

**From:** Shelley Jones <shelley.jones@ruralsolutions.co.uk>  
**Sent:** 19 August 2025 15:31:36 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

Hi Anna,

I just tried to call and was hoping to catch you for an update before your leave.

I wanted to ask whether the ecology comments would be sent to anyone else in your absence, hoping they are issued whilst you are away! That way we could have sight of them asap?

You also wanted to agree a further EoT; do we have any indication of the timescales from Place Services Ecology, such that we can agree an appropriate EoT?

Many thanks,

Shelley Jones  
Director - Planning



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

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**From:** Shelley Jones <shelley.jones@ruralsolutions.co.uk>  
**Sent:** Wednesday, August 6, 2025 10:34  
**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 15<sup>th</sup> 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**

**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 8<sup>th</sup>. Please can you agree to an Extension to 15<sup>th</sup> August?**

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

Kind regards  
Anna

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

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

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**From:** Shelley Jones <[shelley.jones@ruralsolutions.co.uk](mailto:shelley.jones@ruralsolutions.co.uk)>  
**Sent:** 05 August 2025 09:39  
**To:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto:anna.tidey@midsussex.gov.uk)>  
**Cc:** Emily Wade <[Emily.Wade@midsussex.gov.uk](mailto:Emily.Wade@midsussex.gov.uk)>; Place Services Ecology <[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)>; Emma Rivett <[Emma.Rivett@midsussex.gov.uk](mailto:Emma.Rivett@midsussex.gov.uk)>  
**Subject:** Re: Update for DM/25/1446 - Lydhurst Estate, The Street, Warninglid

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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 8<sup>th</sup> (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



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**From:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto:anna.tidey@midsussex.gov.uk)>

**Sent:** Wednesday, July 30, 2025 15:03

**To:** Shelley Jones <[shelley.jones@ruralsolutions.co.uk](mailto:shelley.jones@ruralsolutions.co.uk)>

**Cc:** Emily Wade <[Emily.Wade@midsussex.gov.uk](mailto:Emily.Wade@midsussex.gov.uk)>; Place Services Ecology <[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)>; Emma Rivett <[Emma.Rivett@midsussex.gov.uk](mailto: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

-----  
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**From:** Shelley Jones <[shelley.jones@ruralsolutions.co.uk](mailto:shelley.jones@ruralsolutions.co.uk)>

**Sent:** 30 July 2025 12:33

**To:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto: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 8<sup>th</sup> 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



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**From:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto:anna.tidey@midsussex.gov.uk)>

**Sent:** Tuesday, July 29, 2025 10:09

**To:** Shelley Jones <[shelley.jones@ruralsolutions.co.uk](mailto:shelley.jones@ruralsolutions.co.uk)>

**Cc:** Place Services Ecology <[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)>; Emily Wade <[Emily.Wade@midsussex.gov.uk](mailto: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 19<sup>th</sup> August 2025.

Kind regards

Anna Tidey

Planning Officer

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**From:** Shelley Jones <[shelley.jones@ruralsolutions.co.uk](mailto:shelley.jones@ruralsolutions.co.uk)>

**Sent:** 17 July 2025 11:36

**To:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto: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



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

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**4** **1**

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**From:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto:anna.tidey@midsussex.gov.uk)>

**Sent:** Thursday, July 17, 2025 11:27

**To:** Shelley Jones <[shelley.jones@ruralsolutions.co.uk](mailto:shelley.jones@ruralsolutions.co.uk)>

**Cc:** Emily Wade <[Emily.Wade@midsussex.gov.uk](mailto:Emily.Wade@midsussex.gov.uk)>; Emma Rivett <[Emma.Rivett@midsussex.gov.uk](mailto: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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**From:** Shelley Jones <[shelley.jones@ruralsolutions.co.uk](mailto:shelley.jones@ruralsolutions.co.uk)>  
**Sent:** 17 July 2025 09:20  
**To:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto: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  
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**From:** Shelley Jones <[shelley.jones@ruralsolutions.co.uk](mailto:shelley.jones@ruralsolutions.co.uk)>

**Sent:** Monday, June 30, 2025 13:55

**To:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto:anna.tidey@midsussex.gov.uk)>

**Cc:** Emily Wade <[Emily.Wade@midsussex.gov.uk](mailto:Emily.Wade@midsussex.gov.uk)>; Emma Rivett <[Emma.Rivett@midsussex.gov.uk](mailto: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 10<sup>th</sup> 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

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**From:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto:anna.tidey@midsussex.gov.uk)>  
**Sent:** Friday, June 27, 2025 12:40  
**To:** Shelley Jones <[shelley.jones@ruralsolutions.co.uk](mailto:shelley.jones@ruralsolutions.co.uk)>  
**Cc:** Emily Wade <[Emily.Wade@midsussex.gov.uk](mailto:Emily.Wade@midsussex.gov.uk)>; Emma Rivett <[Emma.Rivett@midsussex.gov.uk](mailto: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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**From:** Emma Rivett <[Emma.Rivett@midsussex.gov.uk](mailto:Emma.Rivett@midsussex.gov.uk)>  
**Sent:** 27 June 2025 12:23  
**To:** Anna Tidey <[anna.tidey@midsussex.gov.uk](mailto: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 10<sup>th</sup> 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](http://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 10<sup>th</sup> 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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