

From: Anna Tidey
Sent: 30 July 2025 14:55:12 UTC+01:00
To: "Place Services Ecology" <placeservicesecology@essex.gov.uk>
Cc: "Sue Hooton - Principal Ecological Consultant" <sue.hooton@essex.gov.uk>;
"Hamish Jackson - Senior Ecological Consultant" <hamish.jackson@essex.gov.uk>
Subject: Request for comments/ Bat Survey Update for DM/25/1446 - Lydhurst Estate,
The Street, Warninglid
Attachments: 13362 Bat Emergence Activity Rpt V2.pdf, URGENT -Awaited Planning
application Ecologist consultation response- DM/25/1446 -Lydhurst Estate,The Street, Warninglid

Dear Place Services

Further to the email I sent yesterday, see attached, I have now received the attached email from the Applicant's Agent which includes a copy of a further Bat Survey Report, which I have also saved to the publicly accessible information on the planning file.

Whilst a short Extension of time has been agreed for the Decision Target Date, please can you provide your comments for this application at the earliest opportunity to avoid a delay in the determination and decision?

Thank you

Regards

Anna Tidey

Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>

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- SAVE A TREE Only print this email if absolutely necessary.

From: Shelley Jones <shelley.jones@ruralsolutions.co.uk>
Sent: 30 July 2025 12:33
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: Re: Update for DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Hi Anna,

Thank you for your email.

We will agree to an EOT until 8th August as requested but hope we can resolve the application by then and no further EoTs are required.

In terms of the outstanding ecology comments, for completeness please find attached a copy of a Bat Survey Report, which confirms the survey results now the final bat summer survey has been completed. It supports the conclusions already contained within the EcIA; and as we still await Ecology comments, I hope this can be passed to them for information asap, and not result in any additional delays in their comments, which are considerably overdue.

Have you any updates on when they, and Emily may respond with her heritage comments?

In terms of the query from your Tree Officer regarding additional tree removals. There is nothing else confirmed at present and no updated tree plan to submit. I understand the possibility of removing a couple of large Spruce trees which are in poor condition, in the future was discussed on site, but the need for this is not confirmed at present and not required to facilitate the development. As such we are not proposing to submit any additional information as part of this application and understand the Tree Officer has submitted a comment of 'No Objection' to the current scheme.

I look forward to hearing from you with any further updates.

Kind regards,

Shelley Jones
Director - Planning

 **Rural Solutions**

Canalside House, Brewery Lane , Skipton , North Yorkshire , BD23 1DR

Direct Tel: **01756 243694** | Office Tel: **01756 797501**

Email: **shelley.jones@ruralsolutions.co.uk** | Web: **www.ruralsolutions.co.uk**



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From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: Tuesday, July 29, 2025 10:09

To: Shelley Jones <shelley.jones@ruralsolutions.co.uk>

Cc: Place Services Ecology <placeservicesecology@essex.gov.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: RE: Update for DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Good Morning Shelley

Thank you for your email. I apologise for my delay in replying to you.

I am aware that the scheduled Decision Target Date for the above application is tomorrow, 30.07.2025.

Unfortunately, I am awaiting the formal Consultation responses from both Emily Wade (Conservation Officer) and I also need a response from the Ecology consultant. I have requested a timescale for their receipt. I shall report back on the likely consultee delays, once I have been advised.

As a result of these delayed comments I will have to request an Extension of time for the Decision Target Date.

I would like to request an EOT date of 08.08.2025, so that the decision is not significantly delayed.

I shall be grateful if you can make your clients aware of this and confirm agreement to the EOT by return email.

For your information I am due on leave from 19th August 2025.

Kind regards

Anna Tidey

Planning Officer

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- SAVE A TREE Only print this email if absolutely necessary.

From: Shelley Jones <shelley.jones@ruralsolutions.co.uk>

Sent: 17 July 2025 11:36

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: Re: Update following Site Visit - DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Hi Anna,

Ok thank you.

Do you think we are still on track for the target decision date at the end of July?

