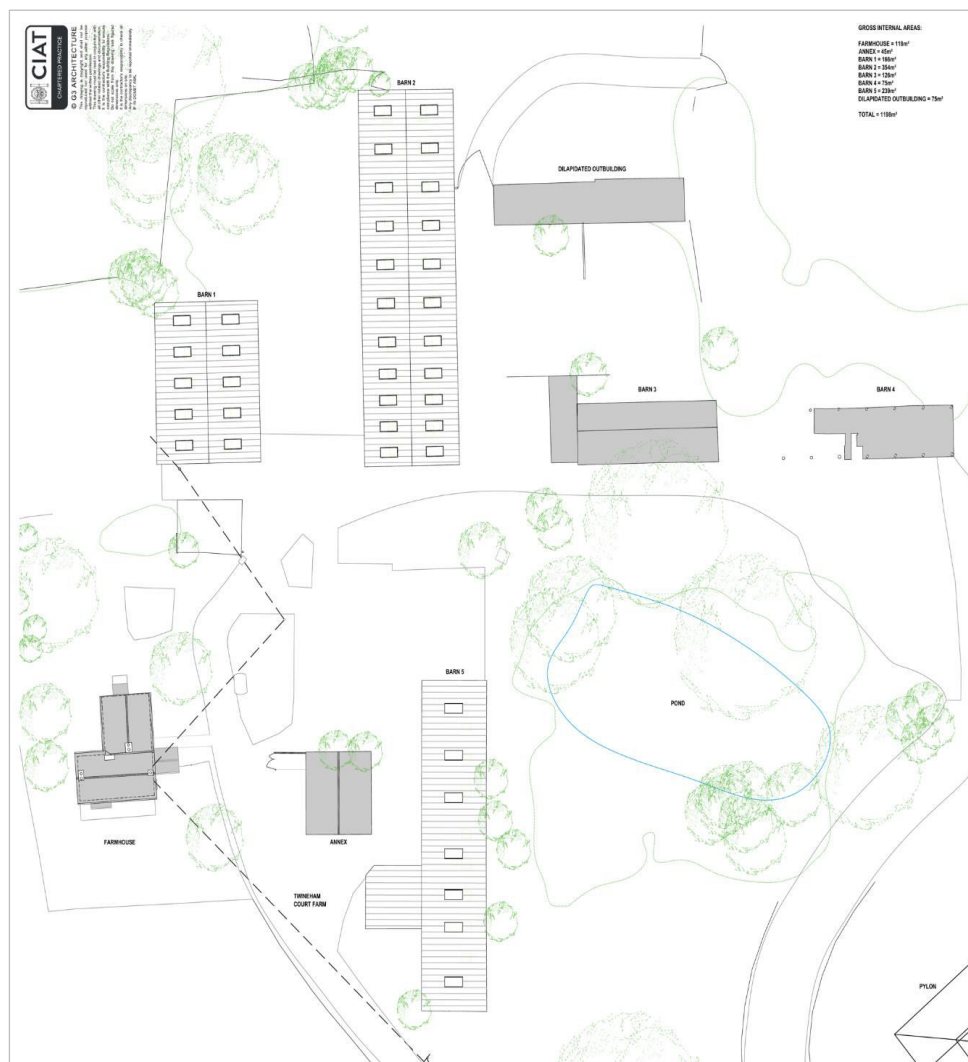


Wilbury Planning

Prior Approval

Proposed change of use from disused and redundant agricultural buildings to flexible commercial use (Class B8/E)

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



Supporting Statement prepared by Wilbury Planning Ltd

Applicant: Telbridge Properties Ltd

01 October 2026

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1.0 Introduction

1.1 This Supporting Statement is submitted to Mid Sussex District Council (MSDC) in support of an application for prior approval under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (*"the GPDO"*). The proposed development is described as:

- *"Proposed change of use from disused and redundant agricultural buildings to flexible commercial use (Class B8/E)."*

