[redacted]

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 07 August 2025 09:03
To: Planning
Subject: Planning consultation - DC/25/0276Southlands Farm Southlands Lane West Chiltington West Sussex RH20 2JU

Categories: Consultations

FAO: Tamara Dale

Dear Tamara,

Having viewed the plans for the planning application no DC/25/0276 for the variation of conditions 5 and 6 of previously approved application reference DC/19/0121 (Change of use of existing barns to form a wedding venue with ancillary facilities, erection of a bar, and the replacement of a lean-to structure) to allow for a wider range of events to be held over a longer season: the nearest fire hydrant for the supply of water for firefighting is 210-metres away, 120-metres further than the 90-metre distance required for a commercial 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 2: B5 section 16 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 AD-B Volume 2: B5 Section 15. This is to ensure a fire appliance can gain access to the commercial building, 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

Ian Stocks
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My pronouns are he/him/his
Click here to find out why we use pronouns in our signatures



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