

FAO Rachel Richardson (Senior Planning Officer)
Development Management
Mid Sussex District Council
Oaklands
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Haywards Heath
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07724842388

13 June 2025

Dear Rachel,

Re: Twineham Court Farm, Bob Lane, Twineham, Haywards Heath

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.

Application References: DM/24/2874 & DM/24/2839

Thank you for the recent correspondence.

This Supporting Statement is submitted to Mid Sussex District Council (MSDC) in response to the statutory consultee comments, and the following documents and drawings accompany this Supporting Statement:

Document	Author	Reference
Supporting Statement	Wilbury Planning Ltd	13 June 2025

Update Ecological Walkover (Preliminary Ecological Appraisal)	CT Ecology Ltd	29 May 2025
Biodiversity Net Gain Assessment (Revision 2)	CT Ecology Ltd	05 June 2025
Biodiversity Net Gain Metric	CT Ecology Ltd	Calculation Iteration 2
Technical Note: Response to Comments on Noise Report	Phlorum Limited	28 May 2025
Noise Assessment	Phlorum Limited	V2
Location + Block Plans	G3 Architecture Ltd	2427.LP01A
Proposed Masterplan	G3 Architecture Ltd	2427.PL00A
Proposed Site Layout/Block Plan	G3 Architecture Ltd	2427.PL01A
Proposed Site Layout Plan	G3 Architecture Ltd	2427.PL02A
Estate Barn Proposed Roof Plan	G3 Architecture Ltd	2427.PL05.1A
Estate Barn Proposed Ground Floor Plan	G3 Architecture Ltd	2427.PL05A
Estate Barn Proposed Front + Side Elevations	G3 Architecture Ltd	2427.PL09A
Estate Barn Proposed Rear + Side Elevations	G3 Architecture Ltd	2427.PL10A
Proposed Site Sections	G3 Architecture Ltd	2427.PL11A
Artist Impression View 1	G3 Architecture Ltd	2427.PL12A
Artist Impression View 2	G3 Architecture Ltd	2427.PL13A
Artist Impression View 3	G3 Architecture Ltd	2427.PL14A
Artist Impression View 4	G3 Architecture Ltd	2427.PL15A

Artist Impression View 7	G3 Architecture Ltd	2427.PL18A
Artist Impression View 8	G3 Architecture Ltd	2427.PL19A
Artist Impression View 9	G3 Architecture Ltd	2427.PL20A
Artist Impression View 10	G3 Architecture Ltd	2427.PL21A

Aesthetic Design and Site Layout Matters

The MSDC Conservation Officer consultee comments requested several points of clarification, and raised concern regarding the following:

- Proposed new access onto Bob Lane, location of parking area within southern part of the site, and parking provision along edge of the existing access track.
- Scale, height, bulk and monolithic form of the proposed estates barn.

In terms of clarification, we confirm that no further physical alterations to the listed farmhouse are proposed as part of this application, beyond the scheme of repair and refurbishment which has been previously approved.

The application has been amended insofar the proposed parking area has been relocated from the southern part of the site to the north of the listed Farmhouse and proposed events venue. The parking provision adjacent the existing access track has also been omitted from the scheme.

The form and layout of the proposed estates barn has also been amended so that it now appears as an L-shaped building with a reduced height to ridge. We consider that the updated estates barn overcomes the Conservation Officer's concern regarding the scale, height, bulk and monolithic form of the originally submitted estates barn.

Landscape Matters

It is noted that the Place Services Landscape consultee comments do not oppose the principle of the development, with their recommendation being that the recommendations would better assimilate the development within the countryside setting.

We are amenable to the attachment of conditions to the Decision Notice in accordance with these consultee comments, and subject to the conditions being reasonable, necessary, relevant and precise.

Ecology Matters

The submitted Update Ecological Walkover (19 May 2025), prepared by CT Ecology Ltd has been provided in response to the Place Services Ecology consultee comments, whereby there is a

“temporary holding objection” pending further information on European Protected Species, protected species and habitats and mandatory BNG.

The document confirms that based on the results of the updated ecology walkover study, the broad habitat types and associated features supported remain the same as those recorded within the original Preliminary Ecological Appraisal undertaken during 2023. The submitted Update Ecological Walkover concludes the following:

- *“...the recommendations made in the original PEA report together with the results of the protected species surveys and associated mitigation measures remain valid for the site.”*

It is therefore considered that the ecological information provided in support of the application is sufficient to overcome this temporary holding objection raised by the Place Services Ecology consultee comments.

In terms of Biodiversity Net Gain (BNG), CT Ecology Ltd have prepared an updated BNG Assessment (Revision 2) (and BNG Metric) that is based on the updated drawings package.

The updated BNG Assessment confirms that the total net % change for the proposed development area has increased from **+31.08%** to **+34.96%** of habitat units, with a decrease from **+2312.50%** to **+623.75%** of hedgerow units when compared to the originally submitted BNG Assessment.

Notwithstanding, these figures still confirm a significant net gain in biodiversity as a result of the proposed development, and this still meets the statutory provisions as set within the BNG legislation.

Noise Matters

The MSDC Environmental Health Officer consultee comments raise several observations and concerns relating to potential noise and disturbance resulting from the proposed development.

As a response, the Noise Assessment, prepared by Phlorum Limited has been updated, and a Technical Note: Response to Comments on Noise Report, prepared by Phlorum Ltd has also been prepared and accompanies this Supporting Statement.

Both these documents should be referred to for further information and as a rebuttal against the MSDC Environmental Health Officer consultee comments. In line with these comments, we confirm that all amplified music will cease by 11pm.

Public Right of Way Matters

Whilst the WSCC Highways Public Right of Way (PROW) Team raised no objection, there is a suggestion within their comments that a S106 Agreement is considered for a financial contribution for the upkeep of the adjacent footpath that runs along the eastern boundary of the site due to potential increased usage.

However, we confirm that there is no intention for a pedestrian link to be provided from the proposed events venue to this PROW, and thus the proposed development will not result in any increased usage of the PROW. Therefore, the suggestion of a S106 Agreement is unreasonable and unnecessary.

Fire Access Matters

The West Sussex Fire & Rescue Service consultee comments are noted. The amended scheme allows for a fire truck to safely enter the site and directly access all existing and proposed buildings and areas throughout the site.

This would be achieved via use of the existing and proposed access driveways. As such, we consider the comments provided by the West Sussex Fire & Rescue Service are appropriately overcome in this regard.

Other Matters

Given the proposed amendments that accompany this Supporting Statement, we suggest the description of the development is updated to the following:

- *“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 to north of proposed events venue, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.”*

We trust the information that accompanies this Supporting Statement will be given due consideration as part of the continued assessment of this application.

If you require any further information, then please contact me.

Yours sincerely,



Henry Wagstaff
BA (Hons) MPLAN MRTPI
Director