1.2 Class R of Part 3 of the GPDO permits the change of use of a building, and any land within its curtilage, from a use as an agricultural building to a flexible commercial use. The uses sought in this instance fall within Class B8 (storage or distribution) and Class E (commercial, business or service) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

1.3 Where the cumulative floor space of the building or buildings changing use under Class R within an established agricultural unit exceeds 150 square metres, paragraph R.3(1)(b) of Class R requires the developer, before changing the use of the site, to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to transport and highways impacts, noise impacts, contamination risks and flooding risks. This application is made under Class R, together with paragraph W of Part 3 of the GPDO, for that determination.

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

1.5 The application is accompanied by the following documents:

Document	Author	Reference
Application Form	Wilbury Planning Ltd	PP-15169371
Supporting Statement	Wilbury Planning Ltd	01 October 2026
Location and Block Plans	G3 Architecture Ltd	2643.LP01
Existing Site Layout and Block Plan	G3 Architecture Ltd	2643.S01
Existing Site Layout Plan	G3 Architecture Ltd	2643.S02
Barn 1 – Existing Ground Floor and Roof Plans	G3 Architecture Ltd	2643.S03
Barn 2 – Existing Ground Floor Plan	G3 Architecture Ltd	2643.S04
Barn 2 – Existing Roof Plan	G3 Architecture Ltd	2643.S05
Barn 5 – Existing Ground Floor Plan	G3 Architecture Ltd	2643.S06

Barn 5 – Existing Roof Plan	G3 Architecture Ltd	2643.S07
Barn 1 – Existing Elevations	G3 Architecture Ltd	2643.S08
Barn 2 – Existing Elevations	G3 Architecture Ltd	2643.S09
Barn 5 – Existing Elevations	G3 Architecture Ltd	2643.S10
Proposed Site Layout and Block Plan	G3 Architecture Ltd	2643.PL01
Proposed Site Layout Plan	G3 Architecture Ltd	2643.PL02
Barn 1 – Proposed Ground Floor and Roof Plans	G3 Architecture Ltd	2643.PL03
Barn 2 – Proposed Ground Floor Plan	G3 Architecture Ltd	2643.PL04
Barn 2 – Proposed Roof Plan	G3 Architecture Ltd	2643.PL05
Barn 5 – Proposed Ground Floor Plan	G3 Architecture Ltd	2643.PL06
Barn 5 – Proposed Roof Plan	G3 Architecture Ltd	2643.PL07
Barn 1 – Proposed Elevations	G3 Architecture Ltd	2643.PL08
Barn 2 – Proposed Elevations	G3 Architecture Ltd	2643.PL09
Barn 5 – Proposed Elevations	G3 Architecture Ltd	2643.PL10
Transport Statement	GTA Civils & Transport Ltd	12391 Issue 1
Flood Risk Assessment	GTA Civils & Transport Ltd	12391 First Issue
Noise Assessment	Phlorum Ltd	12765C (NV) V1
Preliminary Ground Contamination Risk Assessment Report	Ashdown Site Investigation Ltd	P17906 / R17305 Issue 2

