From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 17 April 2025 12:34
To: Planning
Subject: Planning consultation - DC/25/0289 Broadview Guildford Road Broadbridge Heath West Sussex RH12 3PQ

Categories: Consultations

FAO: Hannah Darley

Dear Hannah,

Having viewed the plans for the planning application no. DC/25/0289 for the change of use of building to provide 6 bedspaces for students with special educational needs to include refurbishment and Internal alterations. (Full): the nearest fire hydrant for the supply of water for firefighting is 515-metres away,425-metres further than the 90-metre distance required for a commercial 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 2: B5 section 16 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.

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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