

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 06 August 2025 08:41:37 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Planning consultation - DM/23/0140 68 - 70 Church Walk Burgess Hill West Sussex RH15 9AS

FAO: Andrew Watt

Dear Andrew,

Having viewed the plans for the planning application no. DM/23/0140 for the redevelopment of an existing two storey commercial building to create a four storey mixed use building through the addition of new floors over the existing building footprint (with partial demolition of the existing 1st floor) to accommodate 10 No. flats over the top three floors, retaining the existing commercial/retail use at ground floor; evidence is required to show that all points inside all flats are within 45 metres of the location of a fire appliance or a dry riser outlet in accordance with Approved Document B (AD-B) Volume 1 B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement as this type of measurement can rarely be achieved due to obstructions.

Any areas not within the 45-metre distance will need to be mitigated by the installation of sprinkler or water mist system complying with BS9251 or BS8458 standards. If a dry riser is intended to be used to overcome any extended distances the riser inlet will need to be within 18m of the fire appliance and in line of site of the fire appliance operator at the rear of the fire appliance as identified in AD-B Vol. 1 B5 section 13.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

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My pronouns are he/him/his 🏳️‍🌈

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