

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 22 July 2026 13:38
To: Planning
Subject: Planning consultation - DC/26/0955 Calcot Farm Horsham Road Steyning West Sussex BN44 3AA

Categories: Consultations

FAO: Daniel Holmes

Dear Daniel,

Having viewed the details submitted for planning application No. DC/26/0955 for the change of use of part of a former agricultural building and 10m x 18m of adjacent yard to commercial use; for the storage of soil improver bagging equipment, bagging of soil improver, storage of bagged surplus soil improver and distribution of the same. (Retrospective). Evidence is required to show suitable access for a fire appliance that complies with Approved document B: Volume 2 B5 section 15 to ensure the Fire Service can reach the change of use building within the required distance.

The minimum width for a fire appliance access is 3.1-metres through any gateway or narrowing, 3.7-metres between road edge or curb, capable of supporting 18-Tonne axial weight of the fire appliance and a suitable turning facility to enable the fire appliance to turn and make their exit. From the plans submitted and google street view the access route does not look to have the required width.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

Office 0330 222 4499 **Mobile** [REDACTED]

Web www.westsussex.gov.uk/fire

Email frs.waterandaccess@westsussex.gov.uk

Bognor Regis Fire Station Fire Station, West Meads Drive, West S

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