

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 04 August 2025 09:56:46 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 04/08/2025 10:56 AM.

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. Amended drawings received on 21.07.2025.
Case Officer:	Rachel Richardson

[Click for further information](#)

Customer Details

Address:	Woodpeckers Bob Lane Twineham
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Comments Details

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

Comments:

New Comments.

We continue to object to the application on the grounds of the road suitability.

Bob Lane, eastern end is designated a single track road. Events during the day will also cause issues with traffic movements.

Bob Lane is used by pedestrians, dog walkers, horses and runners as well as vehicles including tractors with trailers.

Our original comments remain extant.

In addition, whilst great emphasis is placed on music within the venue ceasing at 23:00, it is only then that the traffic movements will begin to affect the residents on Bob Lane. Fifty plus vehicle movements on a single track lane will be noticeable and disruptive to residents.

We do not agree with the following statement from Section 6.2 and 7.3 of the Noise Assessment document, "The noise from traffic and car parking, relating to events at Twineham Court Farm, is predicted to be negligible in the long term and no further noise mitigation measures are required."

Original comments.

We object to the application on the grounds of the road suitability.

Bob Lane, eastern end is designated a single track road. It has very few passing places. Bob Lane is also sign posted as unsuitable for HGV.

Bob Lane can not take the volume of traffic proposed. Vehicles often have to reverse to a wider part of Bob Lane to allow another vehicle to pass.

There are frequent vehicle incidents, collisions and skidding but these appear not to be reported.

There is a constant risk of damage to vehicles if you are forced to pull over and the fall off the metalled surface. Residents verges are regularly damaged by vehicles wheels.

Bob Lane floods regularly, often flooding across whole lane and it can be very deep.

View 1 in the application, albeit an artists impression, depicts a very wide road, perhaps 4 times the width of Bob Lane. The road to the right is a securely gated access track.

What will be done to control pick up traffic late at night, cars, mini buses, taxis?

Events during the day will also cause issues with traffic movements.

Bob Lane is used by pedestrians, dog walkers, horses and runners every day.

Although there may not have been a cyclist on Bob Lane on a week day in January the lane is a Strava Route and is very popular with cyclists.

It is not possible to overtake cyclists safely on Bob Lane.

A Traffic Management Plan has not been provided.

What are plans for deconstruction and construction traffic, vehicle movements over time?

There is already a local wedding venue in Bolney Chapel Lane.

Kind regards