.uk
Telephone: 0330 2225730

I do not work on Tuesday so there may be a delay to responses within this time. I will respond to your email as soon as possible.

 Certified Carbon Literate



From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Sent: 12 December 2025 12:42
To: Katie Kurek <katie.kurek@westsussex.gov.uk>
Subject: FW: DM/25/1467 at Land At Old Vicarage Field And The Old Estate Yard Church Road Turners
Hill West Sussex

 **EXTERNAL**

Hi Katie,

Please see email trail below and updated technical note attached in relation to revised parking numbers. The parking numbers have dropped from 128 to 126. I think this reduces the parking provision for the proposed dwellings, from 77 to 74 and the visitor parking to the village has increased by 1 space from 8 to 9.

Is this acceptable in terms of parking standards?

I am finalising my committee report for Monday so would appreciate it if you could confirm as soon as possible please?

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
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: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Sent: 12 December 2025 09:42
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

Hi Rachel,

Please see updated transport technical note as requested.

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: 11 December 2025 15:41
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 [Filed 11 Dec 2025 15:41]

Hi Rachel,

I have asked the transport consultant to update this for you asap so it is consistent on the numbers. I've asked for this by COP tomorrow/first thing on Monday.

Thanks
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>
Sent: 11 December 2025 15:03
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,

I'm thinking then that the latest Transport technical note 04 needs updating because it states the following:

Table at 5.1, at paragraph 5.2 of the TN 04. The table indicates that there will be a total of 128 spaces, providing 77 resident spaces on each plot, 10 spaces for visitors along the loop road, 13 private spaces in the northeastern corner of the site for existing Lion Lane resident's, and a further 20 private spaces in the southeastern corner also for Lion Lane Residents. There will be 8 spaces also in the southeastern corner of the application site for visitors of the village. There are currently no accessible bays provided for Lion Lane residents, and none were requested as part of the pre application consultation with resident's, so this is not included in the proposals.

I just don't want to be asked picked up on this issue at Committee and then they might defer or refuse on highway grounds if they think that WSCC haven't advised on the correct information.

I look forward to hearing from you,

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
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: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Sent: 11 December 2025 10:07

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

Hi Rachel,

Yes, the parking numbers got a bit confusing when we were discussing the TAD s106 contribution, as some of the parking on the site is re-provided parking for existing residents on Lion Lane.

It depends on how you would like to present it. If you just want to confirm how many parking spaces are on the site in total (counting them up literally) there are:

- 49 allocated car parking spaces;
- 18 garages;
- 7 car ports;
- 10 visitor spaces associated with the dwellings;
- 33 Lion Lane resident parking spaces; and
- 9 Turners Hill village car parking spaces.

Total = 126

If you want to present the 'net additional' parking spaces created by the development (discounting parking spaces that already exist on the site for lion lane residents which are being provided), we agreed with Naomi Hoyland at WSCC for the purposes of calculating the TAD (who I understand liaised with her Highways colleagues in reaching these numbers), that the additional net new parking spaces created by the development to be 109 spaces (80 for the new development + 20 private spaces for Lion Lane residents + 9 village car park spaces).

In terms of disabled parking bays, there is 1 dedicated disabled bay in the village car park. In addition, 4 of the visitor parking spaces dotted around the internal loop road are accessible parking bays.

Hope this helps.

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>

Sent: 11 December 2025 09:31

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,

Thank you for this.

Please can you clarify numbers re parking, it seems that different statements are saying different things compared to your email to Naomi Hoyland at WSCC on 1st October.

I thought there would be 128 spaces overall but your email says 126. Is there disabled parking provision?

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

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: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Sent: 10 December 2025 14:26
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

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 15th – 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	-
1201	Existing Plans & Elevations of Buildings to be Demolished - Sheet 2	-
1500	Plots 1 - 6 Floor Plans & Elevations	-
1501	Plots 7 & 8 Floor Plans & Elevations	-
1502	Plots 9 -11 Floor Plans & Elevations	-
1503	Plot 12 Floor Plans & Elevations	-
1504	Plot 13 Floor Plans & Elevations	-
1507	Plot 17 Floor Plans & Elevations	-
1510	Plot 22 Floor Plans & Elevations	-
1513	Plot 25 Floor Plans & Elevations	-
1514	Plot 26 Floor Plans & Elevations	-
1515	Plot 27 Floor Plans & Elevations	-
1519	Plots 36 & 37 Floor Plans & Elevations	-
2001	Proposed Garages Car Barns Carports & Cycle Stores Sheet 2	

Amended drawings pack, submitted in October 2025

Drawing Number	Drawing Title	Revision Version
1000	Proposed Site Layout Plan	C
1001	Proposed Site Layout Plan (Coloured)	D
1002	Proposed Site Layout Plan (Wider Context)	C
1505	Plot 14 Floor Plans & Elevations	A
1506	Plots 15-16 Floor Plans & Elevations	A
1508	Plots 18 & 19 Floor Plans & Elevations	A
1509	Plots 20 & 21 Floor Plans & Elevations	A
1511	Plot 23 Floor Plans & Elevations	A
1512	Plot 24 Floor Plans & Elevations	A
1516	Plots 28 - 30 Floor Plans & Elevations	A
1517	Plots 31 & 32 Floor Plans & Elevations	A
1518	Plots 33 - 35 Floor Plans & Elevations	A
1520	Plot 38 Floor Plans & Elevations	A
1521	Plots 39 & 40 Floor Plans & Elevations	A
2000	Proposed Garages Car Barns Carports & Cycle Stores Sheet 1	A
2500	Proposed Street Scenes A-A & B-B	B
2501	Proposed Street Scenes C-C & D-D	B
3000	Unit Mix - Strategy Plan	B
3001	Unit Tenure - Strategy Plan	B
3002	Unit Heights - Strategy Plan	B
3003	Parking - Strategy Plan	B
3004	Refuse - Strategy Plan	B

Hope this helps.

Kind regards,
Jordan

Jordan Wiseman

Associate
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



...Wishing you a very Merry Christmas!

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From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Sent: 09 December 2025 16:19
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,

Thank you for confirming this.

This item will be going to the District Planning Committee on January 22nd. I still have a deadline of Monday 15th 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
01444 477 224

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

From: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Sent: 09 December 2025 16:01
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

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



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From: Jordan Wiseman
Sent: 03 December 2025 08:45
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 [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 19th 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>
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>
Cc: Anna Gillings <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>
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 5th 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 18th 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>
Sent: 11 November 2025 14:45
To: Jordan Wiseman <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 19th 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
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>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Emily Wade <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 15th January, would be 18th 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
01444 477 224

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

From: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Sent: 07 November 2025 15:14
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
Importance: High

Hi Rachel,

Conscious that we are aiming for the planning committee on the 4th 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>

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 9th September 2025. I don't anticipate this going to planning committee until 4th December given that report writing deadline for that will be 18th 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 8th 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

01444 477 224

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

From: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Sent: 07 October 2025 11:40
To: Rachel Richardson <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
T +44 (0)1892 506 351
Number 22, Mount Ephraim, Tunbridge Wells, Kent, TN4 8AS
cripps.co.uk

Kind regards,
Jordan

Jordan Wiseman

Associate
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



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