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**Wilbury
Planning**

Development Management
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

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07724842388

08 July 2026

Dear Development Management,

Re: Twineham Court Farm, Bob Lane, Twineham, West Sussex RH17 5NH

Application for Approval of Details Reserved by Condition 4 (front patio sample), Condition 7 (biodiversity enhancement layout), and Condition 8 (precautionary working method statement) of planning permission (DM/23/2386 refers) for the conversion of curtilage listed building to residential annex to be used for purposes ancillary to the listed farmhouse external alterations to the listed farmhouse including post and rail fence, refurbishment and replacement of existing windows, removal of existing porch, replacement guttering, roof repairs, painting external alterations, insertion of glazed screen to bread over, provision of patio area adjacent southern elevation, extension to path to eastern elevation and installation of new boiler flue (part retrospective). Installation of below ground LPG tank, private foul water package treatment plant, and drainage mound. amended drawings to incorporate barn doors on southern elevation of annex received on 20.11.2023)

Planning Portal Reference: [REDACTED]

This Supporting Statement accompanies an application for approval of details reserved by condition that seeks the discharge of 3no. conditions associated with planning permission (DM/23/2386 refers).

The site is Twineham Court Farm, Bob Lane, Twineham, West Sussex RH17 5NH.

This application for approval of details reserved by condition is made to Mid Sussex District Council (MSDC) and on behalf of the applicant, Telbridge Properties Ltd. It is accompanied with the following documents:

Document	Author	Reference
Application Form	Wilbury Planning Ltd	PP-15069694
Supporting Statement	Wilbury Planning Ltd	08 July 2026
Reasonable Avoidance Measures Method Statement for Great Crested Newt	CT Ecology Ltd	22076 (01 July 2026)
Biodiversity Enhancement Layout	CT Ecology Ltd	Figure 1 (01 July 2026)

Planning Context

On 30 November 2023, MSDC granted planning permission (DM/23/2386 refers) for the following description of development:

- *“Conversion of curtilage listed building to residential annex to be used for purposes ancillary to the listed farmhouse external alterations to the listed farmhouse including post and rail fence, refurbishment and replacement of existing windows, removal of existing porch, replacement guttering, roof repairs, painting external alterations, insertion of glazed screen to bread over, provision of patio area adjacent southern elevation, extension to path to eastern elevation and installation of new boiler flue (part retrospective). Installation of below ground LPG tank, private foul water package treatment plant, and drainage mound. amended drawings to incorporate barn doors on southern elevation of annex received on 20.11.2023.”*

The following 3no. conditions attached to the Decision Notice require formal discharge by MSDC:

- Condition 4 (front patio sample).
- Condition 7 (biodiversity enhancement layout).
- Condition 8 (precautionary working method statement).

Condition 4 (front patio sample)

The wording of Condition 4 is the following:

- **“Condition:** *Prior to the commencement of work on the relevant part of the development details including a sample of the natural stone to the new front patio shall be submitted to and agreed in writing by the Council.*
- **Reason:** *To preserve the special character of the building and to accord with Policy DP34 of the Mid Sussex District Plan.”*

Submitted Details

The wording of Condition 4 requires the submission of the sample of the natural stone to the new front patio.

The front patio which this condition relates is the area directly adjacent the southern elevation of the farmhouse.

Within the previous application (DM/23/2386 refers), planning permission was granted for the brick path to the main entrance of the farmhouse to be extended to the access road, using matching reclaimed bricks.

It is proposed to use the same reclaimed bricks for the patio area adjacent the southern elevation of the farmhouse and in pursuant of Condition 4. The use of the same reclaimed bricks would ensure consistency with the brick path in terms of character and appearance, and email correspondence received from the Conservation Officer, dated 11 June 2026, confirms that the acceptability for using the same reclaimed bricks for the front patio area:

On Thu, 11 Jun 2026, 15:43 Emily Wade, <Emily.Wade@midsussex.gov.uk> wrote:

Dear Ryan

Thank you for your email. Whilst I don't foresee any issues with the material as proposed I am afraid you will need to formally apply to discharge the condition. You can find the relevant form and other information on our website, here:

[Apply for Planning Permission - Mid Sussex District Council](#)

Kind regards,

Emily Wade

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Emily Wade MA MSc

Conservation Officer

Planning Services

Tel: +44 (0)1444 477385

emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>

From: Telbridge Properties <telbridgeproperties@gmail.com>

Sent: 11 June 2026 15:38

To: Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: DM/23/2385 - Twineham Court Farm

Hi Emily

I hope all is well?

