

From: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Sent: 06 January 2026 11:57:34 UTC+00:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: RE: TURNERS HILL - Committee date
Attachments: AC20188-ABS-XX-XX-DR-C-5100-P09.pdf, AC20188-ABS-XX-XX-DR-C-5101-P09.pdf, AC20188-ABS-XX-XX-DR-C-5102-P09.pdf, AC20188-ABS-XX-XX-DR-C-5103-P09.pdf, AC20188-ABS-XX-XX-DR-C-5104-P09.pdf, AC20188-ABS-XX-XX-DR-C-5105-P09.pdf, AC20188-ABS-XX-XX-RP-C-5801-P06.pdf

Hi Rachel,

Following my email below, I remembered that before Christmas, I had asked our drainage consultants to update the drainage strategy plans to ensure that they were overlaid upon the latest version of the proposed site layout being considered. The drainage/FRA has been updated to include the latest plans too. Please see these attached

To clarify, the drainage strategy/assessment has not changed at all, they are just updated to make sure the correct plan is shown!

Kind regards,
Jordan

Jordan Wiseman

Associate
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Gillings Planning Ltd, registered in England and Wales. Registered No 10778690. Registered Office Gillings Planning, 2 Wessex Business Park, Colden Common, Winchester, Hampshire, SO21 1WP

From: Jordan Wiseman
Sent: 06 January 2026 09:27
To: 'Rachel Richardson' <rachel.richardson@midsussex.gov.uk>
Subject: RE: TURNERS HILL - Committee date [Filed 06 Jan 2026 09:27]

Morning Rachel,

Ah, sorry – I was looking at the incorrect committee on the website! (still trying to get out of Christmas mode!).

To update, the updated 3D visuals will be ready by the end of this week.

Kind regards,
Jordan

Jordan Wiseman

Associate
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Gillings Planning Ltd, registered in England and Wales. Registered No 10778690. Registered Office Gillings Planning, 2 Wessex Business Park, Colden Common, Winchester, Hampshire, SO21 1WP

From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Sent: 06 January 2026 08:36

To: Jordan Wiseman <jordan@gillingsplanning.co.uk>

Subject: RE: TURNERS HILL - Committee date

Morning Jordan,

Your item is going to the District Planning Committee meeting which is at 2pm on 22nd January.

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: 05 January 2026 16:59
To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Subject: RE: TURNERS HILL - Committee date

Hi Rachel,

Please could I just double check that the committee is next Thursday 15th of January (which is what the Council's website suggests)? I have an email from you previously, which indicated the committee date was the 22nd January?

Thank you,
Jordan

Jordan Wiseman

Associate
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Gillings Planning Ltd, registered in England and Wales. Registered No 10778690. Registered Office Gillings Planning, 2 Wessex Business Park, Colden Common, Winchester, Hampshire, SO21 1WP

From: Jordan Wiseman
Sent: 05 January 2026 16:03
To: 'Rachel Richardson' <rachel.richardson@midsussex.gov.uk>
Subject: RE: TURNERS HILL PRE-COMMENCEMENT PLANNING CONDITIONS [Filed 05 Jan 2026 16:02]

Hi Rachel,

Thank you for getting back to me. Yes, it was good thank you – as you say, a different type of chaos!

Thank you for confirming those changes to the condition wording.

I am just waiting for an updated version of the Design and Access Statement and updated 3D views – I will update you on when these will be with you once I have heard back from the Architects.

Kind regards,
Jordan

Jordan Wiseman

Associate
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Gillings Planning Ltd, registered in England and Wales. Registered No 10778690. Registered Office Gillings Planning, 2 Wessex Business Park, Colden Common, Winchester, Hampshire, SO21 1WP

From: Rachel Richardson <rachel.richardson@midsussex.gov.uk>

Sent: 05 January 2026 14:47

To: Jordan Wiseman <jordan@gillingsplanning.co.uk>

Subject: RE: TURNERS HILL PRE-COMMENCEMENT PLANNING CONDITIONS

Hi Jordan,

Happy New Year. It was great to have some time out from the chaos, albeit a different kind of chaos whilst being off work! Hope you had a good break too.

I have accepted the conditions you suggested and have attached an example of the letter you will receive 1 week before the planning committee.

Am I still waiting on any updated information/drawings?

Hope this helps,

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: 05 January 2026 11:46
To: Rachel Richardson <rachel.richardson@midsussex.gov.uk>
Subject: RE: TURNERS HILL PRE-COMMENCEMENT PLANNING CONDITIONS
Importance: High

Hi Rachel,

Happy New Year to you and I hope you had a nice break over Christmas.

Just following up on my email below regarding the pre-commencement conditions. Do you have any comments on our suggested amendments highlighted below, or are you happy to accept these?

Please could you also advise on who I should contact with regards to speaking at next weeks planning committee? and how many minutes we will have to speak?

Kind regards,
Jordan

Jordan Wiseman

Associate
Gillings Planning

Tel: 023 8235 8855 | Mob: 07842 409555



This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Gillings Planning Ltd, registered in England and Wales. Registered No 10778690. Registered Office Gillings Planning, 2 Wessex Business Park, Colden Common, Winchester, Hampshire, SO21 1WP

From: Jordan Wiseman <jordan@gillingsplanning.co.uk>
Sent: 16 December 2025 16:57
To: rachel.richardson@midsussex.gov.uk

Subject: TURNERS HILL PRE-COMMENCEMENT PLANNING CONDITIONS [Filed 16 Dec 2025 16:57]

Hi Rachel,

Thank you for sharing the draft pre-commencement conditions with us.

