

From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Sent: 11 March 2026 17:55:27 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Subject: RE: DM/26/0167 - Penland Farmhouse, Hanlye Lane, Cuckfield

Hi Debbie,

Further to our recent correspondence, please find attached revised and additional drawings relating to the Reserved Matters planning application for Penland Farmhouse.

The house on Plot 1 has been revised so that it has been brought forward and reduced in size, thereby providing greater separation to the Oak tree at the rear, whilst also increasing the separation to the adjacent new house to its side.

We would be grateful if you could review the attached details and let us know if this is now acceptable.

Best regards,

Tim

TIM RODWAY
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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Sent: 06 March 2026 10:30
To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Subject: RE: DM/26/0167 - Penland Farmhouse, Hanlye Lane, Cuckfield

Hi Tim

Many thanks for the attached correspondence.

Yes I consider this information to be satisfactory.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer
Development Management
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From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Sent: 03 March 2026 16:52
To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Subject: RE: DM/26/0167 - Penland Farmhouse, Hanlye Lane, Cuckfield

Hi Debbie,

Further to our recent discussions, please find correspondence between the Applicants and South East Water in respect of water supply and connection. Please can you review and confirm that this is satisfactory?

In respect of the other points you have raised in your email of 27 February, we are discussing these with our Client and their Architect, and we hope to be able to issue to you revised drawings soon.

Best regards,

Tim

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From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Sent: 27 February 2026 13:10
To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Subject: DM/26/0167 - Penland Farmhouse, Hanlye Lane, Cuckfield

Dear Tim

I write following on from our phone call earlier today to confirm matters discussed.

We discussed the above reserved matters application for 4 houses which follows on from outline consent DM/23/0972. The appearance, layout, scale and landscaping details are being considered under this current application.

Layout

I attach the Council's Tree Officer's comments for your information. She raises concerns regarding the position of the westernmost dwellinghouse in relation to the category A Oak tree that lies just outside the site and recommends that the house is sited further away from the tree in order to reduce potential future pressure to prune the tree. I also have concerns regarding the layout and position of the two westernmost houses which appear somewhat cramped, with their two front gable projections almost touching. I would therefore recommend that the layout and/or footprint of the houses are amended to address these concerns and allow for more space between the properties.

Landscaping

I note that a low level wall and gate are proposed at the entrance to the property and would be grateful if further details could be provided regarding the height of the wall and the appearance of the gate. I would recommend that the gate is sympathetic in design to the semi-rural character of the area, such as a 5 bar gate. I also attach the Council's Ecologist's comments for your information which refer to landscaping details to be provided at the discharge of conditions stage. They also recommend that further opportunities to ensure a measurable biodiversity net gain should be explored for this application, as encouraged by policy DP38 of the District Plan.

I do not have any significant concerns regarding the design and appearance of the dwellinghouses which are considered in keeping with the appearance and character of

surrounding properties within the residential estate. Nor do I have any significant concerns regarding the scale of the dwellinghouses.

On a separate matter, I would be grateful if you could provide confirmation from South East Water that there is adequate water supply to serve the development.

I also attach comments from the Council's Environmental Protection Officer for your information – she has recommended that a condition is imposed in respect of the air source heat pumps.

I trust 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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