

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 27 May 2026 15:10:19 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Planning consultation - DM/25/3096 Q Leisure The Old Sand Pit London Road
Albourne Hassocks West Sussex BN6 9BQ

FAO: Rachel Richardson

Dear Rachel,

Having viewed the plans for the planning application no DM/25/3096 for the construction of six padel courts together with a canopy structure; demolition of the existing sheds; and the erection of a clubhouse building with associated store, pergola and outdoor seating area, alongside hard and soft landscaping: the nearest fire hydrant for the supply of water for firefighting is 265 metres away, 175-metres further than the 90-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 2: B5 section 16 and agreed with West Sussex Fire & Rescue Service.

Evidence will also be required to show Fire Service vehicle access meets with the requirements identified in AD-B Volume 2: B5 Section 15. From the plans submitted there does not look to be a clear access route for a fire appliance to gain access to within 15% of the perimeter or 45m of every point of the footprint of the building, whichever is less onerous, as identified in AD-B Volume 2: B5 section 15. Without suitable access or the supply of water for firefighting, the Fire Service will not be capable of attending the site in an emergency and will take longer to run out additional firefighting equipment to reach the site, which takes valuable time and effort when attending a fire. If there is no intention to provide these requirements the owner may want to consider informing their insurance company, as they may find they are not covered in the event of a fire if the required resources are not provided.

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

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