

From: Deborah Lynn
Sent: 17 August 2026 09:41:11 UTC+01:00
To: "'Will Langer'" <will@stephenlanger.co.uk>
Subject: RE:DM/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Hi Will

Thank you for your e-mail.

Yes, I am willing to allow more time for you to consider your next steps provided that you are willing to agree to a further extension of time by which to determine the applications - they are currently due to be determined by this Thursday 20th August. Would an extension to Friday 28th August be agreeable with you?

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer
Development Management
Tel: 01444 477323
deborah.lynn@midsussex.gov.uk
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From: Will Langer <will@stephenlanger.co.uk>
Sent: 14 August 2026 17:20
To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Cc: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>; Austin Clegg <austin@stephenlanger.co.uk>
Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Hi Debbie,

Many thanks for you email below.

Could we have a small amount of time to consider and come back to you with our next steps?

Best

Will

Will Langer MRICS Chartered Surveyor will@stephenlanger.co.uk www.stephenlanger.co.uk Direct Dial: 01892 351070	Stephen Langer Architects combining the art of architecture with the craft of building Stephen Langer Architects York Cottage, Major Yorks Road Tunbridge Wells, Kent TN2 5TP Tel: 01892 524555
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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Sent: 12 August 2026 18:09
To: Will Langer <will@stephenlanger.co.uk>
Cc: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>
Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Dear Will

I hope this e-mail finds you well.

Please be advised that I have received detailed comments from Emily Wade regarding the proposal, which are attached for your information.

In view of the concerns raised and recommended further research regarding certain works, we consider that it would be preferable that the current applications are withdrawn with a view to seeking pre-application advice.

In addition to the above, I note that the description of the householder application references returning the pair of semi-detached cottages to a single dwelling. The proposed merging of the 2 dwellings to form one larger dwelling cannot be considered under a householder application and would require a full planning application to be submitted to consider the principle of development. Presently, the Council has no development plan policies in place that specifically restrict the loss of dwellings and therefore is unable to raise an objection in principle, provided that the proposal is not considered to cause material harm. However, policy DPH1 of the Submission Draft District Plan 2021 – 2039 advises in part that ‘the net loss of residential dwellings will not be permitted unless there are specific circumstances that justify the loss.’ The Plan is at examination and currently only carries minimal weight when determining applications. Alternatively, you may be of the view that the proposal would not result in any material changes to the property and would not involve development, in which case I would recommend that an application for a lawful development certificate is submitted to consider the principle of development, prior to any further works being sought.

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

Kind regards

Debbie.

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From: Will Langer <will@stephenlanger.co.uk>
Sent: 28 July 2026 17:39
To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Cc: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>
Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Hi Debbie,

Many thanks for your email and it was great to meet you today! Yes, we can agree to the EOT.

Best

Will

Will Langer MRICS Chartered Surveyor will@stephenlanger.co.uk www.stephenlanger.co.uk Direct Dial: 01892 351070	Stephen Langer Architects combining the art of architecture with the craft of building Stephen Langer Architects York Cottage, Major Yorks Road Tunbridge Wells, Kent TN2 5TP Tel: 01892 524555
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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Sent: 28 July 2026 15:58

To: Will Langer <will@stephenlanger.co.uk>

Cc: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>

Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Dear Will

Thank you for showing Emily and I around the above property this morning – it was nice to meet with you.

As discussed, the applications are currently due to be determined by Thursday 30th July. To allow for further consideration to be given to the proposal following on from our site visit today, I would be grateful if you could agree to an extension of time to determine the application by Thursday 20th August.

Please advise if this is agreeable with you.

Kind regards

Debbie.

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From: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>
Sent: 14 July 2026 14:17
To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>
Cc: Will Langer <will@stephenlanger.co.uk>
Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

That's great, thank you very much Debbie!

Kind regards,

Sandra

Sandra Richards
planning@stephenlanger.co.uk
www.stephenlanger.co.uk

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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Sent: 14 July 2026 13:38

To: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>; Emily Wade
<Emily.Wade@midsussex.gov.uk>

Cc: Will Langer <will@stephenlanger.co.uk>

Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Hi Sandra

Yes, 9.30 am should be ok.

Kind regards

Debbie.