I am reaching out to remove the final condition, this is for the patio paving.

Initially I mentioned we may go for a slab, but this isn't really in keeping or character.

We have plenty of reclaimed bricks left over, this would be almost an identical replacement for what is already there and mainly repair work, this would also match the path to the front door.

Thanks

Ryan Pestell Director

Figure 1: Email correspondence received from the Conservation Officer, dated 11 June 2026, confirming the acceptability for the use of the same reclaimed bricks used for the brick path can be used for the front patio area.

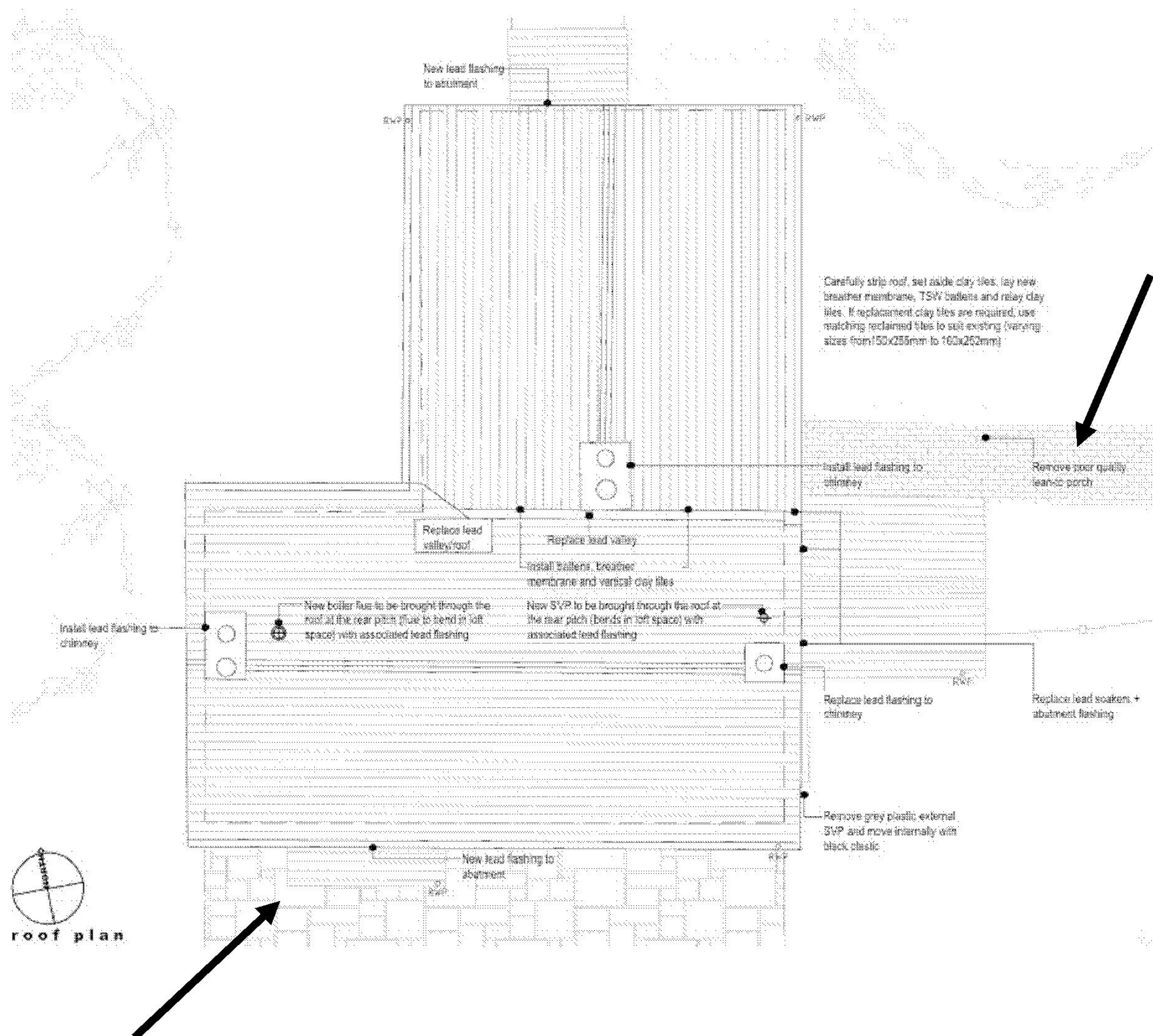
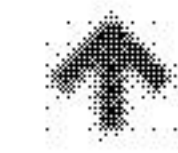


Figure 2: Previously approved drawing (2336.PL08) that denotes the front patio area with the red arrow, and the brick path to be supplemented reclaimed bricks where required denoted by the green arrow.

