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Sent: 28 April 2026 10:48:25 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Planning consultation - DM/25/2833 Hampton House High Street East Grinstead
West Sussex RH19 3AW

FAO: Caroline Grist

Dear Caroline,

Having viewed the plans for the planning application no. DM/25/2833 for the Change of use of building from Class E to residential to form 4no flats, consisting of internal changes to the floor plan. (Revised plans received 27.11.2025) (Revised description agreed 01.12.2025) (Revised plans received 23.01.2026 and 18.02.2026. Further and updated information received 30.01.2026 and 18.02.2026); evidence is required to show that a suitable access for a fire appliance to ensure all points inside all Flats are within 45-metres of the fire appliance location, and a turning facility provided, as identified in Approved Document B (AD-B) Volume 1 B5 section 13.

A fire appliance requires a minimum width of 3.1-metres through any gateway or narrowing and 3.7-metres between road edge or verge, capable of supporting 18-Tonne axial weight of a fire appliance and a turning facility to ensure a fire appliance does not need to reverse more than 20m to reach either an exit or a turning facility. From the plans submitted it is unclear if suitable fire appliance access is provided.

From the street view of the access route, I do not believe a fire appliance can get any closer than 28 – 30 metres from the main entrance which is likely to mean there will be areas not within the 45 metre distance requirement.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

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