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

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: FRS Water and Access [REDACTED]
Sent: 19 September 2025 09:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Planning consultation - K/9/25/PD Potato Barn Kingston Farm Kingston Lane Kingston BN16 1RS

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FAO: Miss K Welch

Dear Miss Welch,

Having viewed the plans for the planning application no. K/9/25/PD for prior approval under Schedule 2, Part 3, Class Q for the conversion of existing barn into 4 No dwellings: the nearest fire hydrant for the supply of water for firefighting is 205 metres away, 30-metres further than the 175-metre distance required for a domestic 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 Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1. A fire appliance should not need to reverse more than 20m to reach a turning point or exit from the site. Parts of the access track appear to be less than 3m in width, which may prevent a fire appliance reaching this site.

All points inside all properties will need to be within 45m of the location of the fire appliance, measured along the hose lay route, not a direct line or arc measurement, as this type of measurement can rarely be achieved do to obstructions such s other buildings, fences etc. Any areas not within the 45m distance will need to be mitigated by the installation of domestic sprinkler or water mist systems complying with BS9251 or BS8458 standard.

Although this is a change of use of the existing property, it is a significant change with increased risk to life and property 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



Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are he/him/his 🏳️‍🌈

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