

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 21 August 2025 16:25:15 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: DM/24/2839 and 2874 Twineham Court Farm

Hi Rachel

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

Thanks

Emily

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

Submit your planning application online.
<http://www.planningportal.gov.uk>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>

