

RE: DM/25/1050 Land Adj Barn Cottage



FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>

To Stefan Galyas

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Tue 22/09/2026 16:30

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Good afternoon Stefan,

As a turning facility cannot be achieved and the access route is less than the minimum width required for a fire appliance access to within 45-metres of all points inside the dwelling, a water mist system complying with BS8458 standard will either fully extinguish or supress a fire long enough for the attending fire crews to break out additional firefighting equipment to attend the fire and ensure it is fully extinguished.

This is not a change to planning or building control requirements, they have been in place for many years and designed to ensure the Fire Service can attend any dwelling in the event of a fire to help protect lives and property. If an automatic fire suppression system is not added as mitigation, the owner / occupier may need to inform their insurance company as they may find they will not be insured in the event of a fire occurring with no suitable access for a fire appliance to within the required distance of 45-metres to all points inside the dwelling.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

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From: Stefan Galyas <Stefan.Galyas@midsussex.gov.uk>

Sent: 22 September 2026 10:10

To: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>

Subject: RE: DM/25/1050 Land Adj Barn Cottage