From: FRS Water and Access [redacted]
Sent: 11 June 2025 07:45
To: Planning
Subject: Planning consultation - DC/25/0286 Rapkyns Old Stable Guildford Road Broadbridge Heath West Sussex

Categories: Consultations

FAO: Halima Chowdhury

Dear Halima,

Having viewed the plans for the planning application no. DC/25/0286 for the change of use, conversion, and internal alterations of an existing residential dwelling to provide 5 residential bedspaces for students with special educational needs. Conversion, internal alterations and change of use of the existing annex and garages to provide an additional residential unit with 3 bedspaces: the nearest fire hydrant for the supply of water for firefighting is 620-metres away, 445-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 will also be required to show the 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. A fire appliance requires a minimum width of 3.1m through any gateway or narrowing and 3.7m between road edge or curbs, and the fire appliance is within 45-metres of all points within the property.

Although this is the change of use of an existing property, it is a significant change with no supply of water for firefighting available within the required distance, information the owner may not be aware of, and information that could affect their insurance premiums if water for firefighting is not provided. This would also benefit the other units on the site.

Regards
Ian

Ian Stocks
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My pronouns are he/him/his
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