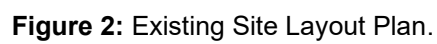
2.0 Site Description

- 2.1 The application site comprises Barn 1, Barn 2 and Barn 5 at Twineham Court Farm, together with the yard between them and the access track running northwards from Bob Lane. The annex to the farmhouse is excluded from the application site.
- 2.2 The site contains a collection of modern, disused and redundant agricultural buildings, and this application relates to three of the modern agricultural buildings at the site, identified as Barn 1, Barn 2 and Barn 5. Barn 1 and Barn 2 stand side by side at the northern end of the farmyard, and Barn 5 lies to the south, to the east of the farmhouse and annex.
- 2.3 The buildings are of modern construction, comprising concrete blockwork walls with a mixture of timber and metal fenestration beneath dual-pitched corrugated sheet roofs incorporating rooflights. The buildings are now disused and redundant but when last in use, they were used solely for an agricultural use as part of the established agricultural unit at Twineham Court Farm.
- 2.4 The cumulative floor space of Barn 1, Barn 2 and Barn 5, which are the subject of this application, is 759 square metres (Barn 1: 166 square metres; Barn 2: 354 square metres; Barn 5: 239 square metres), measured as gross internal area. This does not exceed the 1,000 square metre limit at paragraph R.1(b). It does, however, exceed the 150 square metre threshold at paragraph R.3(1), such that an application for a determination as to whether prior approval is required is necessary.
- 2.5 None of Barn 1, Barn 2 or Barn 5 is a listed building, a scheduled monument or a curtilage listed building. Whilst the site contains a Grade II listed farmhouse and a Grade II curtilage listed building, the three buildings the subject of this prior approval are modern agricultural buildings. They were erected during the post-war period, well after 1 July 1948, and do not therefore form part of any listed building by virtue of section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which treats as part of a listed building only those structures within its curtilage that formed part of the land before that date.
- 2.6 It is accordingly confirmed that none of the application buildings is a listed building for the purposes of paragraph R.1(e) of Class R.
- 2.7 The site does not form part of a military explosives storage area or a safety hazard area.
- 2.8 The site is located within Flood Zone 1, the lowest flood risk zone, as shown on the Environment Agency's Flood Map for Planning.

- 2.9 The site lies outside the defined development boundary and is not within a National Landscape (formerly Area of Outstanding Natural Beauty), a Conservation Area or any other area of landscape restraint.



Figure 1: Location Plan. The site is edged red and the wider land in the applicant's ownership is edged blue.

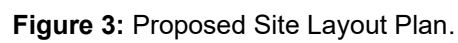


3.0 Planning History

- 3.1 A planning history search confirms that the permitted development rights remain intact for the site.
- 3.2 There are no Article 4 Directions associated with the site, and no change of use has been carried out under Class R within the established agricultural unit that would count towards the 1,000 square metre cumulative floor space limit at paragraph R.1(b).

4.0 Description of Development

- 4.1 The proposed development, for which prior approval is sought under Class R, comprises the change of use of Barn 1, Barn 2 and Barn 5 from their existing agricultural use to a flexible commercial use falling within Class B8 (storage or distribution) and Class E (commercial, business or service) of the Use Classes Order.
- 4.2 The cumulative floor space of the three buildings the subject of the change of use is 759 square metres, as set out at Section 2.0 above.
- 4.3 In accordance with Class R, the change of use is to a flexible use, being use for any of the uses listed in Class R and change of use between any of those uses (paragraph R.4). Following the change of use, the site is treated as having a sui generis use for the purposes of the Use Classes Order and the GPDO (paragraph R.2(b)).
- 4.4 Any subsequent change of use to another of the uses comprising the flexible use may take place without the need for planning permission, but must, in accordance with paragraphs R.2(a) and R.3(1), first be preceded by the notification or prior approval procedure applicable to the cumulative floor space concerned.
- 4.5 No extension or increase in the footprint, height or floor space of any building is proposed, and no internal subdivision is shown with the gross internal areas on the proposed plans remaining unchanged at 166, 354 and 239 square metres respectively.
- 4.6 Class R authorises a change of use only; it does not grant planning permission for building or other operations. In so far as the works described above constitute operational development, they fall outside the scope of Class R and do not form part of this prior approval application.



