[redacted]

Sent: 17 September 2025 16:37
To: Planning
Subject: Planning consultation - DC/25/0704 Swains Farm Brighton Road Henfield West Sussex BN5 9RP

Categories: Consultations

FAO: Hannah Darley

Dear Hannah,

Having viewed the plans for the planning application no. DC/25/07504 for prior notification for change of use of Agricultural Building to a 8 no dwellinghouses: the nearest fire hydrant for the supply of water for firefighting is 260-metres away, 85-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 AD-B Volume 1: B5 Section 13, 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 each property. A fire appliance should not need to revers more than 20m to reach either a turning facility or an exit point from the site.

Although this is a change of use, it is a significant change with increased risk to life and property 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.

Regards

Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service
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Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are he/him/his 🏳️‍🌈
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