

Planning Application

Proposed removal of disused and redundant agricultural buildings and creation of an events venue through the erection of an events barn and open barn. Proposed use of redundant Grade II Listed farmhouse and Curtilage Listed Building to provide ancillary accommodation to serve the events venue. Proposed erection of estate barn to assist with operation of events venue and retained agricultural land. Creation of new vehicular access onto Bob Lane and provision of driveway and parking area, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.

Twineham Court Farm, Bob Lane, Twineham, Haywards Heath RH17 5NH



Planning Statement (Sustainability Statement incorporated) prepared by Wilbury Planning Ltd

Applicant: Telbridge Properties Limited

13 November 2024

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Planning Statement (Sustainability Statement incorporated)

1.0 Introduction

1.1 This Planning Statement accompanies a full planning application (known as “*the application*” from hereon) for the following description of development:

- *“Proposed removal of the modern disused and redundant agricultural buildings and creation of an events venue through the erection of an events barn and open barn. Proposed use of redundant Grade II Listed farmhouse and Curtilage Listed Building to provide ancillary accommodation to serve the events venue. Proposed erection of estate barn to assist with operation of events venue and retained agricultural land. Creation of new vehicular access onto Bob Lane and provision of driveway and parking area, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.”*



Figure 1: View 1 (2427.PL12).

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Figure 2: Proposed Masterplan (2427.PL00).

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1.2 The site is Twineham Court Farm, Bob Lane, Twineham, Haywards Heath RH17 5NH. The application is made on behalf of the applicant, Telbridge Properties Limited.

1.3 Prior to assembly of this application, a pre-application enquiry that was submitted to Mid Sussex District Council (MSDC) in Spring 2022. The outcomes of the pre-application enquiry have been fully taken into account as part of the assembly and submission of this application.

1.4 The application is accompanied with the following documents, specialist reports and drawings:

Document	Author	Reference
Application Form	Wilbury Planning Ltd	PP-13288235
Planning Statement	Wilbury Planning Ltd	13 November 2024
Design & Access Statement	G3 Architecture Ltd	Twineham Court Farm
Business Plan	Telbridge Properties Limited	Business Plan Events Venue
Viability Assessment of Agricultural Operations	MJH Land and Property Ltd	06 May 2023
Heritage Statement & Impact Assessment	HB Archaeology & Conservation Ltd	2024546
Transport Statement	GTA Civils & Transport Ltd	12391 Issue 1
Noise Assessment	Phlorum Limited	12765A V1
Preliminary Ecological Appraisal and Preliminary Roost Assessment	CT Ecology Limited	22076
Great Crested Newt, Bat and Reptile Survey Report	CT Ecology Limited	22076
Biodiversity Net Gain Assessment	CT Ecology Limited	Revision 2
The Statutory Biodiversity Metric Calculation Tool	CT Ecology Limited	23 October 2024
Arboricultural Survey Report	St Aubyn Tree Consultancy	StA 2078 AS Twineham Court Farm Rev -

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Arboricultural Impact Assessment and Method Statement	St Aubyn Tree Consultancy	StA 2078 AIA AMS Twineham Court Farm Rev -
Landscape Report	Fern & Pine Design Studio Ltd	260_Twineham Court Farm
Landscape General Arrangement	Fern & Pine Design Studio Ltd	P001
Soft Landscape Plan	Fern & Pine Design Studio Ltd	P002
Tree Planting Plan	Fern & Pine Design Studio Ltd	P003
SuDS & Foul Drainage Assessment	GTA Civils & Transport Ltd	12391B
Event Venue Drainage Strategy	GTA Civils & Transport Ltd	12391-1601 P2
Location + Block Plans	G3 Architecture Ltd	2427.LP01
Existing Site Layout/Block Plan	G3 Architecture Ltd	2427.S01
Existing Site Layout Plan	G3 Architecture Ltd	2427.S02
Barn 1- Existing Ground Floor + Roof Plans	G3 Architecture Ltd	2427.S03
Barn 2- Existing Ground Floor Plan	G3 Architecture Ltd	2427.S04
Barn 2- Existing Roof Plan	G3 Architecture Ltd	2427.S05
Barn 3- Existing Ground Floor + Roof Plans	G3 Architecture Ltd	2427.S06
Barn 4- Existing Ground Floor + Roof Plans	G3 Architecture Ltd	2427.S07
Barn 5- Existing Ground Floor Plan	G3 Architecture Ltd	2427.S08
Barn 5- Existing Roof Plan	G3 Architecture Ltd	2427.S09
Barn 1- Existing Elevations	G3 Architecture Ltd	2427.S10
Barn 2- Existing Elevations	G3 Architecture Ltd	2427.S11
Barn 3- Existing Elevations	G3 Architecture Ltd	2427.S12
Barn 4- Existing Elevations	G3 Architecture Ltd	2427.S13
Barn 5- Existing Elevations	G3 Architecture Ltd	2427.S14
Proposed Masterplan	G3 Architecture Ltd	2427.PL00
Proposed Site Layout/Block Plan	G3 Architecture Ltd	2427.PL01
Proposed Site Layout Plan	G3 Architecture Ltd	2427.PL02
Proposed Events Venue Ground Floor Plan	G3 Architecture Ltd	2427.PL03
Proposed Events Venue Roof Plan	G3 Architecture Ltd	2724.PL04
Estate Barn Proposed Ground Floor	G3 Architecture Ltd	2427.PL05

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+ Roof Plans		
Open Barn Proposed Elevations	G3 Architecture Ltd	2427.PL06
Events Venue Proposed Front + Side Elevations	G3 Architecture Ltd	2427.PL07
Events Venue Proposed Rear + Side Elevations	G3 Architecture Ltd	2427.PL08
Estate Barn Proposed Front + Side Elevations	G3 Architecture Ltd	2427.PL09
Estates Barn Proposed Rear + Side Elevations	G3 Architecture Ltd	2427.PL10
Proposed Site Sections	G3 Architecture Ltd	2427.PL11
View 1	G3 Architecture Ltd	2427.PL12
View 2	G3 Architecture Ltd	2427.PL13
View 3	G3 Architecture Ltd	2427.PL14
View 4	G3 Architecture Ltd	2427.PL15
View 5	G3 Architecture Ltd	2427.PL16
View 6	G3 Architecture Ltd	2427.PL17
View 7	G3 Architecture Ltd	2427.PL18
View 8	G3 Architecture Ltd	2427.PL19
View 9	G3 Architecture Ltd	2427.PL20
View 10	G3 Architecture Ltd	2427.PL21
View 11	G3 Architecture Ltd	2427.PL22
View 12	G3 Architecture Ltd	2427.PL23