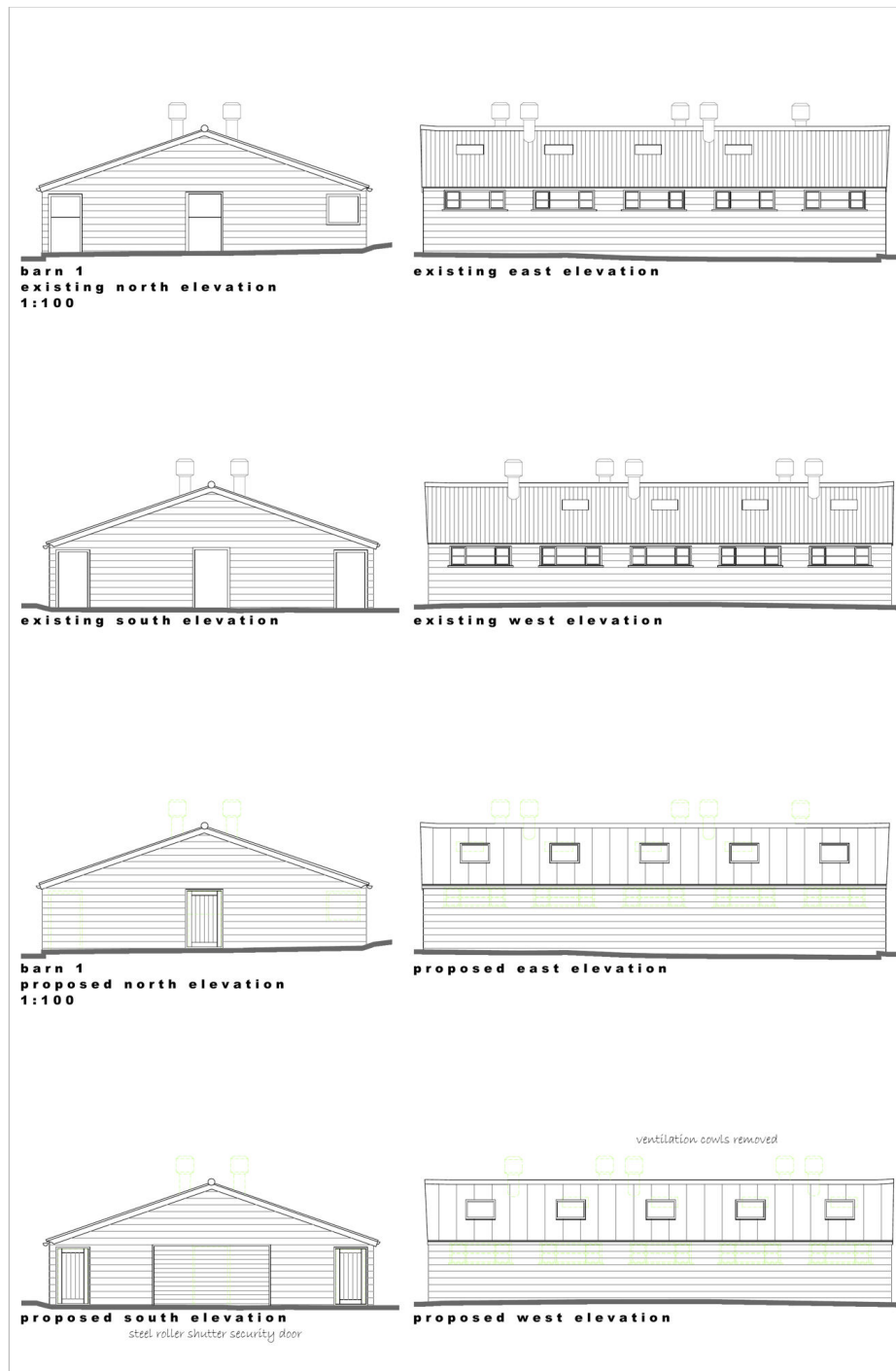


Figure 4: Barn 1 existing and proposed elevations.

