From: Paul Smith (Fire and Rescue Service) [redacted]
Sent: 04 November 2026 12:28
To: Planning
Subject: Planning consultation -Cotlands Paddock Horsham Road Cowfold West Sussex RH13 8AH
Attachments: PC DC.25.2079 Cotlands Paddock Horsham Road Cowfold West Sussex RH13 8AH.docx

Categories: Consultations

FAO: Shazia Penne

Dear Shazia ,

Please find attached a planning condition for application no. DC/25/0279 for Use of land for the stationing of 4no. static caravans for (Gypsy and Traveller) residential purposes and associated day rooms; the nearest Fire Hydrant to this proposed development site 256 metres away. The supply of water for firefighting for a domestic premises should be within 175-metres. 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 or 2: B5 section 14 or 16 and agreed with West Sussex Fire & Rescue Service.

Regards
Paul Smith

PAUL SMITH | Water & Access Administartor.
West Sussex County Council
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WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 04.11.2026

To: Shazia Penne From: Paul Smith

Planning Ref: DC/25/2079

Address: Cotlands Paddock Horsham Road Cowfold West Sussex RH13 8AH

Description: Use of land for the stationing of 4no. static caravans for (Gypsy and Traveller) residential purposes and associated day rooms.
RECONS request via email for Kyran Schneider on 12/02/2026
More information received.
14 days recons request via email from Horsham DC on 02/04/2026.

Date of visit: N/A

RECOMMENDATION

Advice:	x	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 proposed residential Static caravan site, 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 proposed residential Static caravan site, 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 proposed residential Static caravan site, they will notify West Sussex County Council's Fire and Rescue Service that the fire hydrant has been installed, operational, and ready for use 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 work 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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