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Sent: 16 January 2025 08:35:29 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Planning application consultation - DM/25/0112 - Downlands Park Care Home
Bolnore Farm Lane Haywards Heath West Sussex RH16 4BQ

FAO: Stephen King

Dear Stephen,

The plan submitted showing the potential location(s) of a fire hydrant will be within 90m of the dry riser inlet, however the fire hydrant is not within the required distance for the cottages and pavilion, as shown on the screen shot of our mapping below the furthest cottages are 160m away and the pavilion location is 220m from the fire hydrant, and the closest a fire appliance can get to the pavilion is 70m away.



Although the pavilion has a compartment size less than 280m², it is significantly further than the 90m distance for a commercial property, as identified in Approved Document B (AD-B) Volume 2: B5 section 16. Although it says both distance and size requirements are met, what it does not say is what is needed if the property has a compartment less than 280m² but is significantly more than 90m from the supply of water for firefighting, water is always required to extinguish a fire.

So I do not believe the fire hydrant requirement has been met, also it is unclear how fire appliance access to the pavilion will be met, and there does not appear to be a suitable turning area at the end of the access road to the cottages area, as identified in AD-B Volume 2 B5 section 15 para 15.10 & diagram 15.3, a fire appliance should not need to reverse more than 20m to reach an exit or turning facility, the access road to the cottages is 75m in length.

Regards

Ian



Ian Stocks

Water & Access Manager - Protection
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My pronouns are he/him/his 

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