From: FRS Water and Access [redacted]
Sent: 03 February 2026 16:02
To: Planning
Subject: Planning consultation - DC/25/1153 Palaceland Farm Hooklands Lane Shipley West Sussex RH13 8PX

Categories: Consultations

FAO: Tamara Dale

Dear Tamara,

Having viewed the plans for the planning application no. DC/25/1153 for the demolition of existing agricultural barn and construction of a holiday let accommodation (Class C1). Following previous extant approval DC/23/0589; the nearest fire hydrant for the supply of water for firefighting is 815-metres away, 640-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. For open water such as ponds, lakes, and rivers etc. evidence will be required to show the habitat in and around the proposed water supply does not have protected species living in them, in accordance with Natural England guidance.

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. It is not clear if the access track is more than 3.1m wide through any gateway or narrowing and a turning facility has been provided, as the access route is longer than 20m and the fire appliance can gain access to within 45-metres of all points inside the dwelling.

Regards
Ian

Ian Stocks
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My pronouns are he/him/his 🏳️‍🌈
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