

From: Ian Stocks [REDACTED] **On Behalf Of** FRS Water and Access
Sent: 22 February 2022 16:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Planning consultation - WA/5/22/PL Morelands Arundel Road Fontwell BN18 0SB

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FAO: Obafemi Okusipe

Dear Obafemi,

Having viewed the plans for planning application WA/5/22/PL, for the demolition of 1 No dwelling & erection of 5 No dwellings with associated car parking and access. This site is in CIL Zone 2 and is CIL Liable as new dwellings, the access route to the proposed site does not appear to be suitable for a fire appliance to gain access.

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, any area not within this distance will need to be mitigated by the installation of domestic sprinkler or water mist system to BS9251 or BS8458 standard. The new build property is 110 metres from the main road so access to these dwellings is key.

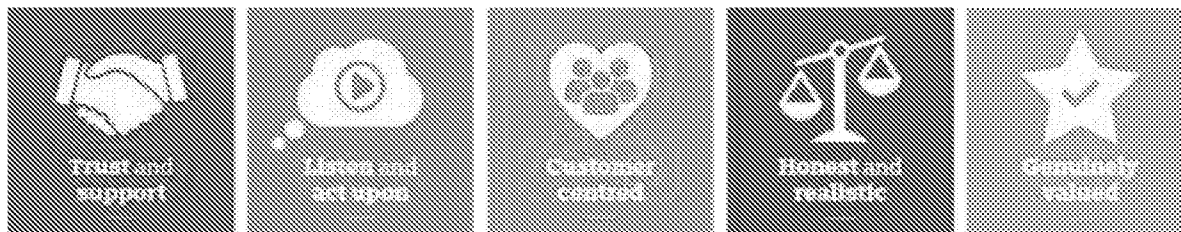
Evidence is also required to show sufficient turning facility is provided for a fire appliance to turn and make their exit, a requirement of AD-B Vol 1 B5 section 13.

Regards

Ian Stocks
Water & Access manager

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

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