

**From:** FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>  
**Sent:** 15 April 2025 16:15:21 UTC+01:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Planning consultation - DM/24/2874 Twineham Court Farm Bob Lane Twineham  
Haywards Heath West Sussex RH17 5NH

FAO: Rachel Richardson

Dear Rachel,

Having viewed the plans for the planning application no. DM/24/2874 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. 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: the nearest fire hydrant for the supply of water for firefighting is 210-metres away, 120-metres further than the 90-metre distance required for a commercial premises. If an alternative water supply for firefighting is to be considered it will need to conform with the details identified in Approved Document-B (AD-B) Volume 2: B5 section 16 and agreed with West Sussex Fire & Rescue Service.

Although this is the change of use of an existing property, it is a significant change that has no supply of water for firefighting, information the owner may not be aware of, and information that could affect their insurance premiums if water for firefighting is not provided.

Evidence is also required to show suitable access and turning facility for a fire appliance to attend these change of use buildings and farm house, to ensure they comply with the requirements of AD-B Volume 2: B5 section 15.

Regards  
Ian



**Ian Stocks**

Water & Access Manager - Protection

**West Sussex Fire & Rescue Service**

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**My pronouns are he/him/his**

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