

From: John Montgomery <john@tanner-tilleydc.com>
Sent: 20 October 2025 14:50:32 UTC+01:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: FW: Planning application consultation - DM/25/0112 - Downlands Park Care Home Bolnore Farm Lane Haywards Heath West Sussex RH16 4BQ
Attachments: R-22-0060.SP02.pdf, R-22-0060.SP01.pdf

Good afternoon Steven,

Please find attached vehicle tracking plans in response to the comments of West Sussex Fire and Rescue in respect of the discharge of condition 8.

Regards

John

John Montgomery
MRTPI

Mobile: 07977422028

Tanner & Tilley Development Consultants
47 Oak Tree Drive
Emsworth
Hampshire
PO10 7UJ
www.tanner-tilley.co.uk

From: Angela Newton-Binks <angela.newton@boxarchitects.co.uk>
Sent: 17 October 2025 12:11
To: David Fletcher <d.fletcher@evoketransport.co.uk>; Thenia Patka <thenia.patka@boxarchitects.co.uk>; John Montgomery <john@tanner-tilleydc.com>
Cc: gd@four-quarters.com; hr@four-quarters.com; Chris Slinn <chris.slinn@boxarchitects.co.uk>; Thenia Patka <thenia.patka@boxarchitects.co.uk>
Subject: RE: Planning application consultation - DM/25/0112 - Downlands Park Care Home Bolnore Farm Lane Haywards Heath West Sussex RH16 4BQ

Thanks David

That's great. [@John Montgomery](#) can you please issue to the LPA to hopefully close out the condition?

Many Thanks



Angela Newton-Binks | BA (Hons) Grad Dip Arch
Associate Director
M: 07525 130203
DDI: 0113 532 8241
www.boxarchitects.co.uk

LEEDS: Calls Landing, 36-38 The Calls, Leeds, LS2 7EW | 0113 887 4415
LONDON: 25 Horsell Road, London, N5 1XL | 020 092 6170



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From: David Fletcher <d.fletcher@evoketransport.co.uk>

Sent: 17 October 2025 10:34

To: Angela Newton-Binks <angela.newton@boxarchitects.co.uk>; Thenia Patka <thenia.patka@boxarchitects.co.uk>; John Montgomery <john@tanner-tilleydc.com>

Cc: gd@four-quarters.com; hr@four-quarters.com; Chris Slinn <chris.slinn@boxarchitects.co.uk>; Thenia Patka <thenia.patka@boxarchitects.co.uk>

Subject: RE: Planning application consultation - DM/25/0112 - Downlands Park Care Home Bolnore Farm Lane Haywards Heath West Sussex RH16 4BQ

Morning All

Please find attached the tracking of both a Denis SABRE fire truck and the DB32 Fire tender. Both work, I have also attached an e-transmit in case its helpful.

Thanks

David



David Fletcher

DIRECTOR

Phone: + 44 118 380 0187
Mobile: + 44 772 536 6155
Email: d.fletcher@evoketransport.co.uk
Website: www.evoketransport.co.uk
Address: Reading | Cheltenham |
Birmingham



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From: Angela Newton-Binks <angela.newton@boxarchitects.co.uk>

Sent: 29 September 2025 12:02

To: David Fletcher <d.fletcher@evoketransport.co.uk>; Thenia Patka <thenia.patka@boxarchitects.co.uk>; John Montgomery <john@tanner-tilleydc.com>

Cc: gd@four-quarters.com; hr@four-quarters.com; Chris Slinn <chris.slinn@boxarchitects.co.uk>; Thenia Patka <thenia.patka@boxarchitects.co.uk>

Subject: RE: Planning application consultation - DM/25/0112 - Downlands Park Care Home Bolnore Farm Lane Haywards Heath West Sussex RH16 4BQ

Morning David

Quite sometime ago, you provided us with a fee to undertake vehicle tracking to confirm the fire truck access was suitable including to turn at the end of the cottages parking area (see below email trail).

The project has stalled slightly due to some planning approvals that took longer than anticipated. However, the project is moving again and we now require the tracking to be undertaken. Please find attached confirmation from the client that we are to instruct you on their

behalf and your appointment is direct with Four Quarters Developments Ltd and your invoice should be directed to them.

Can you please advise what you require to undertake the tracking and we will provide the necessary cad details etc?

Any queries, please let me know.

Many Thanks



Angela Newton-Binks | BA (Hons) Grad Dip Arch

Associate Director

M: 07525 130203

DDI: 0113 532 8241

www.boxarchitects.co.uk

LEEDS: Calls Landing, 36-38 The Calls, Leeds, LS2 7EW | 0113 887 4415

LONDON: 25 Horsell Road, London, N5 1XL | 020 092 6170

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From: David Fletcher <d.fletcher@evoketransport.co.uk>

Sent: 31 January 2025 11:53

To: Thenia Patka <thenia.patka@boxarchitects.co.uk>; John Montgomery <john@tanner-tilleydc.com>;

Michelle Alldread <Michelle@ubu-design.co.uk>

Cc: gd@four-quarters.com; hr@four-quarters.com; Angela Newton-Binks <angela.newton@boxarchitects.co.uk>; Chris Slinn <chris.slinn@boxarchitects.co.uk>

Subject: RE: Planning application consultation - DM/25/0112 - Downlands Park Care Home Bolnore Farm Lane Haywards Heath West Sussex RH16 4BQ

Hi

If you can share the latest plans we would be happy to undertake swept path analysis of a fire tender? We could do this for a fee of £350+VAT.