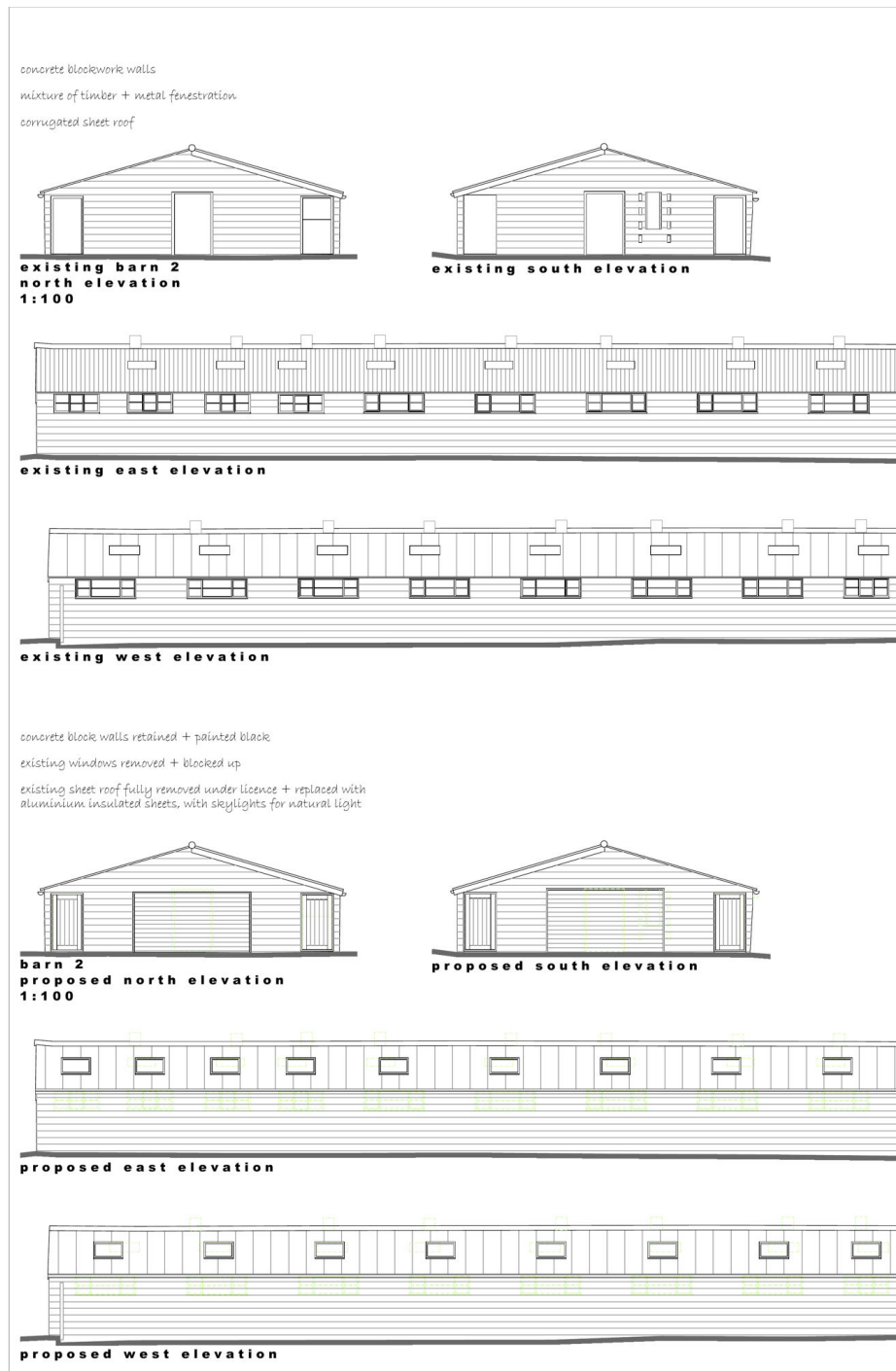


Figure 5: Barn 2 existing and proposed elevations.

