[redacted]

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 09 July 2025 15:23
To: Planning
Subject: Planning consultation - DC/25/0070 Birchwood Lodge Shaws Lane Southwater West Sussex RH13 9BX

Categories: Consultations

FAO: Alice Johnson

Dear Alice,

Having viewed the plans for the planning application no. DC/25/0070 for the demolition of existing dwelling, and erection of new 3-bedroom dwelling and detached garage; the nearest fire hydrant for the supply of water for firefighting is 200 metres away, 25-metres further than the 175-metre distance required for a domestic 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 1: B5 section 14 and agreed with West Sussex Fire & Rescue Service.

Evidence is required to show that a fire appliance can gain access to within 45m of all points inside the dwelling in accordance with (AD-B) Volume 1 B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement as this type of measurement can rarely be achieved due to obstructions. Any areas not within the 45-metre distance will need to be mitigated by the installation of sprinkler or water mist system complying with BS9251 or BS8458 standards.

It is unclear if suitable access for a fire appliance to attend the site in the event of a fire will be provided, including a turning facility to enable a fire appliance to exit without the need to reverse more than 20 metres. The access route will need to be capable of supporting 18 Tonne axial weight of a fire appliance, a minimum width of 3.1 metres through any gateway or narrowing and 3.7 metres width for the appliance to be operated when attending a fire situation, as identified in AD-B Volume 1: B5 section 13. From out operational mapping the access route measures 2.5m wide, which would not be wide enough for a fire appliance to attend.

Regards
Ian

Ian Stocks
Water & Access Manager - Protection
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My pronouns are he/him/his
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