From: FRS Water and Access [redacted]
Sent: 18 March 2025 11:50
To: Planning
Subject: Hydrant condition - DC/24/1513 Wellens Farm Steyning Road Ashurst West Sussex BN44 3AN
Attachments: HC - DC241513 Wellens, Farm Steyning, Road Ashurst, BN44 3AN.docx

Categories: Consultations

FAO: Hannah Darley

Dear Hannah,

Please find attached a planning condition for application no. DC/24/1513 for the requirement of an additional fire hydrant. Currently the nearest Hydrant to these proposed properties is 265 metres away. The supply of water for firefighting for a domestic premises should be within 175 metres.

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:	18.03.2025
To:	Hannah Darley
From:	Ian Stocks
Planning Ref:	DC/24/1513
Address:	Wellens Farm Steyning Road Ashurst West Sussex BN44 3AN
Description:	Demolition of existing redundant farm buildings and erection of two new detached residential dwellings with associated landscaping including boundary wall, two garage barns, cycle stores and a refuse store.
Date of visit:	N/A

RECOMMENDATION

Advice:	x	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 development details showing the proposed location of [1] one 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 Unit forming part of the proposed development that 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 dwelling forming part of the proposed development they will notify the West Sussex County Council's Fire and Rescue Service that the fire hydrant(s) have 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