TUDOR REDS MORE INFORMATION

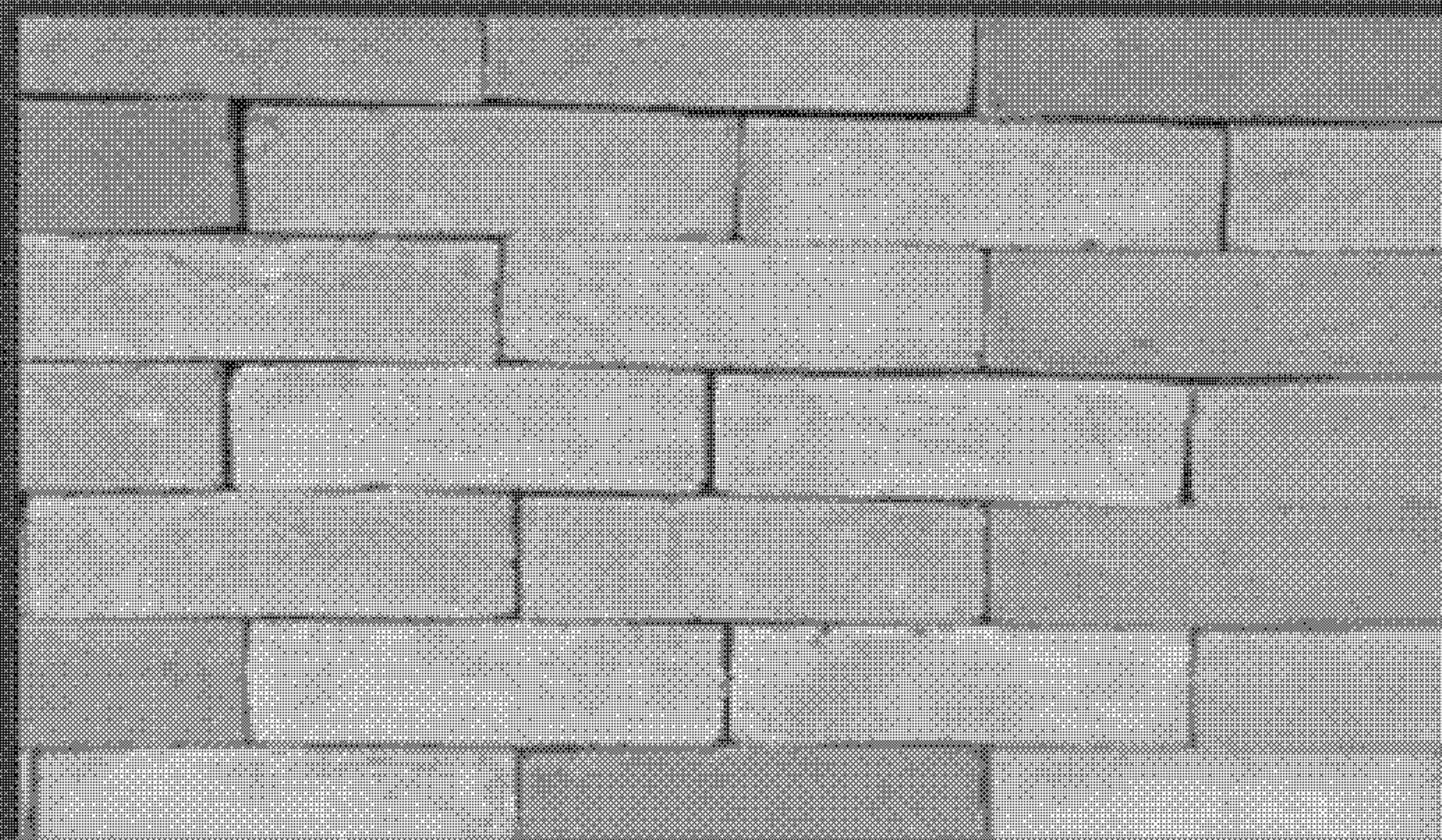


PRODUCT DETAILS TUDOR REDS

TUDOR REDS

Found in various parts of the country. Usually in old brick barns & tudor style buildings, can be several hundred years old. A soft textured handmade brick. These bricks have an unusual 2 inch face. Colours vary from orange to dark red.

Contact us [here](#) for more information.



SPLIT PACK £170 PER 100

Figure 3: Sample of the reclaimed bricks to be used to supplement the brick path, and for the front patio area.

