

RE: DM/25/1050 Land Adj Barn Cottage

Summarise



FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
To ● Stefan Galyas

☺

↩ Reply

↩ Reply All

➡ Forward

👤

⋮

Mon 21/09/2026 11:29

Retention Policy Default 3 year delete (3 years) Expires on 20/09/2029

ⓘ This sender FRSWaterandAccess@westsussex.gov.uk is from outside your organisation.

You don't often get email from frswaterandaccess@westsussex.gov.uk. [Learn why this is important](#)

Good morning Stephan,

Having viewed the details for planning application No. DM/25/1050 for the proposal to erect a single four-bedroom house in land adjoining Barn Cottage (Amended plan received 20.07.26), further details are required to show suitable access for a fire appliance to attend this dwelling. The minimum width to enable a fire appliance to gain access is 3.1-metres through any gateway or narrowing, and 3.7-metres between road edge or curb, the plan submitted indicates 3-metre width which does not meet with Approved document B(AD-B) Volume 1: B5 section 13 requirements.

Also, the access route is around 50-metres from Cuckfield Road to the dwelling, a turning facility is required for any access route longer than 20-metres, so a turning facility will be required to enable a fire appliance to turn and make their exit in a forward direction, as identified in AD-B Volume 1: B5 section 13.

If any of these requirements cannot be met, this will need to be mitigated by the installation of a domestic sprinkler or water mist system complying with BS9251 or BS8458 standards. Either of these systems will either fully extinguish a fire or suppress it long enough to allow the attending fire crew to set up additional firefighting equipment to be capable to attend the fire incident.

Regards
Ian



Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service
Office 0330 222 4499 **Mobile** 07921 291051
Web www.westsussex.gov.uk/fire
Email frs.waterandaccess@westsussex.gov.uk
Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD