
From: FRS Water and Access [REDACTED]
Sent: 16 January 2026 11:16
To: Planning
Subject: Hydrant condition - DC/25/0012 Mowbray, Sports Hub Sub-Phase Wimland Road Faygate West Sussex
Attachments: HC - DC.26.0012 Mowbray, Sports Hub Sub-Phase Wimland Road Faygate West Sussex.docx
Categories: Consultations

FAO: Jason Hawkes

Dear Jason,

Please find attached a planning condition for application no. DC/26/0012 for the requirement of an additional fire hydrant. Currently the nearest Hydrant to these proposed properties is 930 metres away. The supply of water for firefighting for a commercial premises should be within 90 metres.

Evidence will also be required that 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.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

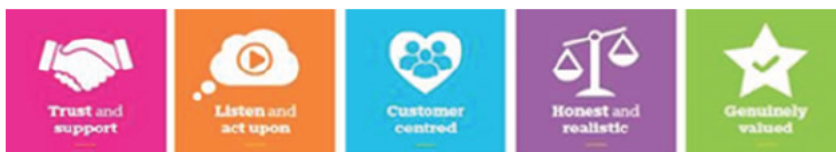
Office 0330 222 4499 [REDACTED]

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

[Click here to find out why we use pronouns in our signatures](#)



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WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 16.01.2026

To: Jason Hawkes

From: Ian Stocks

Planning Ref: DC/26/0012

Address: Mowbray, Sports Hub Sub-Phase Wimland Road Faygate West
Sussex

Description: Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access roads, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, and associated infrastructure.

Date of visit: N/A

RECOMMENDATION

Advice:	☒	Modification:	☐	More Information:	☐
Objection:	☐	No Objection:	☐	Refusal:	☐

Total number of hydrants required | One

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 a Sports Hub including Pavilion, covered spectator stands, ancillary amenity buildings, and access roads, 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 the Sports Hub Pavilion, covered spectator stands, and amenity buildings, they will at their own expense install the required 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 the Sports Hub Pavilion, covered spectator stands, and amenity buildings, 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

Email: frs.waterandaccess@westsussex.gov.uk