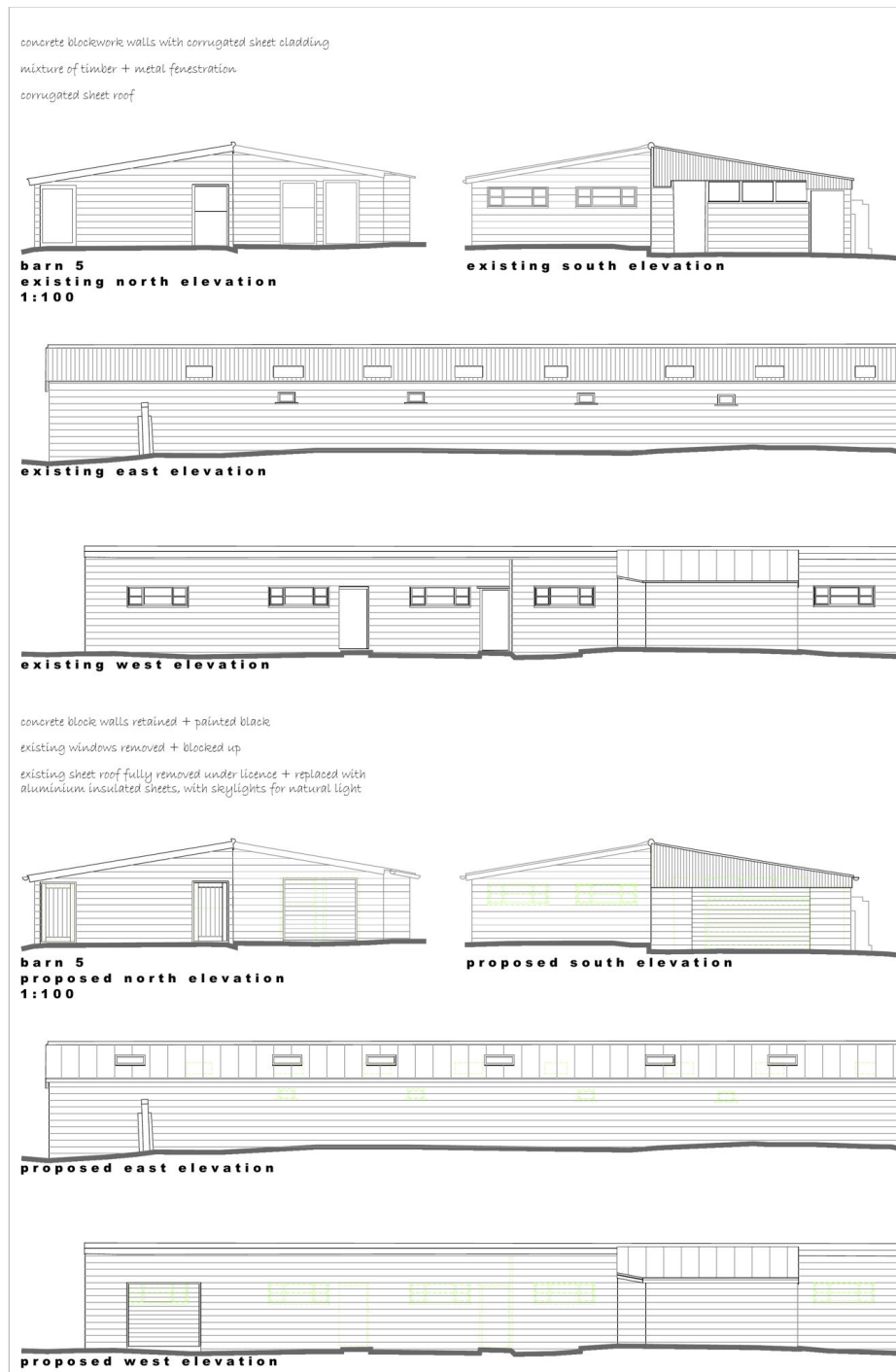


Figure 6: Barn 5 existing and proposed elevations.



Figure 7: Proposed ground floor plans of Barn 1, 2 & 5.

