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ARUN
DISTRICT COUNCIL

Subject: Planning consultation - AL/67/25/PL Nyton Rest Nyton Farm Shop Nyton Road Aldingbourne PO20 3TU

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Having viewed the plans for the planning application no. AL/67/25/PL for the permanent planning permission for change of use to agricultural workers accommodation comprising 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access with associated works. This application falls in CIL Zone 3 (Zero rated) as other development: the nearest fire hydrant for the supply of water for firefighting is 455-metres away, 280-metres further than the 175-metre distance required for domestic premises, and 365m further than the distance required for 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 1: B5 section 14 and agreed with West Sussex Fire & Rescue Service.

Evidence will also be required to show the 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. A fire appliance requires a minimum width of 3.1m through any gateway or narrowing and 3.7m between road edge or curbs, capable of supporting 18-Tonne axial weight of a fire appliance and a suitable turning facility to enable a fire appliance to exit the site in a forward direction.

Although this is the change of use, it is a significant change with no supply of water for firefighting available within the required distance, increasing the risk to life and property in the event of a fire, information the owner may not be aware of, and information that could affect their insurance premiums if water for firefighting is not provided. This would also benefit the other units on the site.

Regards
Ian



Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service

[Redacted signature]
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My pronouns are he/him/his 🏳️‍🌈

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