

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 18 December 2024 13:16:59 UTC+00:00  
**To:** "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/24/2874

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/12/2024 1:16 PM.

### Application Summary

Address:	Twineham Court Farm Bob Lane Twineham Haywards Heath West Sussex RH17 5NH
Proposal:	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.
Case Officer:	Rachel Richardson

[Click for further information](#)

### Customer Details

Address: Swallow Cottage Bob Lane, Twineham,

### Comments Details

Commenter Type: Neighbour or general public  
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I wish to object to this application.

I do not object to the demolition of the redundant farm buildings and consider that the proposed replacement buildings are an improvement.

However, I do object to the proposal that this site should be a wedding/events venue. The proposal is for up to 61 events a year for up to 200 guests.

Bob Lane is a single track lane with only very occasional passing places.

The demolition and construction will have a very adverse effect on the traffic in the lane. And, once complete, having events more than once a week on average will have a very adverse effect on the traffic in the lane. No doubt many vehicles will be leaving late a night.

Noise in the countryside travels a long distance and will impact on the considerable number of residents both in close proximity to the site and further away. It is very questionable that windows could be kept closed whilst music is played (Planning Statement 6.25), particularly during the summer months.

There will, undoubtedly, be light pollution.

The business plan does not seem to take into account the cost of demolishing the buildings, refurbishment of Twineham Court Farmhouse and the Listed Curtilage Building and the construction of the new buildings.

With no public transport in the area, the venue will be entirely reliant on cars, vans, etc. This will have a very detrimental effect on local residents, cyclists, horse riders, walkers, etc., who use Bob Lane. Bob Lane becomes very slippery in the winter with vehicles ending up in hedges or ditches, and floods, particularly near the proposed new access.

Four accommodation pods, in the Long Term Business Plan, do not appear on the plans.

If planning permission is granted, a Construction Traffic Management Plan should be a condition, with no HGVs entering Bob Lane from the east. This is already designated as "Unsuitable for HGVs" with four right-angled bends in less than half a mile.

There should be no fireworks as there are a number of animals on farms in the area who become very distressed.

Using Twineham Court Farmhouse as accommodation ancillary to an events venue is removing a dwelling from the housing stock.

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It would be preferable to use the site for a small development of traditional farmyard style dwellings. This would result in a far less impact on the countryside and the local residents.

In conclusion, this application will have a very adverse effect on local residents and should be refused.

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Kind regards