

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 28 September 2026 13:36
To: Planning
Subject: Planning consultation - DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane Horsham West Sussex RH12 5QE

Categories: Consultations

FAO: Daniel Holmes

Dear Daniel,

Having viewed the plans for the planning application no. DC/26/0024 for the change of use of building to provide 9 residential units; the nearest fire hydrant for the supply of water for firefighting is 210-metres away 35-metres further than the 175-metre distance required for 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 1: B5 section 13 and agreed with West Sussex Fire & Rescue Service.

Evidence is required to show that all points inside all residential Unit are within 45 metres of the location of a fire appliance in accordance with Approved Document B (AD-B) Volume 1: B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement, as these measurements can rarely be achieved due to obstructions. Any areas not within the 45m distance will need to be mitigated by the installation of domestic sprinkler or water mist systems complying with BS 9251 or BS8458 Standard.. The access route will need to be capable of supporting 18-Tonne axial weight of a fire appliance and have a suitable turning facility to enable a fire appliance to turn and make their exit in a forward direction as identified in AD-B Volume1: B5 section 13.

Although this is a change of use of the property, it is a significant change with increased risk to life and property with no suitable 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



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

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