From: FRS Water and Access [redacted]
Sent: 15 September 2025 10:09
To: Planning
Subject: Planning consultation - DC/25/0571 Duckmoor Barn Wooddale Lane Billingshurst West Sussex RH14 9DZ

Categories: Consultations

FAO: Bethan Tinning

Dear Bethan,

Having viewed the plans for the planning application no. DC/25/0571 for prior notification for the change of Use of Agricultural Building to 1no. dwellinghouse: the nearest fire hydrant for the supply of water for firefighting is 270-metres away, 95-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 2: B5 Section 15, including Table 15.2 and diagram 15.3. 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. A fire appliance should not need to revers more than 20m to reach either a turning facility or an exit point form the site.

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, 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 Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service
Office 0330 222 4499 [redacted]
Web www.westsussex.gov.uk/fire
[redacted]
Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are he/him/his 🏳️‍🌈
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