

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 August 2025 20:56:13 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2839

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/08/2025 8:56 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. Amended drawings received on 21.07.2025.

Case Officer:	Rachel Richardson
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Customer Details

Address:	No.5 Twineham Grange Cottages 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:

Dear Sir/Madam,

I am writing to formally object to the planning application DM/24/2839 for the proposed change of use of Twineham Court Farm, Bob lane to a wedding venue/removal of agricultural buildings, creation of events venue/change of use of Grade II listed farmhouse. My objections are based on several grounds, many of which are supported by the National Planning Policy Framework (NPPF) and relate to the unsuitability of this location for such a development.

1. Increased Traffic and Road Safety

The proposed development would generate a significant increase in vehicle movements, including cars, coaches, and service vehicles, in an area that has already seen a significant increase in traffic due to the recent construction of 6 household properties on the site of North Cottages. This is in direct conflict with the NPPF, which seeks to ensure that developments "give priority to pedestrian and cycle movements" and are "safe and suitable access to the site for all users." The roads surrounding the site are mostly single-track lanes, making them wholly unsuitable for the volume and type of traffic associated with a wedding venue. Increased traffic will lead to:

Significant congestion and disruption for local residents.

A heightened risk of accidents due to the narrow, winding nature of the roads and a lack of passing places.

Damage to verges and the rural character of the hamlet.

2. Noise Pollution

A wedding venue would introduce considerable noise pollution into this quiet, rural hamlet. Events, music, and a large number of guests would be a source of significant disturbance, particularly in the evenings and at weekends. The NPPF states that planning decisions should "ensure that new development is appropriate for its location" and "mitigate and reduce to a minimum other adverse impacts on the local and natural environment arising from the development." This development would fail to meet these criteria, as the noise generated would have a severe detrimental impact on the amenity and quality of life for nearby residents.

3. Proximity to High-Voltage Infrastructure

The site is located directly under high-voltage power lines and is only approximately 50 meters from a large electrical substation. This raises serious concerns about the health and safety of guests and staff. While the link between electromagnetic fields and health is a complex and debated topic, the NPPF promotes creating a

"healthy, inclusive and safe environment." Placing a large public gathering space in such close proximity to this infrastructure, with its potential for noise, visual impact, and safety concerns, seems to be in direct opposition to the NPPF's aims. The proposed development does not create a safe environment for the public.

4. Impact on a Listed Building and Character of the Area

The proposal involves the removal of disused agricultural buildings on a site with a listed building. The NPPF is clear that heritage assets should be conserved "in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the richness of our past." While some buildings are to be removed, the change of use itself fundamentally alters the historical and agricultural character of the site, which is integral to the setting of the listed building. A wedding venue is a commercial use that is entirely out of keeping with the historic and rural nature of the hamlet and its agricultural past.

5. Landscape and Visual Impact

The NPPF aims to "protect and enhance valued landscapes" and "recognise the intrinsic character and beauty of the countryside." Converting an old farm into a commercial wedding venue with associated infrastructure (car parks, lighting, marquees, signage) could have a significant and negative impact on the visual amenity of the area. This is a material consideration, and you can object on the basis that the proposed development would:

Detrimentally alter the rural character of the hamlet and surrounding countryside.

Be visually intrusive due to new buildings, lighting, and a likely increase in late-night activity. The lighting, in particular, would be a major source of light pollution in a dark sky rural area.

Introduce a commercial aesthetic that is out of place with the traditional agricultural setting of the listed building and its environs.

6. Sustainability and Rural Economy

While the NPPF does support a "prosperous rural economy," this must be balanced with the goal of "making it easier for people to walk, cycle and use public transport." A wedding venue in a location with limited road access and single-track lanes is inherently an unsustainable development.

The site is not easily accessible by a range of transport options, forcing guests and staff to rely almost exclusively on private vehicles.

This goes against the NPPF's objectives of promoting sustainable development and reducing the need to travel by car.

The proposal does not demonstrate a genuine and essential need for a wedding venue to be located on this specific site, as there are likely other more sustainably located venues in the wider area.

In conclusion, the proposed development is contrary to the core principles of the NPPF regarding road safety, noise pollution, health and safety, and the conservation of heritage assets. For these reasons, I urge the council to refuse this application.

Yours sincerely,

Elliot Kimble

No.5 Twineham Grange Cottages
Bob Lane
Twineham
West Sussex
RH175NH

Kind regards