

From: Jo Dawes <Jo@planitconsulting.co.uk>
Sent: 08 July 2025 10:02:12 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: FW: Update for DM/24/2263 -The Lake House, Old Hollow, Copthorne
Attachments: impact on ley House.pdf

Dear Anna,

Further to my email yesterday, we note the comments regarding the tree, but refer you to the tree officer comments which states “ **‘I could not object to the application’**”.

We have given thought to its retention however as indicated this is not possible as it would mean re-routing the driveway and would mean that vehicles would adversely affect the root protection zones of the healthy trees to the west of it. We also note that the tree is not a veteran tree as it is in no way large enough. To be a veteran our tree consultant has advised it would need to be a diameter of at least 1.4m.

I hope that this clarifies.

Best regards

Jo Dawes

Senior Planner

Planit Consulting

Phone: 01483 415753

Email: jo@planitconsulting.co.uk

Website: www.planitconsulting.co.uk

Address: 3 Innovation Place, Douglas Drive, Godalming, Surrey GU7 1JX



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From: Jo Dawes
Sent: 07 July 2025 13:16
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Janet Long <janet@planitconsulting.co.uk>
Subject: FW: Update for DM/24/2263 -The Lake House, Old Hollow, Copthorne

Dear Anna,

Further to Janet's email last week, please find attached some comments which we hope will assist in your deliberations, although as indicated we really hope that this will not trigger further consultations and delays.

Best regards

Jo Dawes

Senior Planner

Planit Consulting

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From: Janet Long <janet@planitconsulting.co.uk>

Sent: 03 July 2025 10:37

To: Anna Tidey <anna.tidey@midsussex.gov.uk>; Jo Dawes <Jo@planitconsulting.co.uk>

Cc: drainage <drainage@midsussex.gov.uk>; Alexandra Potamianos <apotamianos@aol.com>; Paul Williams <pl.williams@hotmail.co.uk>

Subject: Re: Update for DM/24/2263 -The Lake House, Old Hollow, Copthorne

Anna

Thank you for email.

I think the only point on which we are could make comment is point about impact on Ley House. We will provide you with comments on Monday. We consider that given the distance between the two properties, and intervening land (which rises then slopes down towards the lake), then will be very limited views of the new house which will be no more impactful than the existing house.

We will reply with a more formal response on Monday

Regards
Janet

Janet Long MRTPI

Planit Consulting

Phone: 01483 415 753

Mobile: 07809 506116

Email: janet@planitconsulting.co.uk

Website: www.planitconsulting.co.uk





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

Date: Thursday, 3 July 2025 at 10:24

To: Jo Dawes <Jo@planitconsulting.co.uk>, Janet Long <janet@planitconsulting.co.uk>

Cc: drainage <drainage@midsussex.gov.uk>

Subject: Update for DM/24/2263 -The Lake House, Old Hollow, Copthorne

Dear Jo and Janet

I am making progress with my report for this application, but I need to make you aware that there are some outstanding issues that are still to be addressed:

- BNG requirement – I have copied you into an email I have sent to Sue Hooton, Ecologist at Place Services this morning. **I await further advice on how to take this matter forward. I will advise you in due course.**
- Drainage – I am still awaiting comments from the MSDC Flood & Drainage Team. I am aware that these were due by 12.06.2025, whilst I was on leave. On 30.06.2025 I requested these were provided as a priority. I received confirmation from the Team that they will endeavour to respond in 10 working days from that date. **I am unable to progress a recommendation without these comments.** Upon receipt they will be displayed on the public register, at [View and Comment on Planning Applications - Mid Sussex District Council](#)
- Conservation Officer – In her latest comments Emily Wade has said: *'We do not appear to have received any of the other visuals previously requested, including no analysis of the impact on views from Ley House.... In the absence of the requested further information it is not possible to comment on the impact on Ley House'*. **In the absence of any further supporting information I will make my own assessment of the impact.**
- Tree Officer comments – I note your comments of 23.06.2025. **It is disappointing that the request to retain the monolith is not accepted.**

I will continue to work on the report today, but **I can confirm that a decision will not be made by the current agreed EOT of 04.07.2025, for the reasons I have explained above.**

Once the above matters are addressed I will request a further workable EOT date.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
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- SAVE A TREE Only print this email if absolutely necessary.

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

Sent: 02 July 2025 12:22

To: Jo Dawes <Jo@planitconsulting.co.uk>

Cc: Janet Long <janet@planitconsulting.co.uk>; Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: RE: DM/24/2263 -The Lake House, Old Hollow, Copthorne

Dear Jo

Thank you for your email.

I do intend to review the content of the planning file for this application again this afternoon, as I commence my report. I am currently awaiting a further comment from Emily Wade, Conservation Officer.

I shall be in touch if there are matters to discuss, including planning conditions.

Regards
Anna

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

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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: Jo Dawes <Jo@planitconsulting.co.uk>
Sent: 02 July 2025 11:33
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Janet Long <janet@planitconsulting.co.uk>
Subject: The Lake House

Good morning Anna,

I just wanted to check that you are on track to issue a decision on the 4th July as agreed by the extension of time. As you know we have gone to great lengths to address the concerns that you have previously raised however our clients have indicated that they wish for the application to now be determined without any further delays.

Best regards

Jo Dawes

Senior Planner

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