

Development Management
Mid Sussex District Council
Oaklands
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West Sussex
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08 July 2026

Dear Development Management,

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

Non-Material Amendment under Section 96A of the Town & Country Planning Act (1990) (as amended)

Non-Material Amendment to application DM/23/2386 (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) to allow for the omission of the drainage mound and amendment to the drainage strategy.

Planning Portal Reference: [REDACTED]

This Supporting Statement accompanies a Non-Material Amendment (NMA) under Section 96A of the Town & Country Planning Act (1990) (as amended).

The NMA 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-15069649
Supporting Statement	Wilbury Planning Ltd	08 July 2026
Drainage Strategy	Moody Sewage Ltd	n/a
Site Layout	Moody Sewage Ltd	01

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.”

There are 3no. conditions attached to the Decision Notice that require formal discharge by MSDC. These are dealt with via a separate application for approval of details reserved by condition (Planning Portal Ref: PP-15069694) that has been submitted simultaneously to MSDC, coupled with submission of a further application for approval of details reserved by condition (Planning Portal Ref: PP-15070428) in pursuant of Condition 4 associated with the listed building consent (DM/23/2385 refers).

Non-Material Amendment (NMA)

This NMA seeks to secure the omission of the drainage mound and amendment to the drainage strategy.

The amended drainage strategy, prepared by Moody Sewage Ltd, retains a private foul water package treatment plant to serve the development but omits the previously consented above-ground drainage mound. Foul flows are directed to the package treatment plant and balancing

tank, from where treated effluent is conveyed via the proposed discharge pipework, with inspection chambers provided along the route to allow for access, maintenance and monitoring.

The omission of the drainage mound removes a substantial above-ground structure, previously proposed at approximately 250sqm in area and 1.4m in height together with its associated earthworks and side slopes, from this part of the site. The revised arrangement is of a smaller footprint and is below ground, and therefore reduces the physical and visual extent of the drainage infrastructure when compared with the consented scheme.

The proposed amendments relate solely to the means of foul water treatment and disposal and will not result in any material change to the appearance or character of the approved development when viewed from the wider surroundings. A private package treatment plant will continue to serve the development, with treated effluent discharged to a local watercourse, and there will be no undue impact as a result of these changes in terms of design, heritage or residential amenity.

Conclusion

The proposed amendments constitute a Non- Material Amendment under Section 96A of the Town & Country Planning Act (1990) (as amended), and must therefore be granted by MSDC without delay.

We trust that this Non-Material Amendment made under Section 96A of the Town & Country Planning Act (1990) (as amended) is all in order and can be processed accordingly. If you require any further information, please contact me.

Yours sincerely,

A black rectangular box used to redact the signature of Henry Wagstaff.

Henry Wagstaff
BA (Hons) MPLAN MRTPI
Director