
From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 07 May 2026 14:59
To: Planning
Subject: Planning consultation - DISC/26/0097, Rapkyns Old Stable, Guildford Road, Broadbridge Heath

Categories: Consultations

FAO: Halima Chowdhury

Dear Halima,

Having viewed the details for the discharge of the consultation for 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, I am satisfied there is suitable access for a fire appliance to within 45m of all points within all 5 residential bedsits, and a suitable turning facility.

There does not appear to be any details regarding the supply of water for firefighting and what will be provided to overcome the shortfall. A fire appliance carries up to 2,000 litres of water, generally enough to continue firefighting requirements whilst connecting the fire appliance to the nearest FH with flat wall hoses. All fire appliances carry 175m of flat wall hoses, used to connect the nearest FH to the fire appliance, if there are no FHs within this distance, as in this case, there is a risk the fire appliance will run out of water before the fire is fully extinguished, increase the risk of re-ignition and the risk to lives and properties, information the owner / occupier may not be aware of and may need to consider informing their insurance company, as they may find they are not covered in the event of a fire, if no water supply for firefighting is provided.

Regards
Ian

Ian Stocks

Water & Access Manager - Protection
West Sussex Fire & Rescue Service


Web www.westsussex.gov.uk/fire

Email frswaterandaccess@westsussex.gov.uk

Bognor Regis Fire Station, West Meads Drive, West Sussex, PO21 5TB

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.
