

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 03 June 2026 15:55:00 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Planning consultation - DM/25/2716 Wickenden Manor Chilling Street
Sharpthorne East Grinstead West Sussex RH19 4JB

FAO: Rachel Richardson

Dear Rachel,

Having viewed the plans for the planning application no DM/25/2716 for the Proposed three storey extension to provide further accommodation, meeting rooms and kitchen. Extension and change of use of stables to create further accommodation. Erection of conservatory to Lodge. New hard surface basketball and tennis court. Installation of solar panel arrays within the walled garden: the nearest fire hydrant for the supply of water for firefighting is 235 metres away, 60-metres further than the 175-metre distance required for a 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 14 and agreed with West Sussex Fire & Rescue Service.

Evidence is also required to show the Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1: B5 Section 13, including Table 13.1 and diagram 13.1. A fire appliance requires a minimum width of 3.1m through any gateway or narrowing and 3.7m between road edge or curbs, capable of supporting 18-Tonne axial weight of the fire appliance, and a suitable turning facility to ensure the fire appliance does not need to reverse more than 20m to reach an exit point

Although this is a change of use of the site, it is a significant change with an increased risk to life and property in the event of a fire if water for firefighting and access is not provided.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

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