

From: Shelley Jones <shelley.jones@ruralsolutions.co.uk>
Sent: 06 August 2025 10:34:27 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Emily Wade" <Emily.Wade@midsussex.gov.uk>; "Place Services Ecology" <placeservicesecology@essex.gov.uk>; "Emma Rivett" <Emma.Rivett@midsussex.gov.uk>
Subject: Re: Update for DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Good morning, Anna

My clients are concerned about the delays, which as I say, have real implications for the timings of the project. If we cannot secure a planning approval in August, it is unlikely we would be able to secure the NE Licence in time to demolish the building in the very narrow few weeks window in Oct-Nov, before we have to wait until the spring.

We will however agree the EoT until the 15th August as requested.

If you can keep chasing the Ecological team for comments so the application can be resolved before your leave, that would be much appreciated.

Hoping you will be in a position to recommend approval of the application, and will require us to approve pre-commencement conditions; we had a request as to whether should any pre-commencement conditions be required, they are worded such as to exclude demolition works to the existing house if possible? This would allow the works necessary for demolition outside the bat season etc, to be undertaken without delay on receipt of the NE Licence.

Perhaps we can discuss next week when you'll hopefully be in a better position to look at your recommendation and associated conditions.

Many thanks,

Shelley Jones

Director - Planning



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

Direct Tel: **01756 24369** | Office Tel: **01756 79750**
4 **1**

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





The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s).

If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication.

We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message.

We cannot accept liability for any loss or damage caused due to software viruses.

If you have received this communication in error please contact the sender by telephone or reply via email.

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

Sent: Tuesday, August 5, 2025 10:47

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

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

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

Dear Shelley

Thank you for your email.

I can confirm that I am still awaiting Consultee comments before I can finalise a recommendation on this application. Once comments are received, they are uploaded for public inspection. I received Emma Rivett's further Tree Officer comments on 31.07.2025, which read as follows: 'I have no further comments and that previous comments still stand'

Outstanding comments are awaited from the Ecological advisers, and I have made regular requests on 17.07.2025, 29.07.2025, and again today, for these to be provided, and/or a timescale provided for their receipt. I am aware that some of the staff have been on holiday recently, which may explain the delay.

Emily Wade was unable to make her comments ahead of her week on leave (this week). I am aware that she intends to reply to me next week, ahead of my planned period of leave

I can assure you that I am also keen for this application not to 'drift'. Aside from the outstanding responses I do intend to commence work on my recommendation report this week. **I will have to request a short Extension of time as a decision cannot be made by 8th. Please can you agree to an Extension to 15th August?**

I will contact you if I need any further supporting information.

Kind regards
Anna

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

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

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>

Working together for a Better Mid Sussex.



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

From: Shelley Jones <shelley.jones@ruralsolutions.co.uk>
Sent: 05 August 2025 09:39
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>; Place Services Ecology

<placeservicesecology@essex.gov.uk>; Emma Rivett <Emma.Rivett@midsussex.gov.uk>

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

Some people who received this message don't often get email from shelley.jones@ruralsolutions.co.uk. [Learn why this is important](#)

Hi Anna,

I hope you are well.

I have a project meeting with the applicants tomorrow morning and wondered if there when any updates on the application?

I have not seen any heritage or ecology comments yet? Are they on the way? Are you expecting to hit the EoT of 8th (Friday) for the decision?

We are really keen to secure a decision and not let this drift indefinitely, particularly with your annual leave approaching. Presuming an approval, we have a really limited window during which we could progress the demolition of the house due to bats using the building, and need to secure a NE licence, post planning permission. So timing is really tight. Whatever can be done to move things along would be much appreciated.

Kind regards,

Shelley Jones

Director - Planning



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

Direct Tel: **01756 24369** | Office Tel: **01756 79750**
4 **1**

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



The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s).
If you are not the intended recipient(s), you are expressly prohibited from

copying, distributing, disseminating, or in any other way using any information contained within this communication.
We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message.
We cannot accept liability for any loss or damage caused due to software viruses.
If you have received this communication in error please contact the sender by telephone or reply via email.

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: Wednesday, July 30, 2025 15:03
To: Shelley Jones <shelley.jones@ruralsolutions.co.uk>
Cc: Emily Wade <Emily.Wade@midsussex.gov.uk>; Place Services Ecology <placeservicesecology@essex.gov.uk>; Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Subject: RE: Update for DM/25/1446 - Lydhurst Estate, The Street, Warninglid

Dear Shelley

Thank you for your email, the EOT agreement and for the Bat Emergence Report. I have updated Emily Wade (Conservation Officer), Place Services and Emma Rivett (Tree Officer) accordingly.

I am awaiting the outstanding Consultee replies, but unfortunately, I cannot confirm a date I expect to receive these at this time.

Regards
Anna

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

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

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>

Working together for a Better Mid Sussex.



- 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



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

Direct Tel: **01756 24369** | Office Tel: **01756 79750**
4 **1**

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



The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s).

If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication.

We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message.

We cannot accept liability for any loss or damage caused due to software viruses.

If you have received this communication in error please contact the sender by telephone or reply via email.

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

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

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

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>

Working together for a Better Mid Sussex.



- 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

Rural Solutions

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

Direct Tel: **01756 24369** | Office Tel: **01756 79750**

4

1

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



The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s).

If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication.

We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message.

We cannot accept liability for any loss or damage caused due to software viruses.

If you have received this communication in error please contact the sender by telephone or reply via email.

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

Submit your planning application online.

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

Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer

Development Management

Tel: +44 (0)1444 477342

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

Working together for a Better Mid Sussex.



- 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



Canalside House, Brewery Lane, Skipton, North Yorkshire, BD23 1D
R

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

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



The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s).

If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication.

We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message.
We cannot accept liability for any loss or damage caused due to software viruses.
If you have received this communication in error please contact the sender by telephone or reply via email.

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

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

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

Tel: +44 (0)1444 477342
anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



Working together for a Better Mid Sussex.



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

Working together for a better Mid Sussex

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

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within

this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by

the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.