From: FRS Water and Access [redacted]
Sent: 29 July 2025 11:53
To: Planning
Subject: Planning consultation - DC/25/0113 Barn To The East of Coolham Road Coolham West Sussex RH13 8QD

Categories: Consultations

FAO: Hannah Darley

Dear Hannah,

Having viewed the plans for the planning application no DC/25/0113 for prior notification for the change of Use of an agricultural building to 2no. dwellinghouses: the nearest fire hydrant for the supply of water for firefighting is 225-metres away, 50-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 a change of use of an existing agricultural building, 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, and a suitable turning facility within 20m to ensure a fire appliance does not need to reverse further than this distance, also a requirement identified in section 13.

Regards

Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service
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My pronouns are he/him/his
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Ian

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