

Deborah Lynn

From: Joseph Pearson [REDACTED]
Sent: 28 September 2026 13:25
To: Deborah Lynn
Subject: RE: DM/26/1560 - Land r/o The Byre, The Street, Bolney - 2/2
Attachments: 327-P3f Proposed Site Plan.pdf; Arbortrack Briefing Note - September 2026.pdf

Dear Debbie,

Further to your email below, we've now reviewed the Tree Officer's comments and made amendments to the site layout as suggested.

The Briefing Note from our Arboricultural Consultant and the revised Site Plan are attached.

Kind regards,
Joseph Pearson MRTPI
Associate

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD
[REDACTED]

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From: Deborah Lynn <deborah.lynn@midsussex.gov.uk>
Sent: Friday, September 11, 2026 1:30 PM
To: Joseph Pearson [REDACTED]
Subject: RE: DM/26/1560 - Land r/o The Byre, The Street, Bolney - 2/2

Dear Joseph

Many thanks for your e-mails and revised documents.

I had been awaiting the attached comments from the Council's Tree Officer, Irene Fletcher, before responding to you. Apologies for the delay in providing these - unfortunately one of our Tree Officers has recently left MSDC and our remaining Tree Officer has been working through a backlog of consultee responses.

In her comments, Irene raises concerns regarding potential impact upon the Oak tree, T3, and has asked if the percentage of the RPA impacted could be clarified. She has suggested that amendments are made to lessen impact. Is a proposed garage necessary for The Byre? Could amendments be made to reduce the extent of hardstanding within the RPA?

She has also asked that further clarification is provided regarding the large protected tree that falls within the garden of plot 5. Please can the extent of the garden covered by the tree be clarified.

In view of the above, I would recommend that further consideration is given to amending the scheme to address the comments raised and would be grateful if further clarification could be provided.

Once further details have been received to address such matters, I shall look to readvertise the application and the additional information that has been recently submitted.

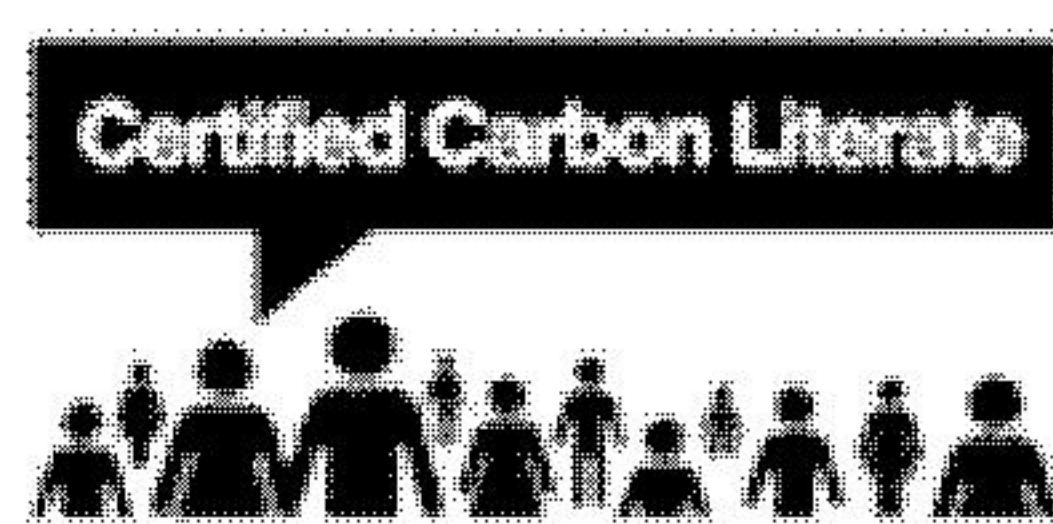
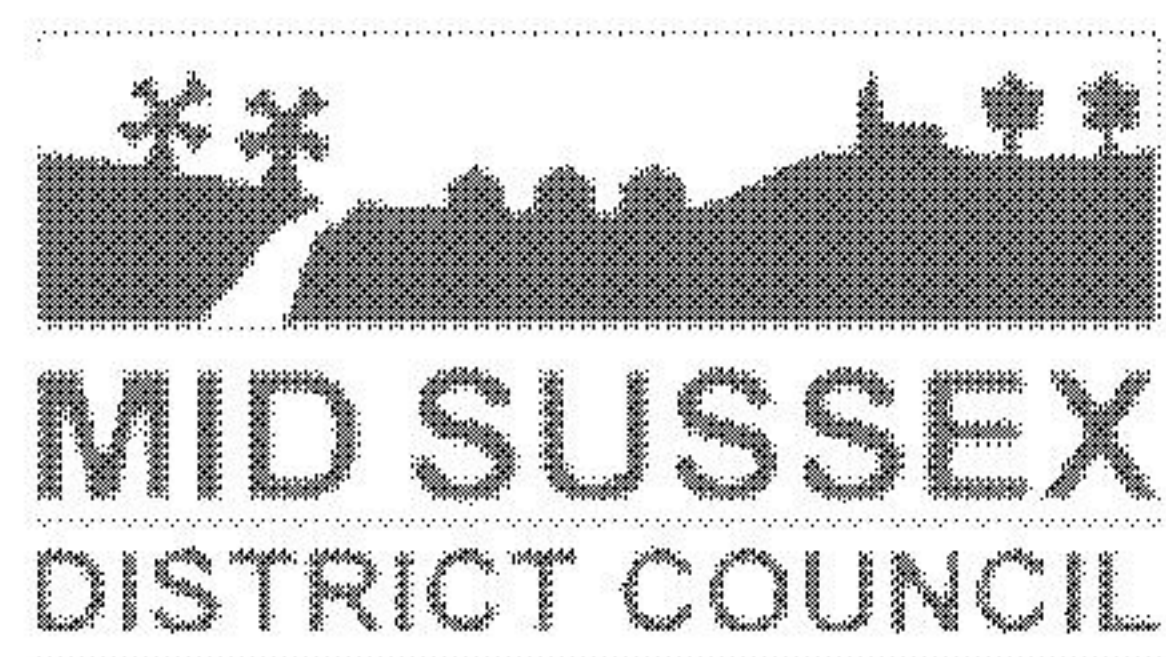
I hope that the above assists but please get back to me should you have any queries.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer
Development Management
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deborah.lynn@midsussex.gov.uk
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Working together for a better Mid Sussex



From: Joseph Pearson [REDACTED]
Sent: 04 September 2026 13:37
To: Deborah Lynn <deborah.lynn@midsussex.gov.uk>
Cc: Simon Bareham [REDACTED] servicesupport

<servicesupport@midsussex.gov.uk>

Subject: DM/26/1560 - Land r/o The Byre, The Street, Bolney - 2/2

Dear Debbie,

We can now submit the revised documents as previously discussed – separated across two emails due to file sizes. These include:

- Revised Proposed Site Plan showing minor amendments to the access road and red line area
- Revised location plan, topographical plan and tree survey showing corrected red line area
- NatureSpace GCN Report and accompanying documents
- Flood Risk and Drainage Response Note
- Highways Response Note
- Revised Flood Risk, Foul Sewage & Surface Water (Drainage) Assessment

The requested confirmation from South East Water was forward onto you separately on 28th August 2026.

Kind regards,
Joseph Pearson MRTPI
Associate

LEWIS & CO
PLANNING

2 Port Hall Road, Brighton, BN1 5PD

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2024 Constructing Excellence South East Award Winner Regeneration and Retrofit
2024 Constructing Excellence South East Award Winner People's Choice



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