

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2839	Case Officer:	Rachel Richardson
Application Type:	Listed Building Consent		
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. Provision of driveway and parking area to north of proposed events venue, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.		
Site:	Twineham Court Farm, Bob Lane, Twineham, Haywards Heath, West Sussex, RH17 5NH, ,		
Validation Date	5 Dec 2024	Overall Expiry Date:	12 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Mar 2026
Target Date:	30 Jan 2025	Recommending Officer Signature:	Rachel Richardson

Date Legal Agreement Completed: (if applicable)		No of Representations:	4
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Signed and Agreed By:	Joanne Fisher	Date:	20 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2839

Twineham Court Farm, Bob Lane, Twineham, Haywards Heath, West Sussex, RH17 5NH, 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. Provision of driveway and parking area to north of proposed events venue, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping. Telbridge Properties Limited

SUMMARY OF REPRESENTATIONS

4 letters of objection have been received and their comments are summarised as follows:

- o does support a "prosperous rural economy
- o Detrimentially alter the rural character of the hamlet and surrounding countryside
- o 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
- o close proximity to this infrastructure, with its potential for noise, visual impact, and safety concerns
- o A wedding venue would introduce considerable noise pollution

SUMMARY OF CONSULTEES

Conservation Officer: No objection subject to conditions which are on DM/24/2874.

PARISH COUNCIL OBSERVATIONS

Major concerns regarding the proposal to create a wedding/events venue on this site, considering it to be a totally unsuitable location.

INTRODUCTION

Listed building consent is sought for the proposed attachment of the open barn to the curtilage listed annex in association with planning application DM/24/2874.

RELEVANT PLANNING HISTORY

DM/24/2874 - 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. Pending Decision.

DM/23/2386 - Residential conversion of curtilage listed building to residential annex for purposes ancillary to the listed farmhouse. Permission 30.11.2023

DM/23/2385 - Listed Building Consent for the above. Consent approved 30.11.2023

There is a concurrent full planning application for the same proposal under reference DM/24/2874.

SITE AND SURROUNDINGS

The application site at Twineham Court Farm comprises an existing agricultural unit of approximately 3.22 hectares.

The site comprises a collection of modern disused and redundant agricultural buildings that are in a poor state of disrepair, plus a Grade II Listed farmhouse and Grade II Curtilage Listed Building.

Vehicular access is provided via an access track that runs in a northern direction from Bob Lane, and the site stretches to the north-east where the Bolney electrical substation is located. An electricity pylon is located directly to the east of the site, and which is within the ownership of the applicant.

By way of background, the applicants statement confirms that, *'it is understood that the farm formed part of the Twineham Grange Estate until it was sold in the early 1960s. The National Grid acquired the site and surrounding land and in 1965 the development of the Bolney electrical sub-station commenced. Over the years the Bolney Electrical sub-station has expanded and now stretches to the north and west of Twineham Court Farm.'*

The applicant, Telbridge Properties Limited, acquired Twineham Court Farm, and given the restricted size of the agricultural unit coupled with the existing disused and redundant buildings that are in a poor state of repair, it was concluded that it would not be viable to continue the lawful agricultural operations at the site. As such, the intention of the applicant is to secure an alternative income stream to ensure the long-term financial viability of the site via the creation of an events venue.'

For the purposes of planning policy the site lies within the countryside and outside of the built-up area boundary, as defined in the District Plan. There is a PROW running in a north-south direction adjoining the eastern side of the Farm.

The site is also within the red zone for great crested newts.

APPLICATION DETAILS

Listed building consent is sought for the 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. Provision of driveway and parking area to north of proposed events venue, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocations Development Plan Document (DPD) and Twineham Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policy:

DP34 Listed Buildings and Other Heritage Assets

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

Relevant policies.

None.

Neighbourhood Plan

The Twineham Neighbourhood Plan was made on 24 March 2016.

There are no relevant policies.

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policy:

DPB2 - Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Policy DP34 of the Mid Sussex District Plan relates, in part, to development affecting listed buildings:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

o A thorough understanding of the significance of the listed building and its setting has been

demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;

- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o Special regard is given to protecting the setting of a listed building;*
- o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric'.*

Paras 205, 212-215 of the NPPF state:

'205. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The application is accompanied by a Heritage Statement.

The Conservation Officer has no objection and has commented as follows:

'Further comments on the above planning and listed building consent applications following the receipt of revised plans.

The proposal has been amended to address concerns previously raised.

- The form of the estate barn has been amended to show an L shaped footprint, with one wing reduced in height. In my opinion this successfully addresses concerns regarding the scale and bulk of the building. Its elevational design and materials, subject to further detail which could be required by condition and the point below, are also considered acceptable. This aspect of the proposal is now considered to preserve the setting of the historic farmstead. With respect to the roofing materials the elevations submitted indicate clay or concrete roof tiles- I would advise that concrete tiles are unlikely to be favourably viewed and that details of an appropriate clay tile should be provided.

- The location of the associated car parking has been changed to locate this to the rear (north) of the farmstead as suggested. Although in other circumstances car parking of this extent within the context of a historic farmstead would be likely to be considered contentious, as this is largely confined to the existing area of dilapidated 20th century former farm buildings and associated existing hard standing, the principle in this instance is considered acceptable in its impact on the surviving historic elements of the farmstead. The proposed car parking is also shown as screened by surrounding planting, which will further mitigate this impact, subject to detail. This further detail should be required by condition, and I would advise that that this should include surfacing materials suitable to the agricultural/rural context, and if additional planting between the rows of parking bays within the car park, to break up the expanse of hard standing and soften the appearance of the area.

-The point above w.r.t roofing material to the estate barn applies equally to the other new buildings on the site.

In summary, and subject to the above points w.r.t. materials and landscaping to the car parking area, which could possibly be dealt with adequately by condition with the Case Officer's agreement, the proposal is considered to preserve the setting and special interest of the listed farmhouse and curtilage listed former farm building. This meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would suggest the following conditions:

- Details of facing and roofing materials*
- Detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:*
 - Typical examples of windows/glazing and external doors*
 - Typical eaves detail*
 - The solar PV panels to the estate barn, to include details of the relationship with the surrounding roof covering*
- Rainwater goods and other external pipework to be of painted metal*
- Detailed hard and soft landscaping scheme including details of materials and typical elevations of new or altered fences and/or walls*
- Rooflights shall be flush fitting, metal framed, conservation style rooflights'*

Your Officer has no reason to come to a different view and is satisfied that the proposal preserves the setting of the listed building and curtilage of the listed former farm building. The proposal thereby complies with policy DP34 of the District Plan.

Given the above comments and the content of the report set out in DM/24/2874, the listed building consent application is considered to be acceptable and meets policy requirements.

PLANNING BALANCE AND CONCLUSION

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the Development Plan and then to take account of other material planning considerations including the NPPF.

Given the above, it is recommended that listed building consent be granted as the proposal complies with the relevant policies of the DP as well as national policy within the NPPF.

Decision: Permission

Case Officer: Rachel Richardson