

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 12 November 2025 13:44
To: Planning
Subject: Planning consultation - DC/25/0362 Menzies Wood Farm Okehurst Lane Billingshurst West Sussex RH14 9HR

Categories: Consultations

FAO: Nicola Pettifer

Dear Nicola,

Having viewed the plans for the planning application no DC/25/0362 for the Full planning permission for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building and creation of open storage along with the full enclosure and refurbishment of existing barn for the continuation of uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horse box conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export following grant of DC/18/0661: the nearest fire hydrant for the supply of water for firefighting is 150-metres away, 60-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.

Evidence will also be required to show Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 2: B5 Section 15, including Table 15.2 and diagram 15.3. This is to ensure a fire appliance can gain access to within 45m of all points inside the dwelling, and a suitable turning facility within 20m to ensure a fire appliance does not need to reverse further than this distance, also a requirement identified in section 13.

This application is to demolish the existing workshop, barn and offices and the erection of a new barn, workshop building and office building, new build properties that need to comply with current building regulations. With no supply of water for firefighting available within the required distance, increases the risk to life and property in the event of fire, 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

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My pronouns are he/him/his 🏳️‍🌈

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