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From: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>

Sent: 14 July 2026 12:42

To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>; Emily Wade
<emily.wade@midsussex.gov.uk>

Cc: Will Langer <will@stephenlanger.co.uk>

Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Hi Debbie,

Sorry, just wondering if it would be at all possible to make it slightly earlier on the 28th
– say 9.30am?

Kind regards,

Sandra

Sandra Richards planning@stephenlanger.co.uk www.stephenlanger.co.uk	Stephen Langer Architects combining the art of architecture with the craft of building Stephen Langer Architects York Cottage, Major Yorks Road Tunbridge Wells, Kent TN2 5TP Tel: 01892 524555
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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Sent: 14 July 2026 10:20

To: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>

Cc: Will Langer <will@stephenlanger.co.uk>; Austin Clegg <austin@stephenlanger.co.uk>

Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Great, thanks Sandra.

I shall note that in our diaries.

We look forward to meeting with you then.

Kind regards

Debbie.

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From: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>
Sent: 14 July 2026 10:13
To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>
Cc: Will Langer <will@stephenlanger.co.uk>; Austin Clegg <austin@stephenlanger.co.uk>
Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Hi Debbie – yes 10am is fine, thank you..

Kind regards,

Sandra

Sandra Richards planning@stephenlanger.co.uk www.stephenlanger.co.uk	Stephen Langer Architects combining the art of architecture with the craft of building Stephen Langer Architects York Cottage, Major Yorks Road Tunbridge Wells, Kent TN2 5TP Tel: 01892 524555
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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Sent: 14 July 2026 10:11
To: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>; Emily Wade

<Emily.Wade@midsussex.gov.uk>

Cc: Will Langer <will@stephenlanger.co.uk>; Austin Clegg <austin@stephenlanger.co.uk>

Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Hi Sandra

Thank you for coming back to me.

What time would suit you best? Would 10am be ok?

Kind regards

Debbie.

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From: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>

Sent: 14 July 2026 10:09

To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>

Cc: Will Langer <will@stephenlanger.co.uk>; Austin Clegg <austin@stephenlanger.co.uk>

Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Hi Debbie,

Further to your email yesterday please can we confirm the morning of Tuesday 28th July for the site visit, thank you.

Kind regards,

Sandra

Sandra Richards
planning@stephenlanger.co.uk
www.stephenlanger.co.uk

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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Sent: 13 July 2026 16:26

To: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>

Cc: Will Langer <will@stephenlanger.co.uk>; Austin Clegg <austin@stephenlanger.co.uk>

Subject: RE: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Dear Kate

Thank you for your e-mail.

Unfortunately, Emily and I are no longer available to visit this Thursday 16th July.

Emily's diary is now also booked for the 21st July.

We could still do Thursday 23rd July between 11am and 12.30pm or we could do Tuesday 28th July and Thursday 30th July between 9.30 am and 12.30pm.

Apologies for any inconvenience caused.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer

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From: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>
Sent: 09 July 2026 15:49
To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>
Cc: Will Langer <will@stephenlanger.co.uk>; Austin Clegg <austin@stephenlanger.co.uk>
Subject: M/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Dear Debbie,

Thank you for your email

Thursday 16th July at 11 would be the most convenient, we are just checking with our Client regarding access

Kind regards,

Kate

Kate de Montfort
planning@stephenlanger.co.uk
www.stephenlanger.co.uk

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Wales Company No: 4561467. Registered Office: York Cottage, Major Yorks Road, Tunbridge Wells, Kent.
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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Sent: 06 July 2026 12:29
To: Planning - Stephen Langer Architects <planning@stephenlanger.co.uk>
Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: DM/26/1298 and 1421 - 57 and 58 Bramblehill Farm, Selsfield Road, Turners Hill

Dear Mr Langer

I write with regards to the above applications to return the pair of semi-detached cottages to a single dwelling and add a single storey rear extension.

The Council's Conservation Officer, Emily Wade, and I would like to conduct a site visit to assess the proposal and are potentially available to meet at the following times:

Thursday 16th July - between 11am and 12:30pm
Tuesday 21st July – between 09:30 am and 12:30 pm
Thursday 23rd July – between 09:30 am and 12:30 pm

Please let me know a date and time convenient to you and I shall arrange a meeting accordingly.

I look forward to hearing from you.

Kind regards

Debbie.

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Planning Officer
Development Management
Tel: 01444 477323
deborah.lynn@midsussex.gov.uk
www.midsussex.gov.uk

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