5.0 Assessment against Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

5.1 Schedule 2, Part 3, Class R of the GPDO permits the following:

- *“R. Development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use*

(a) falling within one of the following provisions of the Use Classes Order

(i) Class B2 (general industrial) of Schedule 1;

(ii) Class B8 (storage or distribution) of Schedule 1;

(iii) Class C1 (hotels) of Schedule 1;

(iv) Class E (commercial, business or service) of Schedule 2;
or

(v) Class F.2(c) (outdoor sport or recreation) of Schedule 2; or

(b) for the provision of agricultural training.”

5.2 In order to assess the proposed development against the requirements found within Schedule 2, Part 3, Class R of the GPDO, each requirement is listed below, with compliance provided in green text.

Limitations — Paragraph R.1 (Development not permitted)

5.3 Under paragraph R.1 of Schedule 2, Part 3, Class R of the GPDO, development is not permitted by Class R if:

- a) *The building was not used solely for an agricultural use as part of an established agricultural unit— (i) on 3rd July 2012; (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or (iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins.*

The buildings were used solely for an agricultural use as part of the established agricultural unit at Twineham Court Farm on 3 July 2012, as described at Section 2.0 above.

This limitation is not breached.

- b) *The cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 1,000 square metres.*

The cumulative floor space of Barn 1, Barn 2 and Barn 5, being the buildings changing use under Class R, is 759 square metres, as set out at Sections 2.0 and 4.0 above. No other building within the established agricultural unit has changed use under Class R. This does not exceed 1,000 square metres.

This limitation is not breached.

- c) *The site is, or forms part of, a military explosives storage area.*

The site does not form part of a military explosives storage area.

This limitation is not breached.

- d) *The site is, or forms part of, a safety hazard area.*

The site does not form part of a safety hazard area.

This limitation is not breached.

- e) *The building is a listed building or a scheduled monument.*

The buildings subject of this prior approval are not listed buildings, scheduled monuments or curtilage listed buildings, as set out at Section 2.0 above.

This limitation is not breached.

Conditions — Paragraphs R.2 and R.3

- 5.4 Development permitted by Class R is subject to the conditions set out at paragraph R.2 of the GPDO, and to the procedural requirements at paragraph R.3, which are addressed below.

- R.2(a) *A site which has changed use under Class R may, subject to paragraph R.3, subsequently change use to another use falling within one of the use classes comprising the flexible use.*

The buildings would be used for a flexible commercial use falling within Class B8 and/or Class E, as permitted by Class R. It is acknowledged that any subsequent change of use to another use comprising the flexible use must be preceded by compliance with paragraph R.3.

This condition would be complied with.

R.2(b) For the purposes of the Use Classes Order and this Order, after a site has changed use under Class R the site is to be treated as having a sui generis use.

This is noted. Following the change of use, the site would be treated as having a sui generis use.

This condition would be complied with.

R.2(c) After a site has changed use under Class R, the planning permissions granted by Class E of Part 7 of this Schedule apply to the building, subject to the following modifications— (i) “curtilage” has the meaning given in paragraph X (interpretation) of this Part; (ii) any reference to “office building” is to be read as a reference to the building which has changed use under Class R.

This is noted. This condition requires no action on the part of the applicant.

R.2(d) Where the site is to be used for general industrial purposes within Class B2, it must only be used for the processing of— (i) raw goods, excluding livestock, which are produced on the site and are to be sold on the site, or (ii) raw goods mentioned in paragraph (i) together with goods ancillary to the processing of those raw goods.

No use within Class B2 (general industrial) is sought.

This condition is not applicable.

R.3(1) Where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit exceeds 150 square metres, the developer must, before changing the use of the site, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to— (i) transport and highways impacts of the development; (ii) noise impacts of the development; (iii) contamination risks on the site; and (iv) flooding risks on the site.

The cumulative floor space is 759 square metres, which exceeds 150 square metres, and this application is accordingly made to MSDC’s determination as to whether prior approval is required in respect of the matters listed. Each of those matters is addressed in turn below.

