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Sent: 30 July 2025 15:29:58 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2874

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 30/07/2025 3:29 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/2874
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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Comments Details

Comments: Following review of the applicant's response to my previous comments and the accompanying technical note prepared by Phlorum (dated 28 May 2025) as well as the updated noise report, I am now satisfied that the proposed development can be supported, subject to appropriate planning conditions.

The applicant has confirmed that all music will cease by 23:00

hours and has committed to a range of mitigation measures to control noise breakout from the venue. These include the use of mechanical ventilation, closure of all windows and doors during music events, and the implementation of a Noise Management Plan (NMP) to govern operational practices.

To ensure these commitments are enforceable, I recommend that the following conditions be attached to any grant of planning permission:

1. No amplified or live music shall be played at the venue between the hours of 23:00 and 08:00 hours.
 2. Unless otherwise agreed with the local planning authority, the use hereby permitted shall not come into use until a scheme has been submitted to the LPA demonstrating that the noise rating level (L_{Ar},Tr) of plant and machinery within the build shall be at least 5dB below the background noise level (L_{A90,T}) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The assessment shall be carried out with the plant/machinery operating at its maximum setting. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.
 3. Prior to the first use of the events venue, a comprehensive Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The venue shall operate in full accordance with the approved NMP at all times. Any changes to the approved Noise Management Plan must be submitted in writing to the Local Planning Authority and approved prior to implementation.
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Kind regards