

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Ian Stocks [REDACTED] **On Behalf Of** FRS Water and Access
Sent: 20 April 2022 16:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Planning consultation - BR/50/22/PD Land to the rear of 27 Station Road Bognor Regis PO21 1QD

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FAO: Amber Willard

Dear Amber,

Having viewed the plans for planning application BR/50/22/PD, for Prior Approval under Schedule 2 Part 3 Class MA for the Change of Use from Commercial, Business and Services (Use Class E) to Dwellinghouse (Use Class C3), evidence is required to show there is suitable access requirements for a fire appliance to gain access to within 45 metres of all areas inside the dwelling.

In accordance with the requirements of Approved Document – B (AD-B) Volume 1 2019 edition: B5 section 13, vehicle access for a pump appliance should be provided to within 45 metres of every point within each dwelling. The intended dwelling is 60 metres from the main road so fire appliance access to this site is key. Any areas not within 45 metres of a fire appliance will need to be mitigated by the installation of domestic sprinkler or water mist system complying with BS 9251 or BS 8458 standard.

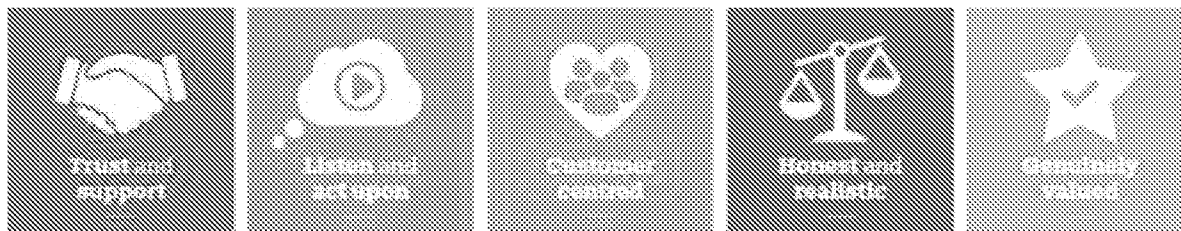
Evidence is also required to show sufficient turning facility is provided for a fire appliance to turn and make their exit, a fire appliance should not need to reverse more than 20 metres, as identified in AD-B Vol 1 - B5 section 13.

Regards

Ian Stocks
Water & Access manager

Ian Stocks – Water and Access Manager
Water and Access Office
West Sussex Fire and Rescue Service West Sussex County Council

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