

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 21 September 2026 08:44:47 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Planning consultation - DM/26/2163 Land South And West Of Imberhorne
Upper School Imberhorne Lane East Grinstead West Sussex

FAO: Steven King,

Dear Steven,

Having viewed the details for planning application DM/26/2163 for reserved matters application for a retirement living scheme (Use Class C2) for 134 dwellings at Land West of Imberhorne Lane. The reserved matters include appearance, landscape, layout, and scale, pursuant to outline approval DM/23/2699. Also to include details to address condition no. 24 relevant to the Care Community element of DM/23/2699; providing the fire hydrants indicated on Figure 8 Hydrant Strategy Plan in the Reserved matters Fire Service access and hydrant strategy are in place, ready for use and West Sussex Fire & Rescue Service (WSFRS) are informed they are in place and ready for use, the hydrant condition raised will be met. Of note, WSFRS have not been consulted with either by the developer or the water authority installing the water main.

With regards to fire appliance access, evidence will be required to show a fire appliance has access to within 18-metres of a dry riser inlet, in line of sight from the rear of the fire appliance, to ensure the pump operator has clear vision of the hose connected to the dry riser, and the fire appliance is within 90-metres of the nearest fire hydrant. Figure 8 Hydrant strategy plan indicates the fire appliance within 90-metres of each apartment block but does not show the fire appliance within 18-metres of each dry riser inlet, and in line of site, a requirement identified in Approved Document B (AD-B) Volume 1: B5 section 13. This may also affect the turning facilities for a fire appliance which needs to be within 20-metres of either an exit point or turning facility, also a requirement of AD-B Volume 1: B5 section 13. Any apartment blocks not meeting these requirements will need to be mitigated by the installation of domestic sprinkler or water mist system complying with BS9251 or BS8458 standards.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

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