

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 24 October 2025 09:16
To: Planning
Subject: Planning consultation - DC/25/1564 Pound Place Mill Lane Partridge Green West Sussex RH13 8JU

Categories: Consultations

FAO: Bethan Tinning

Dear Bethan,

Having viewed the plans for the planning application no. DC/25/1564 for the demolition of existing barn/outbuilding and lean-to. Construction of a detached dwelling and new driveway: the nearest fire hydrant for the supply of water for firefighting is 285-metres away, 110-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 1: B5 Section 13, including Table 13.1 and diagram 13.1. A fire appliance requires a minimum width of 3.1m through any gateway or narrowing and 3.7m between road edge or curbs, fire appliance access to within 45-metres of all points within each property and a suitable turning facility. 3.7m wide

This is a significant change from a barn to a dwelling house with no supply of water for firefighting available within the required distance, that increases the risk to life and property in the event of a fire incident occurring; information the owner may not be aware of 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

Web www.westsussex.gov.uk/fire

Email frs.waterandaccess@westsussex.gov.uk

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

My pronouns are he/him/his

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



LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
