

From: Katherine Williams
Sent: 14 November 2025 09:54:58 UTC+00:00
To: "colin smith" <colin@colinsmithplanning.co.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Dear Colin,

Thank you for your email.

The previous extensions of time agreed were to allow time for you to discuss the impending decision of the application with your client and how they wished to proceed. The provided information will not address all the concerns raised nor change the recommendation for refusal. Due to this the additional information will be not accepted and the application will be determined as it stands.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: colin smith <colin@colinsmithplanning.co.uk>
Sent: 13 November 2025 13:16
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Good afternoon Katherine

Please see attached a unilateral undertaking and an FRA to address the points raised in our previous emails.

Please could you confirm receipt, and add these documents to the file. I am happy to agree an additional extension of time in order for the documents to be uploaded.

Regards

Colin Smith
Colin Smith Planning Ltd

07879 472627

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 13 November 2025 11:56
To: colin smith <colin@colinsmithplanning.co.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Dear Colin,

Following on from our previous emails please confirm by the end of the day if your client wishes to withdraw the application.

Should this confirmation not be received the application will be determined and refused.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: Katherine Williams
Sent: 30 October 2025 08:58
To: 'colin smith' <colin@colinsmithplanning.co.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Dear Colin,

Thank you for your email, the extension of time is accepted.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: colin smith <colin@colinsmithplanning.co.uk>
Sent: 30 October 2025 06:45
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Good morning Katherine

I refer to our email exchanges below- can we agree a further extension of time up to 14.11.25 please.

Many thanks

Colin Smith
Colin Smith Planning Ltd

07879 472627

www.colinsmithplanning.co.uk

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 23 October 2025 09:45
To: colin smith <colin@colinsmithplanning.co.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Dear Colin,

Thank you for your email.

To allow time for your to discuss this with your client I would like to suggest an extension of time to 29th October, please confirm if this is acceptable.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214

www.midsussex.gov.uk



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From: colin smith <colin@colinsmithplanning.co.uk>
Sent: 23 October 2025 09:37
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Good morning Katherine

Thanks for your email below- the comments of which are noted.

Please can you not issue the decision notice just- I have forwarded the email to my client and am waiting to discuss the contents, and for him to issue instructions to me.

Please confirm receipt of this email.

Regards

Colin Smith
Colin Smith Planning Ltd

07879 472627

www.colinsmithplanning.co.uk

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 22 October 2025 12:15
To: colin smith <colin@colinsmithplanning.co.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Dear Colin,

Thank you for your emails and my apologies for the delay in my response, the additional document has been added to the file.

I have considered the comments within this document and the proposal, however I do not agree with the points raised and given the form, scale and position of the proposed dwelling it is considered that it would amount to a visually cramped form of development out of keeping with the character and would cause overdevelopment. In addition to this, the shape and proportions of the site would result in an insufficient amenity space of the future occupiers of the dwelling along with overlooking and a loss of privacy for the occupiers of Charnwood, amounting to significant harm for both properties.

Concerns have also been raised by the Flood Risk and Drainage team regarding the lack of information submitted, it is noted that the site itself is not within an are of flood risk, however Yew Lane itself is within an area of high surface water flooding risk and information on the potential impact of the proposal on this area of risk should have been provided.

Due to the location of the site we would require a legal agreement (SAMM and SANG) for mitigation for the impact of the proposal on the Ashdown Forest, however due to the other concerns raised above this has not pursued.

Due to the nature of these concerns, I do not consider that there are any amendments that could overcome these impacts, and I do not consider that the site is suitable for residential development. The application is therefore being recommended for refusal. Your client has the right of appeal should they wish to pursue this with the inspectorate.

I appreciate that this may be disappointed however I hope that this clarifies the planning position.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: colin smith <colin@colinsmithplanning.co.uk>
Sent: 16 October 2025 12:32
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: FW: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

You don't often get email from colin@colinsmithplanning.co.uk. [Learn why this is important](#)

Good afternoon Katherine

I refer to the email below and attached letter. Could you confirm receipt please? Also, I would be grateful if you could provide your comments in response to the attached letter.

Regards

Colin Smith
Colin Smith Planning Ltd

07879 472627

www.colinsmithplanning.co.uk

From: colin smith <colin@colinsmithplanning.co.uk>
Sent: 10 October 2025 09:10
To: 'Katherine Williams' <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Good morning Katherine

I refer to the above site and our recent site visit.

Following the publication of the consultee responses on the Council's website, please see attached the applicant's response.

I would be grateful if you would confirm receipt, and let me know if any further information is required. Could you confirm your likely recommendation and timescale for decision please?

Many thanks

Colin Smith
Colin Smith Planning Ltd

07879 472627

www.colinsmithplanning.co.uk

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 23 September 2025 12:06

To: colin@colinsmithplanning.co.uk

Subject: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Dear Mr Smith,

I am writing with regards to the above application.

I am the case officer for this application, and I would like to conduct a site visit to the property. I will be in the area next week on Monday 29th September between 4pm and 5pm and I will require access to the rear of the property, however I do not need to be accompanied.

Please let me know if this would be convenient for your clients.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214

www.midsussex.gov.uk



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