

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 21 May 2026 13:11
To: Planning
Subject: Planning condition - DC/26/0322 Steyning Grammar Upper School Shooting Field Steyning West Sussex

Categories: Consultations

FAO: Matthew Porter

Dear Matthew,

Having viewed the additional information provided for planning application DC/26/0322 for the Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch, and hard surfaced sports courts, with associated access, parking, landscaping, and infrastructure; further information will be required for the below ground firefighting water tank. The plan mentions the tank holds 52,000 litres, with a tank outlet but does not mention what this is; will it be a tank lid that opens and a suction hose dropped into the tank to extract the water, or will there be an above ground pipe connected to the tank with the relevant connection so water can be extracted using either the fire appliance pump or a light portable pump, carried into place by two firefighters.

If an outlet above ground is fitted West Sussex Fire & Rescue Service (WSFRS) would prefer a 4-inch BSP female adaptor fitted with an isolating valve so we can extract the water using our hard wall hoses. The fire appliance only carries 4 x 3metre lengths of suction hose so the maximum distance the fire appliance or light portable pump can be from the tank is 10-metres with then 2-metres to drop into the tank if a connection is not provided.

The plan also shows all buildings being within 90-metres of the tank, WSFRS do not accept direct line or arc measurements for the distance between each building and the water supply as this type of measurement can rarely be achieved due to obstructions such as other buildings, walls, fences etc. The distance needs to be measured from the tank, along the hose lay route to the location of the fire appliance attending a fire for each building. The water from the tank is then used to keep the water tank on the fire appliance supplied with water while firefighting is taking place. So, the 90-metre measurement provided is not accurate and not acceptable.

Evidence is also required to show fire appliance access to all buildings is provided to whichever is less onerous, 15% of the perimeter, or within 45m of every point of the footprint of the building; as identified in Approved Document B (AD-B) volume 2: B5 Section 15, and BB100: Fire Safety Design for Schools, section 23 Vehicle Access. The plan showing fire appliance access does not show a route to all buildings.

Regards
Ian

Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

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