R.3(2) Development under Class R of the type described in paragraph R.3(1)(b) must begin within a period of 3 years starting with the prior approval date or, where planning permission is granted on an application in respect of associated operational development before the end of that period, within the period of 3 years starting with the date that planning permission is granted.

The development would be begun within 3 years of the prior approval date.

This condition would be complied with.

Prior Approval Matters

- 5.5 The matters in respect of which the local planning authority's determination is sought are addressed in turn below.

Transport and highways impacts

The site is served by an existing vehicular access leading northwards from Bob Lane.

The accompanying Transport Statement prepared by GTA Civils & Transport Ltd (ref. 12391) confirms that visibility splays of 2.4 metres by 32 metres, commensurate with surveyed 85th percentile speeds of 23 to 24mph on Bob Lane, are available within land in the applicant's ownership or the public highway, and that there are no recorded personal injury collisions in the vicinity.

The buildings are forecast to generate 22 and 15 two-way vehicle movements in the morning and evening peak hours respectively, and 123 two-way movements over a 12-hour weekday, which the Transport Statement concludes would be readily accommodated on the local highway network.

Up to 25 car parking spaces and seven cycle parking spaces can theoretically be provided within the site in accordance with West Sussex County Council guidance, and there is space for vehicles to turn and leave in a forward gear.

It is further noted that the site benefits from an extant planning permission for a substantially more intensive events venue use (DM/24/2874 refers), the highway implications of which were found acceptable. The proposal would not give rise to unacceptable transport or highways impacts.

Noise impacts

The site occupies a relatively isolated position, bounded by agricultural land and by the electrical sub-station to the north.

The accompanying Noise Assessment prepared by Phlorum Ltd (ref. 12765C (NV) V1) assesses noise from activity within the buildings, external plant and traffic at the nearest residential properties on Bob Lane.

On a worst-case basis, assuming occupation as six units operating simultaneously, each with an external air conditioning unit, the BS 4142:2014+A1:2019 assessment gives rating levels 3 dB and 8 dB below the

background sound level at the two nearest assessed receptors, indicating a low impact. The increase in road traffic noise on Bob Lane would be negligible.

The Noise Assessment recommends that the roller shutter doors be kept closed except for access and that external plant be subject to a noise limit based on BS 4142, each of which is capable of being secured by condition, together with hours of access of 07:00 to 19:00, and concludes that noise does not pose a constraint to the proposed development.

The proposal would not give rise to unacceptable noise impacts on the occupiers of nearby premises.

Contamination risks on the site

The proposal comprises the re-use of existing buildings, without any new building or extension. A Preliminary Ground Contamination Risk Assessment Report prepared by Ashdown Site Investigation Ltd (refs. P17906/R17305, Issue 2) accompanies the prior approval.

The proposed commercial use is not one which is sensitive to contamination in the manner of, for example, residential development and it is considered the site is suitable for the proposed use.

Flooding risks on the site

The site is located within Flood Zone 1, the lowest flood risk zone. The accompanying Flood Risk Assessment prepared by GTA Civils & Transport Ltd (ref. 12391, First Issue) confirms that the site has a low flood risk profile, and that the site would not be subject to unacceptable flooding risk.

6.0 Conclusion

- 6.1 It has been demonstrated that the proposed change of use of Barn 1, Barn 2 and Barn 5 at Twineham Court Farm from agricultural use to a flexible commercial use falling within Class B8 and/or Class E satisfies the limitations at paragraph R.1 and the conditions and requirements at paragraphs R.2 and R.3 of Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 6.2 The matters in respect of which the local planning authority's determination is sought (i.e. transport and highways impacts, noise impacts, contamination risks and flooding risks) are each acceptable, for the reasons set out above.
- 6.3 It is accordingly respectfully requested that Mid Sussex District Council confirm that the proposed change of use benefits from the permitted development right conferred by Class R and, in so far as prior approval is required, that such approval be granted.