Kind regards,

Shelley Jones

Director - Planning



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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: Thursday, July 17, 2025 11:27
To: Shelley Jones <shelley.jones@ruralsolutions.co.uk>
Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>; Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Subject: RE: Update following Site Visit - DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Good Morning Shelley

Thank you for your email. I hope you had a good break, and yes, I am now feeling better, Thank you.

I do not consider that I will need to revisit the site, as I had a good look around at the preapplication stage and I have numerous photos from that visit. In addition Emily has offered to forward me her photos from the visit last week. I am awaiting the formal Consultation responses from both Emily and Emma Rivett, which I will add to the public register upon their receipt.

Please review the Public Register for updates on the case, see [View and Comment on Planning Applications - Mid Sussex District Council](#)

I am also awaiting a response from the Ecology consultant.

I will be in touch if I need any further information from you in due course.

Kind regards

Anna Tidey

Planning Officer

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- SAVE A TREE Only print this email if absolutely necessary.

From: Shelley Jones <shelley.jones@ruralsolutions.co.uk>
Sent: 17 July 2025 09:20
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: Re: DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Good morning Anna,

I understand you were off sick last week and couldn't make the site visit. I hope you are feeling better?

Could you please update me on next steps now;

- Do you require a rescheduled site visit and if so when can this be arranged for?
- Have you had comments back from Emily and Emma following their visit?
- Are there other things still outstanding on the application from your perspective before you could advance things towards a decision?

Do give me a call if easiest.

Kind regards,

Shelley Jones

Director - Planning



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From: Shelley Jones <shelley.jones@ruralsolutions.co.uk>

Sent: Monday, June 30, 2025 13:55

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>; Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Subject: Re: DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Hi Anna,

Further to our call this morning, I can confirm access has been arranged for 10th July.

If you drive to the front gates from 'The Street' and ring the intercom, the PA will open the gates and let you in. She has your names and is expecting you all.

Charles Meloy (Architect) and Nick Dexter (Landscape Architect), will be at site and can help with orientation and answer any questions etc. As explained, I am on annual leave so sorry I cannot meet you all there, but I hope the site visit is helpful and look forward to discussing on my return Anna.

Kind regards,

Shelley Jones

Director - Planning

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: Friday, June 27, 2025 12:40
To: Shelley Jones <shelley.jones@ruralsolutions.co.uk>
Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>; Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Subject: FW: DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Dear Shelley

Further to my recent email requesting a Site visit I have received the attached comments from Emma Rivett, Tree Officer.

As you can see Emma has also requested to attend the provisional site visit.

I await your confirmation if this is acceptable.

Regards

Anna

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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Sent: 27 June 2025 12:23
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Dear Anna,

I have been looking through the Tree Planning Report, Tree Planting Schedule and the Landscaping documents for this proposal and have some questions. I noticed that there is a site visit scheduled for the 10th July. Would it be possible for me to attend this meeting, so that I can see in person what is proposed with regards to the trees?

I note that 11 trees will be lost to facilitate the development, including 1 Pedunculate oak and that the native trees to be replanted are in the minority. I would like to view the setting, to assist me with the comments and to understand the species selection for replanting.

Kind regards

Emma

Emma Rivett

Assistant Tree Officer-Development Management

www.midsussex.gov.uk

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Email sent 13:59 on 26.06.2025

Dear Shelley

Thank you for your email and 'phone message this morning regarding the above application. Sorry, but I have recently returned from leave, hence my delay in replying to you.

The site notice has been displayed by a colleague in my absence.

Both Emily Wade and I would like to arrange a joint site visit, to include access into the detached Snooker/Games room outbuilding and with access around the surrounding gardens, walled garden and outbuildings. We can both make a joint visit at 10am on 10th July 2025, if that is convenient.

Please can you confirm which gate we can gain access into the site from (I assume the main gate from The Street, to the east of the house?) and the access arrangements.

I look forward to hearing from you.

Regards

Anna Tidey

Planning Officer

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