

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 23 January 2026 12:30:52 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Planning consultation - DM/25/2128 Saint Hill Farm Saint Hill Green East
Grinstead West Sussex

FAO: Rachel Richardson

Dear Rachel,

Having viewed the plans for the planning application no. DM/25/2128 for the proposed change of use to purposes falling within Class E(g) of the Town and Country Planning (Use Classes) Order 1987, as amended: the nearest fire hydrant for the supply of water for firefighting is 210 metres away, 120-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 Approved Document B Volume 1: B5 Section 13, including Table 13.1 and diagram 13.1. This is to ensure a fire appliance can gain access to within 45m of all points inside the dwelling, also a requirement identified in section 13, and a turning facility provided for access routes longer than 20m

Although this is the change of use of an existing property, it is a significant change with an increased risk to life and property in the event of fire, with no supply of water for firefighting available within the required distance, information the owner may not be aware of, and information that could affect their insurance premiums if water for firefighting is not provided.

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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