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2.0 Site Description

- 2.1 Twineham Court Farm (known as “*the site*” from hereon) comprises an existing agricultural unit of approximately 3.22 hectares (7.96 acres).
- 2.2 The site comprises a collection of modern disused and redundant agricultural buildings that are in a poor state of disrepair, plus a Grade II Listed farmhouse and Grade II Curtilage Listed Building that are both of good quality.
- 2.3 Vehicular access is provided via an access track that runs in a northern direction from Bob Lane, and the site stretches to the north-east where the Bolney electrical sub-station is located. An electricity pylon is located directly to the east of the site and which is within the ownership of the applicant.
- 2.4 Twineham Court Farm is located outside the defined development boundary, and is not within a National Landscape (i.e. Area of Outstanding Natural Beauty (AONB)), Conservation Area or any other area of landscape restraint. The site is located within Flood Zone 1 and is at no risk of surface water flooding as designated by the Environment Agency. Flood Zone 1 comprises the lowest flood risk zone.

Context of Twineham Court Farm

- 2.5 During the post-war period there was significant investment into Twineham Court Farm, with an OS Map dated 1956 showing an extensive footprint of modern agricultural buildings.
- 2.6 It is understood that the farm formed part of the Twineham Grange Estate until it was sold in the early 1960s. The National Grid acquired the site and surrounding land and in 1965 the development of the Bolney electrical sub-station commenced. Over the years the Bolney Electrical sub-station has expanded and now stretches to the north and west of Twineham Court Farm.
- 2.7 The applicant, Telbridge Properties Limited, acquired Twineham Court Farm, and given the restricted size of the agricultural unit coupled with the existing disused and redundant buildings that are in a poor state of repair, it was concluded that it would not be viable to continue the lawful agricultural operations at the site. As such, the

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intention of the applicant is to secure an alternative income stream to ensure the
long-term financial viability of the site via the creation of an events venue.

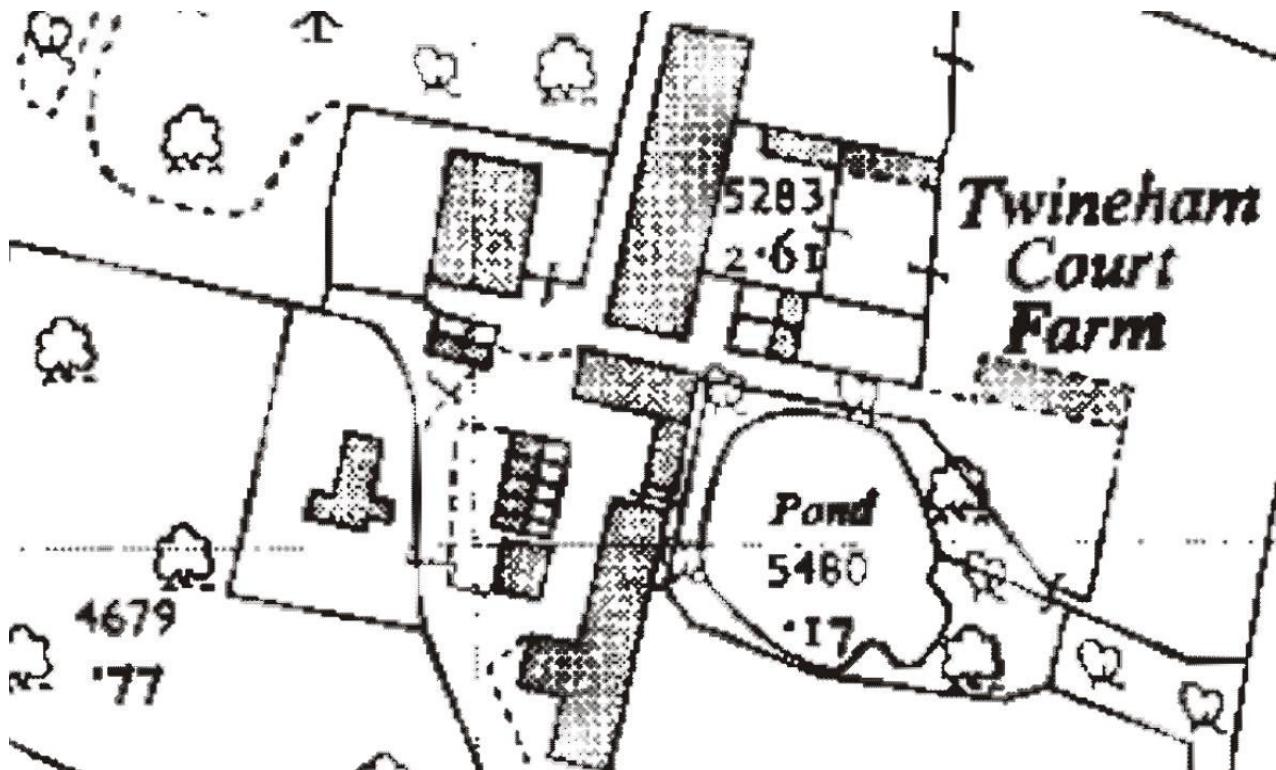


Figure 3: OS Map dated 1956.

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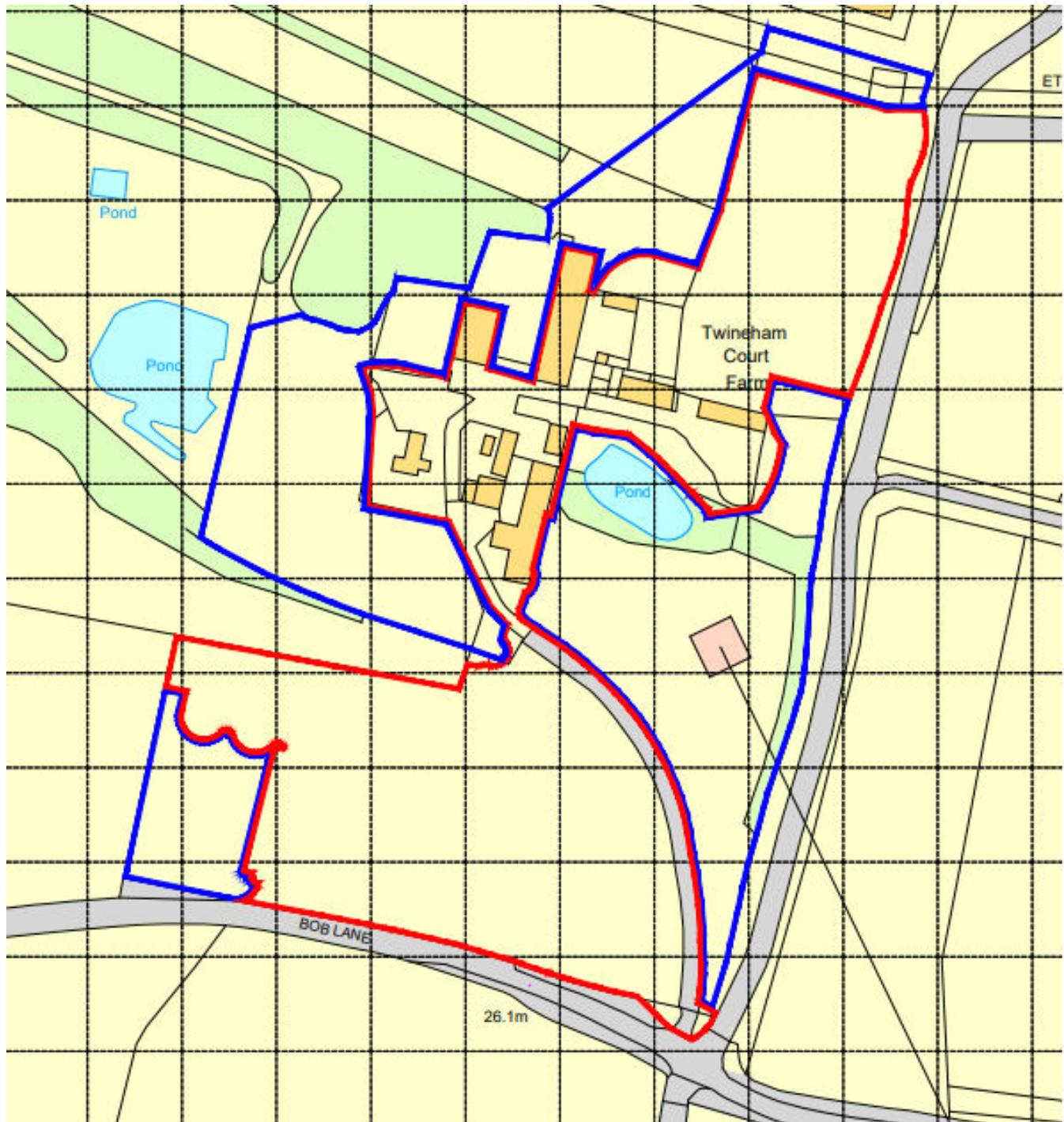


Figure 4: Location Plan (2427.LP01).

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Figure 5: Existing site Layout (2427.S01).

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Figure 6: Existing site Layout Plan (2427.S02).

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3.0 Relevant Planning History

3.1 The relevant planning history associated with Twineham Court Farm (and Twineham Court Farmhouse) is referred to within the table below:

Address	Reference	Description	Decision
Twineham Court Farm	DM/23/2386	Conversion of curtilage listed building to residential annex to be used for purposes ancillary to the listed farmhouse. External alterations to the listed farmhouse including post and rail fence, refurbishment and replacement of existing windows, removal of existing porch, replacement guttering, roof repairs, painting external alterations, insertion of glazed screen to bread over, provision of patio area adjacent southern elevation, extension to path to eastern elevation and installation of new boiler flue (part retrospective). Installation of below ground LPG tank, private foul water package treatment plant, and drainage mound. Amended drawings to incorporate barn doors on southern elevation of annex received on 20.11.2023.	Granted 30.11.2023
Twineham Court Farm	DM/23/2385	Listed Building Consent- Conversion of curtilage listed building to residential annexe to be used for purposes ancillary to the listed farmhouse. External alterations to the listed farmhouse including post and rail fence, refurbishment and replacement of existing windows, removal of existing porch, replacement guttering, roof repairs, painting external alterations, insertion of glazed screen to bread over, provision of patio area adjacent southern elevation, extension to path to eastern elevation and installation of new boiler flue (part retrospective). Installation of below ground LPG tank, private foul water package treatment plant, and drainage mound. Amended drawings to incorporate	Granted 30.11.2023

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		barn doors on southern elevation of annex received on 20.11.2023.	
Twineham Court Farmhouse	DM/22/3770	External alterations to the listed farmhouse including post and rail fence, refurbishment and replacement of existing windows, removal of existing porch, replacement guttering, roof repairs, painting external alterations, insertion of glazed screen to bread oven, provision of patio area adjacent southern elevation, extension to path to eastern elevation and installation of new boiler flue. Installation of below ground LPG tank, and installation of septic tank with raised drainage field.	Withdrawn 22.02.2023
Twineham Court Farmhouse	DM/21/3108	Alterations to main dwelling: Internal repairs, replacement of windows and guttering and the removal of front porch on Eastern elevation, concrete block bunker on Northern elevation, installation of CCTV, erection of boundary fence and installation of septic tank.	Granted 06.01.2023
Twineham Court Farm	TW/019/76	The erection of a high voltage overhead line on wood poles.	No Objection 09.02.1977

3.2 The 2no. most recent applications associated with the site comprise a planning application and listed building consent associated with the Curtilage Listed Building (DM/23/2385 & DM/23/2386 refers).

3.3 These applications secured consent for the conversion of the Curtilage Listed Building to a residential annex to be used for purposes ancillary to the Grade II Listed farmhouse, plus installation of a below ground LPG tank, private foul water package treatment plant and drainage mound. The Decision Notices were issued by MSDC on 30 November 2023.

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Pre-Application Enquiry (Spring 2022)

3.4 In Spring 2022 a pre-application enquiry was submitted to MSDC for the proposed re-development of Twineham Court Farm to provide the following:

- 6no. new-build light industrial units; and
- Creation of a venue to be used for events and weddings.

3.5 At the time of the pre-application enquiry, the proposed events venue was proposed to comprise a U-shaped building with views over the adjacent pond, parking directly adjacent the events venue, and the 6no. new-build light industrial units proposed within the north-eastern part of the site.

3.6 The MSDC Planners and MSDC Conservation Officer were consulted as part of the pre-application enquiry, and provided the following comments within their respective written responses (a description of how the scheme has evolved since the pre-application enquiry is provided in **green** text underneath each point):

MSDC Planners

- Concern raised how sustainable it would be to have both 6no. light industrial units and an events venue within this rural location.

The previously proposed 6no. new-build light industrial units have been omitted from the submitted scheme and do not form part of this application.

- The proposed footprint and massing of buildings is not considered small scale, and the loss of the derelict farm buildings is not comparable, nor considered a trade off with new buildings of a different use in terms of impact on the visual amenity of the countryside.

The footprint of the proposed events venue as part of this application would be 760sqm, and this reduces the overall footprint of the site by 587sqm.

- Concern raised regarding the siting of the proposed 6no. new-build industrial units away from the main core of the existing buildings.

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The previously proposed 6no. new-build light industrial units have been omitted from the submitted scheme and do not form part of this application.

- New development should be within a consolidated footprint.

The application proposes the events venue to be within a consolidated footprint and in close proximity to the Grade II Listed farmhouse and Curtilage Listed Building and therefore mimics the layout of the historical farmstead that once occupied the site.

MSDC Conservation Officer

- No objection to the principle of the use of the site for the events venue. This is provided that any formal application includes a convincing proposal for the ongoing beneficial use of the Grade II Listed farmhouse as part of the venue which did not involve harmful alterations to the building.

The application proposes the retention of the existing Grade II Listed farmhouse with no alterations or extensions proposed other than the works that have previously been granted and implemented under the previous planning application and listed building consent (DM/23/2385 & DM/23/2386 refers). The Grade II Listed farmhouse is proposed to be used as ancillary accommodation as part of the events venue and thus will result in its ongoing beneficial use.

- It is not considered that the principle of the demolition and replacement of the majority of the existing modern farm buildings on the site is contentious, and although these buildings do possess an agricultural character they are not of any special interest and in a poor state of repair.

Noted.

- Concerns relating to the form and detailed design including shape, layout and design.

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The proposed form and detailed design including shape, layout and design has been informed by the Heritage Consultant- HB Archaeology & Conservation Ltd, whom has provided specialist heritage advice in this regard. The application is accompanied with a Heritage Statement & Impact Assessment (2024546) which appropriately justifies the proposed events venue from a heritage impact perspective.

- Concern relating to the principle of 6no. new-build light industrial units in this location is likely to be considered contentious in terms of the adverse impact on the surviving rural setting of the Listed Building and historic farmstead. In this case, the impact would be exacerbated by the scale and form of the proposed new buildings, which has an industrial appearance, as well as the extensive area of associated hardstanding.

The previously proposed 6no. new-build light industrial units have been omitted from the submitted scheme and do not form part of this application.

3.7 The sketch drawings that were submitted as part of the pre-application enquiry are provided within the Design & Access Statement (Twineham Court Farm), prepared by G3 Architecture Ltd that accompanies this application.

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4.0 Description of Development

4.1 This application proposes the diversification of Twineham Court Farm by proposing the following:

- Removal of the modern disused and redundant agricultural buildings.
- Erection of an events barn and open barn as the events venue and located centrally within the site. The events venue will serve up to 200 guests.
- Proposed use of the redundant Grade II Listed farmhouse and Curtilage Listed Building to provide ancillary accommodation to serve the events venue.
- Proposed erection of estate barn to the north-east to assist with operation of events venue and retained agricultural land.
- Creation of new vehicular access onto Bob Lane and provision of driveway and parking area.
- Provision of significant ecological enhancements to meet the Biodiversity Net Gain (BNG) requirements.
- Retention of the remaining open land within the northern and north-western part of the site for agricultural purposes such as live-stock grazing.

4.2 No alterations are proposed to the Grade II Listed farmhouse or Curtilage Listed Building other than the alterations that have previously been granted as part of the associated planning history of the site (DM/23/2385 & DM/23/2386 refers).

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Figure 7: Proposed Masterplan (2427.PL00).

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Figure 8: Proposed Site Layout (2427.PL01).

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Figure 9: Proposed Site Layout Plan (2427.PL02).

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Figure 10: Proposed Site Sections (2427.PL11).

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Figure 11: View 1 (2427.PL12).



Figure 12: View 5 (2427.PL16).

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Figure 13: View 8 (2427.PL19).



Figure 14: View 11 (2427.PL22).

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5.0 Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Development Plan contained relevant policies, an application for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) (December 2023)

5.2 The National Planning Policy Framework (NPPF) was initially published in March 2012, revised in July 2018, February 2019, and in July 2021, and again more recently in September and December 2023. It sets out the government's planning policies for England and how these are expected to be applied.

Chapter 2 (Achieving sustainable development)

5.3 Paragraph 8 confirms that achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways.

5.4 Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development and decision-taking. This means:

- *“Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.”*

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5.5 Prompt approval of those that accord with the Development Plan (unless material considerations indicate otherwise) equates to applying the presumption, without the need for any prior decision as to whether the proposal would be “*sustainable development*”.

Chapter 4 (Decision-making)

5.6 Paragraph 39 confirms that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties, and good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

5.7 Paragraph 48 refers to the preparation of emerging plans, and confirms that Council’s may give weight to relevant policies in emerging plans according to:

- *“The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- *“The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *“The degree of consistency of the relevant policies in the emerging plan to the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”*

Chapter 6 (Building a strong, competitive economy)

5.8 Paragraph 85 confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt, and significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

5.9 Supporting a prosperous rural economy is referred to within Paragraph 88, which states that planning policies and decisions should enable (inter alia):

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- *"The sustainable growth of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; and*
- *The development and diversification of agricultural and other land-based rural business."*

5.10 Paragraph 89 confirms that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).

Chapter 8 (Promoting healthy and safe communities)

5.11 Paragraph 96 confirms that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which (inter alia):

- *"Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other."*

5.12 Paragraph 97 confirms that to provide the social facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities.

Chapter 9 (Promoting sustainable transport)

5.13 Within the context of the impact of development on the local road network, Paragraph 115 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be "severe".

5.14 Paragraph 116 confirms that application for development should:

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- *“Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- *Address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- *Create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; and*
- *Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”*

Chapter 12 (Achieving well-designed and beautiful places)

5.15 Paragraph 135 confirms that planning policies and decisions should ensure that developments (inter alia):

- *“Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; and*
- *Create places that are safe, inclusive and accessible and which promote health and well-being.”*

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

5.16 Planning for climate change is dealt with in Paragraph 162, which confirms that local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption, and that flood risk is not increased elsewhere.

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Chapter 15 (Conserving and enhancing the natural environment)

5.17 Paragraph 180 confirms that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, and recognise the intrinsic character and beauty of the countryside.

Chapter 16 (Conserving and enhancing the historic environment)

5.18 Paragraph 200 confirms that in determining applications, Council's should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting.

Mid Sussex District Plan 2014-2031 (March 2018)

5.19 Sustainable economic development is referred to within Policy DP1. The policy confirms that a total number of additional jobs required within the district over the plan period is estimated to be an average of 543 jobs per year. Policy DP1 confirms that one way this will be achieved will be through encouraging high-quality development of land and premises to meet the needs of 21st century businesses.

5.20 Policy DP1 also confirms that the effective use of employment land and premises will be made by:

- *“Permitting appropriate intensification, conversion and redevelopment for employment uses providing it is in accordance with other policies in the plan; and*
- *“Giving priority to the re-use or adaptation of rural buildings for business and to the diversification of activities on existing farm units.”*

5.21 Policy DP12 refers to the protection and enhancement of the countryside, and confirms that the countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

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5.22 Sustainable rural development and the rural economy is dealt with in Policy DP14. The policy confirms that new small-scale economic development within the countryside will be permitted provided:

- *“It supports sustainable growth and the vitality of the rural economy; and*
- *Where possible, utilises previously developed sites.”*

5.23 In terms of the re-use and adaptation of rural buildings for business use in the countryside, will be permitted provided:

- *“The building is of permanent construction and capable of re-use without substantial reconstruction or extensive alteration; and*
- *It is not recently constructed agricultural building which has not been or has been little use for its original purpose.”*

5.24 Transport is referred to within Policy DP21. The policy confirms that planning decisions will take account of:

- *“Whether the scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses;*
- *The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport;*
- *Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan; and*
- *The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation.”*

5.25 Character and design is referred to within Policy DP26. The policy confirms that all applicants will be required to demonstrate that development:

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- *"Is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *Protects open spaces, trees and gardens that contribute to the character of the area*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution; and*
- *Incorporates well integrated parking."*

5.26 Policy DP29 refers to noise, air and light pollution. With regards to noise pollution, development should be:

- *"Designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area; and*
- *If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures."*

5.27 The light pollution criteria comprise the following:

- *"The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings; and*
- *The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes."*

5.28 The air pollution criteria comprise the following:

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- *"It does not cause unacceptable levels of air pollution;*
- *Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels; and*
- *Development proposals (where appropriate) are consistent with Air Quality Management Plans."*

5.29 Policy DP34 refers to Listed Buildings, and confirms that development will be required to protect Listed Buildings and their setting. This will be achieved by ensuring that:

- *"A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building; and*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric."*

5.30 Tree protection and mitigation is referred to within Policy DP37. The policy confirms that MSDC will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting.

5.31 Policy DP38 confirms that biodiversity will be protected and enhanced by ensuring development:

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- *“Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District.”*

5.32 Policy DP39 refers to sustainable design and construction, and confirms that all development proposals must seek to improve the sustainability of development.

Mid Sussex Site Allocations Development Plan Document (June 2022)

5.33 Policy SA38 refers to air quality, and confirms that MSDC will require applicants to demonstrate that there is not unacceptable impact on air quality. The development should minimise any air quality impacts.

Mid Sussex District Plan 2021- 2039 (Regulation 19) (December 2023)

5.34 MSDCs draft District Plan 2021-2039 has reached examination stage, and therefore the planning policies may be given due weight by MSDC in accordance with the provisions of Paragraph 48 of the NPPF.

5.35 Draft Policy DPC1 refers to the protection and enhancement of the countryside, and confirms that development will be permitted in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the district including not adversely affecting the environmental and social benefits that the

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countryside delivers, and it is necessary for the purposes of agriculture, or it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

5.36 Draft Policy DPE1 confirms that sustainable economic development will be achieved by encouraging high value employment development of appropriate land and premises to meet the needs of 21st century business.

5.37 Draft Policy DPE8 refers to sustainable rural development and the rural economy outside the development boundary and the AONB. The policy confirms that new small-scale economic development (defined as up to 350sqm of floorspace) within the countryside will be permitted provided all of the following criteria apply:

- *“It supports sustainable growth and the vitality of all types of businesses in the rural economy;*
- *It involved conversion of existing buildings and/or well-designed new buildings; and*
- *It maintains or where possible enhances the quality of the rural setting.”*

***Mid Sussex District Council and West Sussex County Council (WSCC)
Supplementary Planning Documents (SPD)***

5.38 The following SPD have been taken into account as part of the assembly of this application:

- Mid Sussex Design Guide SPD (November 2020).
- Mid Sussex Development Viability SPD (July 2018).
- WSCC LLFA Policy for the Management of Surface Water (November 2018).
- WSCC Parking Guidance (September 2020).
- Planning Noise Advice Document: Sussex (November 2023).

Twineham Neighbourhood Development Plan 2014-2031 (March 2016)

5.39 Design is referred to within Policy TNP2. The policy confirms that all development should be of good design consisting of the best practice standards, and this means within the context of the policy:

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- *"Include energy and water efficiency measures;*
- *Use quality materials, these should be sustainably and locally sourced where feasible;*
- *Apply space standards taking into account the user, circulation space and the need for storage;*
- *Contribute positively to the local character and rural setting;*
- *Recognise that architectural integrity is of paramount importance and respond in a coherent way;*
- *Not be dominated by parking and hard surfacing; and*
- *Utilise appropriate landscaping."*

5.40 Policy TNP2 confirm that the following type of employment development in Twineham Parish will be supported where it respects or enhances the local character of the built, natural and historic environment, safeguards the amenities of adjoining properties and uses, does not create a severe impact on the local rural highway network, is not liable to flooding nor increases flooding elsewhere, and should not result in the coalescence of existing settlements:

- *"Diversification of established agricultural businesses and buildings where it complements the existing farming enterprise and is suitable and appropriate to the existing character of the Parish."*

5.41 Policy TNP4 confirms that new development will be supported which is in accordance with other policies of the plan and, respects local landscape quality, takes every opportunity where practicable and viable, and to incorporate features that improve its environmental performance.

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6.0 Planning Assessment

6.1 The material planning considerations associated with the proposed development comprise the following:

- a) Principle of development;
- b) Design and impact on character and appearance of the locality;
- c) Heritage impact;
- d) Effects on residential amenity;
- e) Impact on trees and ecology;
- f) Parking provision and impact on the local road network;
- g) Surface water and foul drainage; and
- h) Sustainability Statement.

a) Principle of development

Principle of the removal of the modern agricultural buildings

6.2 Whilst the existing Grade II Listed farmhouse and Curtilage Listed Building are in good condition (and are proposed to be retained as part of the proposed development), the modern agricultural buildings at Twineham Court Farm are all disused, redundant and in a poor state of repair.

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Figure 15: Existing modern agricultural building.



Figure 16: Existing modern agricultural building.

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Figure 17: Existing modern agricultural building.



Figure 18: Existing modern agricultural building.

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6.3 The “*Viability Assessment of agricultural operations at Twineham Court Farm*” document, prepared by MJH Land and Property Ltd accompanies this application.

6.4 The document includes an appraisal of potential agricultural uses including arable farming, piggery, and foraging. However, the document concludes that due to the constrained and contrived size of Twineham Court Farm at 3.22 hectares (7.96 acres), it is not a viable agricultural unit and this is exacerbated by the poor condition of the existing modern agricultural buildings.

6.5 Furthermore, the poor condition of the modern agricultural buildings means that it would not be possible to retain these buildings, and their demolition and rebuild would simply not be economically viable.

6.6 Although the modern agricultural buildings possess an agricultural character, they are not of any special interest and not worthy of retention. Their poor state of repair means that their removal is considered to be acceptable and represents an acceptable form of development in principle, especially when the benefits of the proposed events venue (and retention of the remaining agricultural land) are jointly taken into account.

Principle of the proposed events venue

6.7 Within the NPPF at Paragraph 85 there is significant national planning policy support for the investment, expansion and adaptation of businesses, with significant economic growth and productivity, and Paragraph 88 of the NPPF supports the sustainable growth of all types of business in rural areas, through well-designed new buildings and the diversification of agricultural and other land-based rural businesses.

6.8 At the local level, Policy DP1 of the Mid Sussex District Plan gives priority to the re-use or adaptation of rural buildings for business use and to the diversification of activities on existing farm units. This is further supported within Policy DP14 which confirms that new small-scale economic development within the countryside will be permitted provided it supports sustainable growth and the vitality of the rural economy.

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6.9 The proposed events venue will comprise the diversification of Twineham Court Farm whilst at the same time retaining grazing land within the north and north-western part of the site.

6.10 A Business Plan (Events venue | Twineham Court Farm), prepared by the applicant accompanies this application. The document confirms that the proposed events venue will be used for business events and weddings for up to 200 guests. The financial projections over a three-year period provided within the Business Plan demonstrates the financial viability of the proposed events venue. This financial certainty ensures that the events venue will comprise sustainable growth and thus will improve the vitality of the rural economy within this part of Mid Sussex.

6.11 In summary, the principle for both the removal of the existing modern disused and redundant agricultural buildings, and the provision of the proposed events venue is considered to represent an acceptable form of development, and in accordance with the provisions of the NPPF and the Development Plan.

b) Design and impact on the character and appearance of the locality

6.12 The character of the site is defined by the existing modern agricultural buildings that are in a state of disrepair, coupled with swathes of hardstanding and the good quality and condition of the Grade II Listed farmhouse and Curtilage Listed Building. The wider landscape setting is defined by the Bolney electrical sub-station to the north and north-west of the site, coupled with the pylon directly to the east of the site itself.

6.13 The proposed layout of the events venue is such that it would be set centrally within Twineham Court Farm. This mimics the historical layout of the farmstead that originally occupied Twineham Court Farm, and which the remnants remain via the retention of the Grade II Listed farmhouse and Curtilage Listed Building.

6.14 The proposed events venue will be low profile and single-storey in form, and the footprint of the proposed events venue will be no larger than required for its purpose. When the footprint of the existing modern agricultural buildings is taken into account, the proposed events venue (plus estates building) will reduce the built form at Twineham Court Farm by 587sqm. The consolidation of the proposed events venue

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centrally within the site reduces the spread of built form and thus reduced the impact on the wider landscape setting.

