[redacted]

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 22 October 2025 17:11
To: Planning
Subject: Planning consultation - DC/25/0259 North Blows Chapmans Farm Bines Green Partridge Green Horsham West Sussex RH13 8EH

Categories: Consultations

FAO: Tamara Dale

Dear Tamara,

Having viewed the plans for the planning application no. DC/25/0259 for the change of use of building from office to a dwellinghouse, change of use of outbuildings to ancillary residential accommodation, and associated external alterations: the nearest fire hydrant for the supply of water for firefighting is 275-metres away, 100-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.

Evidence will also be required to show the Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1: B5 Section 13. A fire appliance requires a minimum width of 3.1m through any gateway or narrowing and 3.7m between road edge or curbs, and the fire appliance is within 45-metres of all points within each property.

Although this is the change of use of an existing property, it is a significant change with no supply of water for firefighting available within the required distance, that increases the risk to life and property in the event of a fire occurring, information the owner may not be aware of, and information that could affect their insurance premiums if water for firefighting is not provided.

Regards
Ian

Ian Stocks
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My pronouns are he/him/his
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