

**From:** Ian Stocks [REDACTED] **On Behalf Of** FRS Water and Access  
**Sent:** 07 February 2022 17:04  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Planning consultation - BR/294/21/PL 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT

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FAO: Ms M Tomalova

Dear Ms Tomalova,

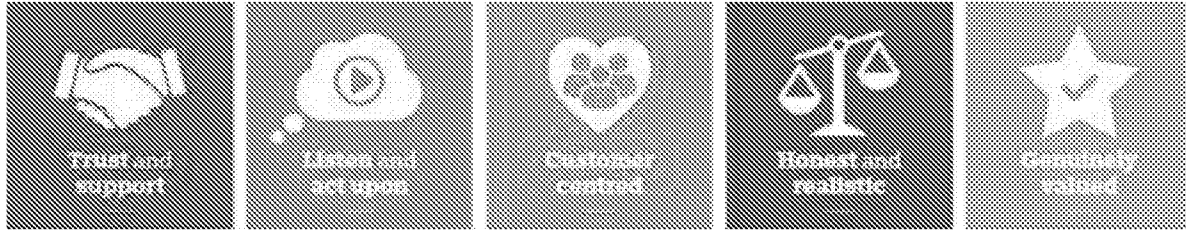
Having viewed the plans for the planning application no BR/294/21/PL for the 3 storey upward extension and redevelopment of the existing 1st and 2nd floor delivering 43 no flats. This application may affect the setting of listed buildings, affects the character and appearance of The Steyne Conservation Area and is in CIL Zone 4 (Zero Rated) as flats, evidence will be required to show that all parts inside all flats are within 45 metres of a fire appliance in accordance with Approved Document B Volume 1 2019 Edition B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement. Any areas not within the 45 metre distance will need to be mitigated by the installation of domestic sprinkler or water mist system complying with BS9251 or BS4854 standards.

Regards

Ian Stocks

Ian Stocks – Water and Access Manager  
Water and Access Office  
West Sussex Fire and Rescue Service West Sussex County Council  
Location: Bognor Fire Station, West Meads Drive, Bognor, PO21 5TB

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