- 6.15 The proposed estate building would be rectangular in shape and set to the north-east of the proposed events venue. The proposed estate building will comprise an estate office, staff kitchen, event storage and machinery and implement store. The estate building will be low profile and single-storey and set on a similar footprint when compared to several of the existing modern agricultural buildings. The estate building will serve the proposed events venue as well as supporting the retained agricultural use of the site as grazing land.
- 6.16 Parking provision will be provided within the south-west portion of the site with a new vehicular access provided onto Bob Lane. Pedestrian access will be provided between the parking area and events venue via a path. The provision of the parking area away from the built form of the events venue reduces the impact of the proposed development on the character and appearance of the landscape setting.
- 6.17 The overall impact of the proposed development on the character and appearance of the landscape setting is further reduced via the provision of the Landscape General Arrangement (P001) and Soft Landscape Plan (P002), prepared by Fern & Pine Design Studio Ltd that accompanies the application.

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Figure 19: Landscape General Arrangement (P001).

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6.18 This landscape scheme proposes significant additional planting throughout the site including species rich grassland, meadowgrass, ornamental grass planting, evergreen hedging, aquatic planting and tree planting. The extensive landscape scheme will ensure the proposed development blends into the surrounding landscape to the significant benefit of the wider setting of Twineham Court Farm.

c) *Heritage impact*

6.19 In accordance with Paragraph 200 of the NPPF, this application appropriately describes the significance of the relevant heritage assets affected as part of the proposed development, and includes details of the contribution made to their setting.

6.20 The heritage assets associated with Twineham Court Farm comprise the Grade II Listed farmhouse and the ancillary Curtilage Listed Building. Both of these buildings are proposed to be retained as part of the proposed development and are to be used as ancillary accommodation associated with the proposed events venue. No further internal or external alterations are proposed to these heritage assets other than what has already been granted planning permission and listed building consent under the previous applications (DM/23/2385 & DM/23/2386 refers).

6.21 A Heritage Statement & Impact Assessment (2024546), prepared by HB Archaeology & Conservation Ltd accompanies this application. The document provides a historic map analysis that confirms the historical evolution of Twineham Court Farm, and provided an assessment of the historic farmstead character along with the designated (and non-designated) heritage assets. Finally, the document provides an assessment of the proposed development from a heritage perspective.

6.22 In accordance with the comments provided by the MSDC Conservation Officer within the pre-application enquiry, the submitted Heritage Statement & Impact Assessment concludes the following:

- The proposed development is a heritage-led and evidence based, invested in drawing out the historic farmstead character, reinstating the lost ranges and relationships and finding a use for a site that has suffered from disuse and dereliction over the course of the late 20 and early 21 centuries.

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- The proposed development focuses on the retention of the designated heritage assets in addition to reinstatement of the former historic courtyard-plan farmstead.
- The proposed events venue offers an opportunity for visitors to experience the history of Twineham Court Farm.

6.23 As such, the proposed development appropriately preserves the character and setting of the designated heritage assets in accordance with the provisions of the NPPF and the Development Plan.

d) Effect on residential amenity

Overlooking, dominance and overbearance

6.24 The form and siting of the proposed development ensures that there will be no overlooking, dominance or overbearance as a result of the proposed events venue and estates building.

Noise impact

6.25 The application is accompanied with a Noise Assessment (12765A V1), prepared by Phlorum Limited. The Noise Assessment concludes that with appropriate noise mitigation measures for any music noise within the events venue, the noise levels can be controlled to be within acceptable levels at the nearest residential properties, and on the basis of the Noise Assessment, it is considered that noise does not pose a constraint to the proposed development.

6.26 The noise mitigation measures referred to within the Noise Assessment are the following:

- Windows and doors at the events venue to be closed when music is playing;
- The music noise levels up to 23:00 hours to be controlled such that they do not exceed LAeq,15 min 90 dB at a distance of 5m from the speakers or sound tests undertaken on the day of the event to determine an

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appropriate noise limit that takes the individual sound system and speaker orientation into account;

- The low frequency content (bass beat) to be controlled such that the noise does not exceed the guideline provided by the *“Code of Practice on Environmental Noise at Concerts”* of a level of 70 dB in either of the 63Hz or 125Hz octave frequency band at the nearest residential properties;
- The music sound system should be orientated such that the speakers face away from the nearest residential properties;
- The building structure at Twineham Court Farm to have no acoustically weak elements such that the sound insulation provided by each building element (walls, ceilings, ventilation etc.) is equal or better than that provided by the closed windows and doors; and
- If music is played after 23:00 hours, the noise must be controlled such that music is not audible just outside of the nearest residential properties.

6.27 As demonstrated above, the proposed development will be acceptable in terms of the associated effects on residential amenities, including noise impacts, and thus complies with the relevant provisions of the NPPF and Development Plan. It is considered that the noise mitigation measures referred to within the submitted Noise Assessment can be secured via condition.

e) *Impact on trees and ecology*

Tree impact

6.28 An Arboricultural Survey Report (StA 2078 AS Twineham Court Farm Rev-), and Arboricultural Impact Assessment (AIA) and Method Statement (MS) (StA 2078 AIA AMS Twineham Court Farm Rev-), prepared by St Aubyn Tree Consultancy accompanies this application.

6.29 A total of 26 individual trees, 22 groups, 3 hedges and 1 woodland were surveyed as part of the Arboricultural Survey Report. A summary of their categorization is provided below:

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Tree category	Individual tree	Group	Hedge	Woodland
A	1	-	-	-
B	8	3	-	1
C	12	18	3	-
U	5	1	-	-
Totals	26	22	3	1

Figure 20: Tree categorisation summary.

6.30 The AIA and MS confirms that provided the recommendations as set out within the document are adhered to, then the proposed development will have a negligible impact on the health and longevity of the retained trees.

6.31 It is considered reasonable and necessary for the recommendations of the AIA and MS to be secured via condition.

Ecology impact

6.32 A Preliminary Ecological Appraisal and Preliminary Roost Assessment plus Great Crested Newt, Bat and Reptile Survey Report (22076), prepared by CT Ecology Limited, accompanies this application.

