From: FRS Water and Access [redacted]
Sent: 15 September 2025 14:25
To: Planning
Subject: Planning consultation - DC/25/0566 Wood Reeves Mill Lane Lower Beeding West Sussex RH13 6PX

Categories: Consultations

FAO: Hannah Darley

Dear Hannah,

Having viewed the plans for the planning application no. DC/25/0566 for an extensions and alterations to existing building to provide 'Fishery Managers' dwellinghouse: the nearest fire hydrant for the supply of water for firefighting is 405-metres away, 230-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, capable of supporting 18-Tonne axial weight of the fire appliance and capable of being located within 45-metres of all points within the property. A fire appliance should not need to revers more than 20m to reach either a turning facility or an exit point form the site.

Regards

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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