

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 20 March 2026 09:43:43 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: RE: Planning consultation - DM/24/2874 Twineham Court Farm Bob Lane
Twineham Haywards Heath West Sussex RH17 5NH

Hi Rachel,

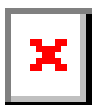
Having viewed the planning application portal for this application again, I could not find the further comments made on 13/06/2025, and the design and access for the site does not show suitable access for a fire appliance to the event barn or the ancillary accommodation. Any accommodation will require a fire appliance to gain access to within 45m of all points inside the accommodation, measured along the hose lay route and not a direct line or arc measurement as this type of measurement can rarely be achieved due to obstructions such as fences, walls and other buildings.

The design and access statement mentions the access routes will be stone gravel, but it does not identify this will be capable of supporting 18-Tonne axial weight of a fire appliance, the minimum width of 3.1m through any gateway or narrowing, 3.7m between road edge or curbs and a suitable turning facility provided to enable attending fire appliances to turn and make their exit.

The consultation also raised the issue that the nearest fire hydrant to the change of use buildings is 210m away, 120m further than the 90m distance required for commercial properties. 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. For open water to be considered such as ponds, lakes, and rivers etc. evidence will be required to show the habitat in and around the proposed water supply does not have any protected species living in them, in accordance with Natural England guidance.

As already mentioned this is a significant change of use of existing buildings that need to comply with current building regulations identified in Approved Document B Volume 1 & 2, with no supply of water for firefighting available within the required distance, this does not comply with B5 requirements of AD-B and increases the risk to life and property, information the owner may not be aware of, and information that could affect their insurance premiums if water for firefighting is not provided.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

Office 0330 222 4499 **Mobile** 07921 291051

Web www.westsussex.gov.uk/fire

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Bognor Regis Fire Station, West Meads Drive, West Sussex, PO21 5TB



From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Sent: 17 March 2026 10:29
To: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Subject: RE: Planning consultation - DM/24/2874 Twineham Court Farm Bob Lane Twineham Haywards Heath West Sussex RH17 5NH

****EXTERNAL****

Hi Ian,

I am writing this report up and the issue below seems to be outstanding. The agent submitted further comments on 13/06/2025 in response to your email below. His comments are:

“Fire Access Matters

The West Sussex Fire & Rescue Service consultee comments are noted. The amended scheme allows for a fire truck to safely enter the site and directly access all existing and proposed buildings and areas throughout the site.

This would be achieved via use of the existing and proposed access driveways. As such, we consider the comments provided by the West Sussex Fire & Rescue Service are appropriately overcome in this regard.”

Have you got any final comments please in relation to the above?

Many thanks,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

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01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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

Sent: 15 April 2025 16:15

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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Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are he/him/his 🏳️‍🌈

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