

Response to Fire & Rescue Consultation

Re: P/99/26/PL - Land north of Lagnersh House, Lower Bognor Road, Lagness, Chichester PO20 1LW

Dear Mrs Davis,

Thank you for forwarding the comments from West Sussex Fire & Rescue Service. Following their response dated 5 August 2026, we have reviewed the points raised and amended the proposed site layout to address them.

The main matters raised related to fire appliance access to the holiday lodges and the distance to an adequate firefighting water supply. We have therefore undertaken vehicle tracking and made changes to the layout specifically in response to these comments.

Fire appliance access and turning

Vehicle tracking has now been undertaken for a fire rescue appliance. The revised plan includes turning facilities at both ends of the lodge development, allowing a fire appliance to enter the site, travel along the internal access road and turn safely.

These turning areas will also assist other large vehicles that may occasionally need access, including cess tank emptying and lodge delivery vehicles.

The revised layout and tracking have been prepared to demonstrate suitable access for a fire appliance to get within the required **45 metres** of all points within the proposed lodges. The access arrangements have also been considered having regard to the Fire & Rescue Service's comments concerning an appliance capable of supporting an **18-tonne axle weight**.

Firefighting water supply

We have also addressed the concern that the original firefighting water tank was more than **150 metres** from the furthest holiday lodge.

An additional **10,000-litre water storage tank** has now been added at the opposite end of the lodge development. The revised scheme therefore provides firefighting water storage at both ends of the site, giving much better coverage and ensuring that water is available within the required distance of the lodges.

Both tanks are shown on the revised drawing on concrete slabs and will be screened by conifer planting.

We hope these amendments satisfactorily address the Fire & Rescue Service's concerns. We would be grateful if the revised drawing and vehicle tracking could be forwarded to West Sussex Fire & Rescue Service for their review and, hopefully, confirmation that they are now satisfied with the proposed arrangements.

Please let us know if there is anything further you or the Fire & Rescue Service require from us.

Kind regards,
Tony Castle