From: FRS Water and Access [redacted]
Sent: 28 July 2025 15:00
To: Planning
Subject: Planning consultation - DC/25/0307 Moatfield Farm Kings Lane Cowfold West Sussex RH13 8BD

Categories: Consultations

FAO: Shazia Penne

Dear Shazia,

Having viewed the plans for the planning application no DC/25/0307 for Prior notification for the conversion of two agricultural buildings into two dwellings (Class Use C3): the nearest fire hydrant for the supply of water for firefighting is 1,400 metres away, 1225-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.

Although this is the change of use of an existing land, it is a significant change with an increase of risk to life and property in the event of fire, 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.

Evidence will also be required to show Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1: B5 Section 13, including Table 13.1 and diagram 13.1. This is to ensure a fire appliance can gain access to within 45m of all points inside the dwelling, also a requirement identified in section 13.

Regards
Ian

Ian Stocks
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My pronouns are he/him/his
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