

Twineham Parish Council wishes to object to this application. However, it should be noted that the Parish Council has no objection to the demolition of the redundant agricultural buildings and replacing them with the new buildings. It is considered that these are attractive and are a much better fit for the countryside location adjacent to a Listed Building. The Parish Council agrees with the MSDC Conservation Officer that the original concept for industrial units was completely unsuitable for this site.

The Parish Council has major concerns regarding the proposal to create a wedding/events venue on the site.

The Business Plan, November 2024, does not appear take into account the cost of refurbishing the farmhouse, curtilage building, clearing the site or costs of building the barns. When members of the Parish Council made a site visit in connection with planning application DM/21/3108, it was implied that the redundant buildings contain asbestos. If correct, this will add considerably to the cost of the scheme.

Also contained in the Long-Term Business Plan is the proposal for four accommodation pods. However, no indication as to where these will be sited appear on the plans.

Although the actual site is sited in a 'low' Flood Risk area, much of Bob Lane is subject to frequent flooding becoming virtually impassable in an ordinary car after heavy rain. This includes the location in Bob Lane where it is proposed to install the new access. This is well known to local residents but would not be apparent to people attending an event, particularly during the dark winter months. The sharp 'U' bends at the eastern end of Bob Lane also become very icy in winter and result in cars regularly ending up in the hedge. A particular danger late at night.

There are major concerns regarding noise. The suggestion that windows should be closed whilst music is played (Planning Statement 6.25) would seem difficult to implement, particularly in the summer months. Noise in the countryside travels considerably and will result in a significant nuisance to many households in the area, not only to those living closer to the site. If planning permission is granted, a noise limitation device should be a required condition included in the approval.

Light pollution in the countryside is detrimental to the natural environment. Again, if permission is granted, conditions need to be imposed ensuring that all outdoor lighting is kept to a minimum with no flood lighting and all exterior lighting turned off overnight.

Firework displays are now frequently included in wedding and party celebrations. This venue is sited in the countryside in an agricultural environment where livestock is kept in the surrounding fields. Should planning permission be granted, a condition should be imposed banning all firework displays at the venue.

This application anticipates having 61 events of up to 200 people per year by 2027, with 78 parking spaces. The Parish Council considers that the location of this new venue is particularly poor in relation to sustainable transport. There is no public transport in the area. Bob Lane

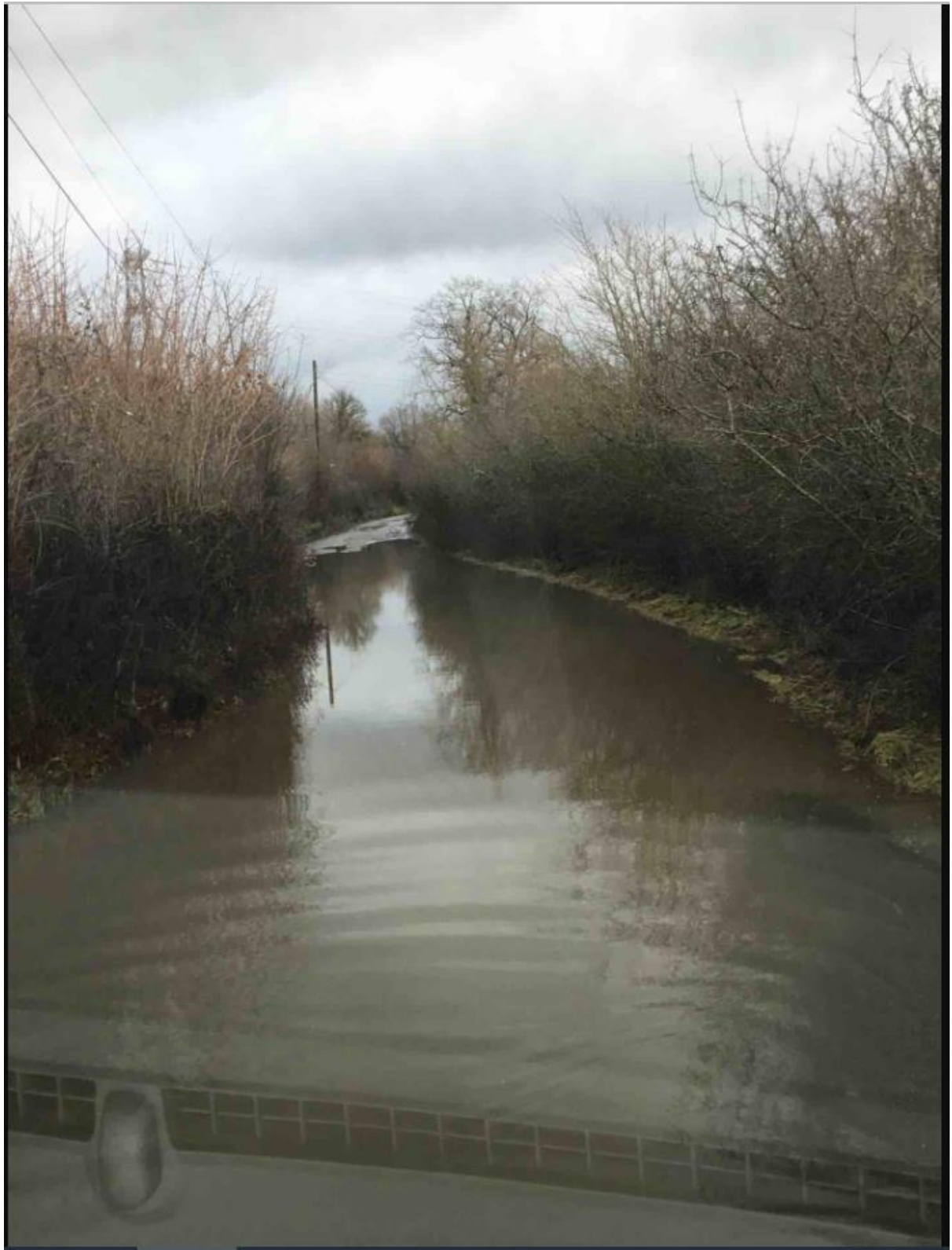
is a narrow, single track country lane with few passing places and a series of sharp, blind bends. The lane is regularly used by dog walkers, cyclists and horse riders. At certain times there will be a significant increase in traffic causing inconvenience, and possible safety issues, to all users as well as to local residents.

In the event that planning permission is granted, there should be a Construction Traffic Management Plan (CTMP). No HGVs should be permitted to use the eastern end of Bob Lane from Twineham Court Farm to the junction with Bolney Chapel Road. This is already designated as "Unsuitable for HGVs". There are four right-angled bends in less than half a mile and very limited passing places. All HGVs should enter from the west of Bob Lane at Wineham Lane.

The Parish Council also considers that Planning Conditions need to be imposed to ensure that, in the event of the project either not going ahead or the venue not proving to be a viable business, no change of use to industrial buildings is allowed.

For future reference, it is also considered that a far more suitable use of this site would be for a small development of traditional farmyard style dwellings. This would result in far less impact to both the countryside and to the neighbours.

In conclusion, and for the reasons stated above, Twineham Parish Council considers that this application should be refused by Mid Sussex District Council.



Bob Lane during recent heavy rainfall.



Bob Lane Signage.