

**From:** FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>  
**Sent:** 18 November 2025 09:17  
**To:** Planning  
**Subject:** Hydrant condition - DC/25/0781 Swains Farm Brighton Road Henfield West Sussex BN5 9RP  
**Attachments:** HC - DC.25.0781 Swains Farm, Brighton Road Henfield, BN5 9RP.docx  
**Categories:** Consultations

FAO: Hannah Darley

Dear Hannah,

Please find attached a planning condition for application no. DC/25/0781 for the requirement of an additional fire hydrant. Currently the nearest Hydrant to these proposed properties is 520 metres away. The supply of water for firefighting for a domestic premises should be within 175 metres.

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.

Regards  
Ian



**Ian Stocks**

Water & Access Manager - Protection

**West Sussex Fire & Rescue Service**

**Office** 0330 222 4499 **Mobile** [REDACTED]

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Bognor Regis Fire Station, West Meads Drive, West Sussex, PO19 1BD

**My pronouns are he/him/his** 

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WEST SUSSEX COUNTY COUNCIL  
WEST SUSSEX FIRE AND RESCUE SERVICE

**HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY**

Date: 18.11.2025

To: Hannah Darley

From: Ian Stocks

Planning Ref: DC/25/0781

Address: Swains Farm Brighton Road Henfield West Sussex BN5 9RP

Description: Removal of modern agricultural building and replacement with 4 new-build residential dwellings with associated landscape works.

Date of visit: N/A

**RECOMMENDATION**

Advice:

☒

Modification:

☐

More Information:

☐

Objection:

☐

No Objection:

☐

Refusal:

☐

Total number of hydrants required | 1

**This application has been dealt with in accordance with the statutory obligation placed upon Fire and Rescue Service by the following act;**

***Fire and Rescue Services Act 2004***

***Part 5, 38: Duty to secure water supply etc.***

- 1) *A fire and rescue authority must take all reasonable measures for securing that an adequate supply of water will be available for the authority's use in the event of fire.*

This proposal has been considered by means of desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC mapping and Fire and Rescue Service information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments:

- 1) Prior to the commencement of the erection of 4 new-build dwellings, details showing the proposed location of the required fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.
- 2) Prior to the first occupation of any new-build dwellings that make up the development, they will at their own expense install the fire hydrant in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.
- 3) Prior to the first occupation of any new dwellings that make up the development, they will notify West Sussex County Council's Fire and Rescue Service that the fire hydrant has been installed and are operational, to ensure that the Fire and Rescue Service are aware that the hydrant(s) is now a usable asset in the event of a fire.

The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

As part of the Building Regulations 2004, adequate access for firefighting vehicles and equipment from the public highway must be available and may require additional works on or off site, particularly in very large developments. (BS9999 2017 - section 21) for further information please contact the Fire and Rescue Service.

If a requirement for additional water supply is identified by the Fire and Rescue Service and is subsequently not supplied, there is an increased risk for the Service to control a potential fire. It is therefore recommended that the hydrant condition is implemented.

*Reason: In the interests of amenity and in accordance with policy CP13 of the Horsham District Local Development Framework; Core Strategy and DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007) and policy CP3 of the Horsham District Local Development Framework Core Strategy (2007), HDPF Policies 33 and 39 and in accordance with The Fire & Rescue Service Act 2004.*

Ian Stocks  
Water and Access Manager  
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