Please see proposed amendments below in yellow.

A number of conditions can be made into above ground slab triggers without risk to the LPA. Agreeing to this change would allow the developer to get on site quicker, get the groundworks underway and avoid delays to housing delivery in the district.

The landscape conditions do need to allow some form of phasing. It's a tight site, and its not feasible to fully implement all landscaping one year after first occupation. Also, the landscape management plan will be completed once we have approval for the landscape design (the 2 are intrinsically linked) so we need to stagger the triggers for landscape design and implementation.

3. *~~Prior to the commencement~~ **No development above ground floor slab level can commence on** development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), and notwithstanding the proposed elevation drawings and street scenes as listed below, a schedule and/or samples of materials and finishes to be used for the external walls, fenestration and roofs (including rainwater downpipes) of the approved development shall be submitted to and approved in writing by the Local Planning Authority. This shall include 1:20 section and elevation drawings of the following shown in context: (i) entrance doors;(ii) roof/eaves detail ;(iii) windows and doors. Also including the submission of 1:50 elevations and section drawings of all entrances to the building. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.*

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy THP2 of the Neighbourhood Plan.

4. ***No development above ground floor slab level can commence** ~~The development hereby permitted shall not commence unless and until~~ detailed design drawings of the LAP Play area have been submitted and approved by the Local Planning Authority, this area shall be provided in accordance with the approved plans prior to the occupation of any of the residential units or in accordance with a programme to be approved with the Local Planning Authority.*

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy THP2 of the Neighbourhood Plan.

5. ~~No development above ground floor slab level can commence until the commencement of development~~ a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 shall have been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; **phasing plans;** written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following **first occupation** commencement of the development (or within such extended period **or phasing** as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To achieve a development of visual quality and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan.

6. ~~No development above ground floor slab level can commence until the commencement of development~~ details of a hard landscaping scheme for the site shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding (where appropriate); means of enclosure; details and samples of hard surfacing materials; minor artefacts and structures (for example refuse and / or other storage units, benches and any other street furniture, lighting and street lighting specifications and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period **or phasing** as may first be agreed in writing with the Local Planning Authority).

Reason: To achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan.

7. Prior to the ~~commencement~~ **first occupation** of development a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas (other than privately owned plots) together with a timetable for the implementation, monitoring and review of the landscape management plan, has been submitted to and approved in writing by the Local Planning Authority. **(or within such extended period as may first be agreed in writing with the Local Planning Authority).**

The Landscape Management Plan shall be carried out in accordance with the approved details and timetable.

Reason: To achieve a development of visual quality and to protect neighbouring residential amenity and to accord with Policy and DP26 of the Mid Sussex District Plan and the NPPF.

8. *Prior to commencement a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.*

The CEMP (Biodiversity) shall include the following.

- a) *Risk assessment of potentially damaging construction activities.*
- b) *Identification of "biodiversity protection zones".*
- c) *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) *The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) *The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) *Responsible persons and lines of communication.*
- g) *The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.*
- h) *Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended). Also in accordance with policy DP38 of the Mid Sussex District Plan and the NPPF.

9. *PRIOR TO COMMENCEMENT OF ANY WORKS WHICH WILL IMPACT THE BREEDING / RESTING PLACE OF HAZEL DORMOUSE*

"Any works which will likely impact the breeding / resting places of Hazel Dormouse, shall not in any circumstances commence unless the local planning authority has been provided with either:

- a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."*

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998. Also in accordance with policy DP38 of the Mid Sussex District Plan and the NPPF.

10. *Upon the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in*

writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA and Drawings (Surface / Foul Water Drainage Strategy Report Project No. AC20188 Doc No. AC20188-ABS-XX-XX-RP-C-5800 Revision P05 May 2025) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure the development achieves a high standard of sustainability, the design meets the National Standards for SuDS and does not increase flood risk elsewhere and to accord with policy DP41 of the Mid Sussex District Plan and national policy provisions contained within the NPPF.

11. *Air Quality: Prior to the commencement of any residential part of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. The scheme shall be in accordance with, and to a value derived in accordance with, the Air quality and emissions mitigation guidance for Sussex which is current at the time of the application. The calculated figure of £7,154 submitted in the Hawkins Environmental Air Quality Assessment (Report No: H4314 – AQ – v2) is accepted and agreed. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.*

Reason: to preserve the amenity of local residents regarding air quality and emissions in accordance with policy SA38 of the Site Allocation DPD and national policy provisions contained within the NPPF.

12. *Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: measures to control noise or vibration affecting nearby residents (the principles outlined in the Hawkins noise assessment are accepted as an appropriate basis); artificial illumination; dust control measures in accordance with best practice (the principles outlined in the Hawkins air quality assessment are accepted as an appropriate basis). The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.*

Reason: to preserve the amenity of local residents regarding air quality and emissions in accordance with policy SA38 of the Site Allocation DPD and national policy provisions contained within the NPPF.

13. *No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,*
- the anticipated number, frequency and types of vehicles used during construction,*

- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety, the amenities of the area and amenity of local residents to accord with policies DP21 and DP26 of the Mid Sussex District Plan and the NPPF.

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.

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, store or act in reliance on it or any attachments. Instead, please notify the sender and then immediately and permanently delete it. Gillings Planning Ltd, registered in England and Wales. Registered No 10778690. Registered Office Gillings Planning, 2 Wessex Business Park, Colden Common, Winchester, Hampshire, SO21 1WP

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within

this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.