6.33 The Preliminary Ecological Appraisal and Preliminary Roost Assessment confirms provides a detailed overview of the existing ecology that is found throughout the site. As a result of this survey, a Great Crested Newt, Bat and Reptile Survey Report was prepared, and which concluded the following:

- Due to the distribution of confirmed great crested newt ponds to the east and south-west of the application site, works must proceed under either a DLL from Nature Space or a PSML from Natural England in order to legally disturb areas of terrestrial habitat.

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- Mitigation is required in terms of restrictive lighting and additional soft landscaping to ensure that there is no net increase in light levels on retained boundary features and the pond as a result of the works in order to retain connectivity for bats.
- Providing a precautionary approach for reptiles is followed, the effects of the proposed works on reptiles are not likely to be significant in the long-term.

6.34 A BNG Assessment (Revision 1) and The Statutory Biodiversity Metric Calculation Tool (23 October 2024), prepared by CT Ecology Limited, accompanies this application.

6.35 The BNG Assessment confirms that the total net % change for the proposed development area is **+31.08%** (habitat units) and **+2312.50%** (hedgerow units) which indicates a significant net gain in biodiversity as a result of the proposed development. This meets the statutory provisions as set within the BNG legislation.

f) *Parking provision and impact on the local road network*

6.36 A Transport Statement (12391 Issue 1), prepared by GTA Civils & Transport Ltd, accompanies the application.

6.37 The document confirms that there are no material highway or transport impacts as a result of the proposed development. The document confirms the following:

- The new access is proposed off Bob Lane provides sufficient visibility splays, compliant with the local highway authority requirements and the splays fall either within land owned by the applicant or within the public highway.
- The proposed access and car parking is in accordance with guidance provided by MSDC and WSCC and are consistent with national guidance documents such as Manual for Streets.
- Using a first principal approach, the vehicle trips likely to be generated by the proposed events venue can easily be accommodated on the local highway network. Weddings are typically held at weekends and evenings

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and therefore would not generally correspond with standard network peak morning and early evening weekday travel times.

- The total onsite car park of 66 spaces is considered to be sufficient to accommodate the forecast parking demand of the venue up to the guest capacity proposed, with temporary overspill space available within site if required.
- This will avoid any overspill parking taking place on Bob Lane. There are no material highway or transport impacts as a result of the proposed development.

6.38 The proposed development will provide adequate parking provision to serve the proposed events venue, and which will not result in an undue impact on the wider road network.

g) Surface water and foul drainage

6.39 A SuDS & Foul Drainage Assessment (12391B), prepared by GTA Civils & Transport Ltd, accompanies this application.

Surface water drainage

6.40 A SuDS & Foul Drainage Assessment confirms that surface water runoff from the new events venue will be directed to 2no. new attenuation ponds in the southern part of the site. These ponds have been designed to accommodate sufficient storage volume to attenuate all events up to and including the 1 in 100 year +45% climate change event.

6.41 In addition, the proposed parking area will be constructed with permeable surfacing which will provide further sufficient surface water drainage.

Foul drainage

6.42 This application incorporates an appropriate foul water drainage and foul water drainage strategy.

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6.43 The SuDS & Foul Drainage Assessment confirms that the existing ground at Twineham Court Farm is heavily saturated with very low infiltration rate, and therefore a drainage field would not be a suitable solution to manage the foul drainage from the site.

6.44 For this reason, it is proposed to treat the foul effluent on site, with a new formal outfall to the existing ditch that runs in a north to south direction within the eastern extremity of the site. To ensure an acceptable quality of effluent for release to the ditch, 2no. stages of treatment will be provided upstream of the outfall.

6.45 The first stage will be a packaged treatment plant. A sampling chamber will be located downstream of the packaged treatment plant so that its functionality can be monitored.

6.46 The treated effluent will then be directed through a raised drainage mound. This will act as a secondary stage of treatment, to ensure any remaining contaminants are adequately treated.

6.47 The infrastructure required including the packaged treatment plant and drainage mound is considered necessary to facilitate the proposed use of Twineham Court Farm as an events venue.

6.48 The proposed foul drainage solution is directly comparable to the previous foul drainage strategy granted planning permission for Twineham Court Farm (DM/23/2386 refers).

h) *Sustainability Statement*

6.49 The proposed development incorporates measures to improve the energy efficiency and sustainability of the scheme and which will help meet the challenges of climate change:

- Extensive solar panels to be provided on top of the proposed Estates Barn;
- Provision of extensive additional soft landscaping in order to improve the existing ecology of the site and to meet the BNG requirements;
- 4no. EV charging points will be provided within the parking area;

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- Provision of ultra-low energy light fittings and fixtures throughout the proposed development;
- Provision of ultra-low use water fittings and fixtures throughout the proposed development; and
- Provision of a highly efficient foul water package treatment plant to serve the proposed development.

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7.0 Conclusion

7.1 This planning application proposes the following description of development:

- *“Proposed removal of disused and redundant agricultural buildings and creation of an events venue through the erection of an events barn and open barn. Proposed use of redundant Grade II Listed farmhouse and Curtilage Listed Building to provide ancillary accommodation to serve the events venue. Proposed erection of estate barn to assist with operation of events venue and retained agricultural land. Creation of new vehicular access onto Bob Lane and provision of driveway and parking area, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.”*

7.2 The site is Twineham Court Farm, Bob Lane, Twineham, Haywards Heath RH17 5NH and the applicant is Telbridge Properties Limited.

7.3 This Planning Statement, along with the submitted additional information and documents demonstrates an acceptable form of development in principle where the removal of the existing modern agricultural buildings is justified, and demonstrates that the proposed events venue represents an acceptable form of development in principle.

7.4 There are no identifiable adverse impacts that significantly and demonstrably outweigh the benefits of the proposed development, and therefore the proposal should be approved in line with the relevant provisions of the NPPF and the Development Plan, subject to the attachment of appropriate conditions which are considered relevant, reasonable, necessary, enforceable and precise.