From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 29 April 2025 13:43
To: Planning
Subject: Planning consultation - DC/24/1962 Kettlesbridge Farm West Chiltington Lane Coneyhurst West Sussex RH14 9DN

Categories: Consultations

FAO: Steve Astles

Dear Steve,

Having viewed the plans for the planning application no DC/24/1962 for Prior Notification for the conversion and alteration of existing stable block building to create a dwelling. Creation of parking, gardens, and landscaping with use of access to West Chiltington Lane: the nearest fire hydrant for the supply of water for firefighting is 220 metres away, 45-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 is required to show suitable access for a fire appliance to the dwelling location, the access route needs to be capable of supporting 18 Tonne axial weight of a fire appliance, 3.1m wide through any gateway or narrowing, 3.7m between road or drive kerb or edge and a suitable turning facility to enable a fire appliance to turn and make their exit. as identified in Approved document - B (AD-B) Volume 1: B5 section 13.

Although this is the change of use of existing building, it is a significant change to living accommodation that is a considerable distance away from a supply of water for firefighting, information the owner may not be aware of, and information that could affect their insurance premiums if water is not provided.

Regards
Ian

Ian Stocks
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My pronouns are he/him/his
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