Thanks

David



David Fletcher

DIRECTOR

Phone: + 44 118 380 0187
Mobile: + 44 772 536 6155
Email: d.fletcher@evoketransport.co.uk
Website: www.evoketransport.co.uk
Address: Evoke Transport,
R+ Building
2 Blagrove Street
Reading, RG1 1AZ



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From: Thenia Patka <thenia.patka@boxarchitects.co.uk>

Sent: 31 January 2025 11:33

To: John Montgomery <john@tanner-tilleydc.com>; Michelle Alldread <Michelle@ubu-design.co.uk>;
David Fletcher <d.fletcher@evoketransport.co.uk>

Cc: gd@four-quarters.com; hr@four-quarters.com; Angela Newton-Binks
<angela.newton@boxarchitects.co.uk>; Chris Slinn <chris.slinn@boxarchitects.co.uk>

Subject: RE: Planning application consultation - DM/25/0112 - Downlands Park Care Home Bolnore Farm
Lane Haywards Heath West Sussex RH16 4BQ

Good morning John,

Regarding the fire services comment about the fire hydrant location, we are proposing to install a second fire hydrant to cover the cottages and the pavilion. We would also suggest omitting one tree next to cottages car park space 6 to provide additional hardstanding and allow for the fire appliance turning head.

[@Michelle](#), could you please confirm you are happy with this change?

[@David](#), we have carried out vehicle tracking ourselves, but could you please confirm that there is adequate space for the fire appliance to turn at the end of the cottages car park?

Thank you very much.

Kind regards,



Thenia Patka | MSc Dip Arch ARB

Architect

DDI: 020 8092 6174

www.boxarchitects.co.uk

Please note my working days are Tuesday, Wednesday, Thursday & Friday

LEEDS: Calls Landing, 36-38 The Calls, Leeds, LS2 7EW | 0113 244 1133

LONDON: 25 Horsell Road, London, N5 1XL | 020 824 29613



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From: John Montgomery <john@tanner-tilleydc.com>

Sent: 17 January 2025 11:45

To: Thenia Patka <thenia.patka@boxarchitects.co.uk>

Cc: gd@four-quarters.com; hr@four-quarters.com

Subject: FW: Planning application consultation - DM/25/0112 - Downlands Park Care Home Bolnore Farm Lane Haywards Heath West Sussex RH16 4BQ [Filed 17 Jan 2025 12:57]

Hi Thenia,

Please see comments below. They seem to have missed the point that the Pavilion is next to the pond

Regards

John

John Montgomery
MRTPI

Mobile: 07977422028

Tanner & Tilley Development Consultants
47 Oak Tree Drive
Emsworth
Hampshire
PO10 7UJ
www.tanner-tilley.co.uk

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>

Sent: 16 January 2025 08:35

To: planninginfo <planninginfo@midsussex.gov.uk>

Subject: Planning application consultation - DM/25/0112 - Downlands Park Care Home Bolnore Farm Lane Haywards Heath West Sussex RH16 4BQ

FAO: Stephen King

Dear Stephen,

The plan submitted showing the potential location(s) of a fire hydrant will be within 90m of the dry riser inlet, however the fire hydrant is not within the required distance for the cottages and pavilion, as shown on the screen shot of out mapping below the furthest cottages are 160m away and the pavilion location is 220m from the fire hydrant, and the closest a fire appliance can get to the pavilion is 70m away.



Although the pavilion has a compartment size less than 280m², it is significantly further than the 90m distance for a commercial property, as identified in Approved Document B (AD-B) Volume 2: B5 section 16. Although it says both distance and size requirements are met, what it does not say is what is needed if the property has a compartment less than 280m² but is significantly more than 90m from the supply of water for firefighting, water is always required to extinguish a fire.

So I do not believe the fire hydrant requirement has been met, also it is unclear how fire appliance access to the pavilion will be met, and there does not appear to be a suitable turning area at the end of the access road to the cottages area, as identified in AD-B Volume 2 B5 section 15 para 15.10 & diagram 15.3, a fire appliance should not need to reverse more than 20m to reach an exit or turning facility, the access road to the cottages is 75m in length.

Regards

Ian



Ian Stocks

Water & Access Manager - Protection
West Sussex Fire & Rescue Service

Phone 03302226988 **Mobile** 07921 291051

Web www.westsussex.gov.uk/fire

Email ian.stocks@westsussex.gov.uk

Bognor Regis Fire Station, West Meads Drive, West Sussex

My pronouns are he/him/his 

[Click here to find out why we use pronouns in our signatures](#)



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