Condition 7 (biodiversity enhancement layout)

The wording of Condition 7 is the following:

- **“Condition:** *A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment (CT Ecology, April 2023), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.*
- **Reason:** *To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and DP38 of the Mid Sussex District Plan 2014-2031.”*

Submitted Details

The wording of Condition 7 requires the submission of a biodiversity enhancement layout that details the locations of the enhancement measures contained within previously approved preliminary ecology appraisal and preliminary bat roost assessment.

The following document accompanies this discharge of conditions application and in pursuant of Condition 7:

Document	Author	Reference
Biodiversity Enhancement Layout	CT Ecology Ltd	Figure 1 (01 July 2026)

This submitted document has been prepared by CT Ecology Ltd, a qualified ecologist, and confirms the following:

- The Biodiversity Enhancement Layout (Figure 1, Rev 1, dated 01 July 2026) provides the finalised details and locations of the biodiversity enhancement measures previously recommended within the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment (CT Ecology, April 2023), as required by the condition;
- Grassland enhancement through re-seeding with a wildflower meadow mix (Emorsgate EM1) and a flowering lawn mix (Emorsgate EL1) within the application area;
- Native scrub re-planting comprising willow and hawthorn;
- The provision of nesting features, comprising a 1SP Schwegler Sparrow Terrace and Vivara Pro Seville 32mm bird boxes at the locations shown;

- The provision of roosting features for bats, comprising Greenwoods Small Single Crevice bat boxes at the locations shown;
- The installation of 2no. eco swallow nests within suitable outbuildings in the wider estate, with specific locations to be agreed between the landowner and the ecologist; and
- The enhancement measures shall be implemented in accordance with the approved details prior to occupation and retained thereafter, in accordance with the requirements of the condition.

Please refer to the above documents for further information.

Condition 8 (precautionary working method statement)

The wording of Condition 8 is the following:

- **“Condition:** *Prior to the works commencing a precautionary working method statement provided by a suitably qualified ecologist shall be submitted to and approved by the Planning Authority.*
- **Reason:** *To protect the habitats of Great Crested Newts in accordance with policy DP38 of the Mid Sussex District Plan and national policy contained within the National Planning Policy Framework.”*

Submitted Details

The wording of Condition 8 requires the submission of a precautionary working method statement provided by a suitably qualified ecologist.

The following documents accompanies this discharge of conditions application and in pursuant of Condition 8:

Document	Author	Reference
Reasonable Avoidance Measures Method Statement for Great Crested Newt	CT Ecology Ltd	22076 (01 July 2026)

This submitted document has been prepared by CT Ecology Ltd, a qualified ecologist, and confirms the following:

- The method statement is informed by a Preliminary Ecological Appraisal (2023) and a series of great crested newt surveys (2024), which identified a low population of great crested newt within ponds in the wider estate;

- Application of Natural England's Risk Assessment tool returns a result of "*Green: offence highly unlikely*", confirming that no European Protected Species licence is required provided the avoidance measures are adopted;
- It sets out precautionary working practices across the site preparation, site storage and construction / installation phases to fully safeguard great crested newt;
- Key measures include timing restrictions (scrub clearance September to October; topsoil and earth mound removal March to October; pipe installation into the pond bank September to October), removal of topsoil under an ecological watching brief, use of hand tools only for works into the pond bank, back-filling of excavations overnight or the provision of earth ramps, daily inspection of any open excavations, and storage of all materials off the ground on pallets; and
- Should any great crested newt be found, all works will cease immediately and the project ecologist will be contacted, with a licence obtained where necessary before works resume.

Please refer to the above documents for further information.

Conclusion

This application for approval of details reserved by condition seeks to formally discharge Condition 4 (front patio sample), Condition 7 (biodiversity enhancement layout), and Condition 8 (precautionary working method statement) of planning permission (DM/23/2386 refers) for the conversion of curtilage listed building to residential annex to be used for purposes ancillary to the listed farmhouse external alterations to the listed farmhouse including post and rail fence, refurbishment and replacement of existing windows, removal of existing porch, replacement guttering, roof repairs, painting external alterations, insertion of glazed screen to bread over, provision of patio area adjacent southern elevation, extension to path to eastern elevation and installation of new boiler flue (part retrospective). Installation of below ground LPG tank, private foul water package treatment plant, and drainage mound. amended drawings to incorporate barn doors on southern elevation of annex received on 20.11.2023).

We trust that this application for approval of details reserved by condition is all in order and can be processed accordingly by MSDC. If you require any further information, then please contact me.

Yours sincerely

Henry Wagstaff
BA (Hons) MPLAN MRTPI
Director

