From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 30 August 2024 13:08
To: Planning
Subject: Planning consultation - DC/24/0925 New Barn Farm Bolney Road Cowfold Horsham West Sussex RH13 8AZ

Categories: Consultations

FAO: Bethan Tinning

Dear Bethan,

Having viewed the plans for the planning application no DC/24/0925 for the Change of Use of Agricultural Building to a single dwellinghouse; the nearest fire hydrant for the supply of water for firefighting is 200 metres away, 25-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 an existing building it is a significant change of use and a considerable distance from a supply of water for firefighting.

Evidence also required to show there is suitable access for a fire appliance to attend the site in the event of a fire to within 45 metres of all points within the dwelling, a turning facility provided to enable a fire appliance to exit without the need to reverse more than 20 metres to make their exit. The access route will need to be capable of supporting 18 Tonne axial weight of a fire appliance, a minimum width of 3.1 metres through any gateway or narrowing and 3.7 metres width for the appliance to be operated when attending a fire situation, as identified in AD-B Volume 1: B5 section 13.

Any areas not meeting these requirements will need to be mitigated by the installation of domestic sprinkler or water mist system conforming with BS9251 or BS8458 standard.

Regards

Ian

Ian Stocks
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My pronouns are he/him/his
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