

From: colin smith <colin@colinsmithplanning.co.uk>
Sent: 23 October 2025 09:50:17 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1928 - Woodcote, Yew Lane, East Grinstead

Good morning Katherine

Yes- the EoT is agreed.

Regards

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



MID SUSSEX
DISTRICT COUNCIL

Working together for a better Mid Sussex

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 area 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 (SMM 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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DISTRICT COUNCIL

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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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