

**From:** FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>  
**Sent:** 28 July 2026 12:28  
**To:** Planning  
**Subject:** Large Development Hydrant Condition - DC/26/0913 Land East of Oaklands  
Henfield Road Cowfold West Sussex  
**Attachments:** LDHC - DC.26.0913 Land East of Oaklands Henfield Road Cowfold West Sussex.docx  
**Categories:** Consultations

FAO: Alice Johnson

Dear Alice,

Please find attached a planning condition for application no. DC/0913 for the requirement of additional fire hydrant(s) for the proposed development. This is to ensure that all dwellings on the proposed site are within 150 metres of a fire hydrant for the supply of water for firefighting.

Evidence will also be required that Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1.

Regards  
Ian



**Ian Stocks**

Water & Access Manager - Protection

**West Sussex Fire & Rescue Service**

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

**Web** [www.westsussex.gov.uk/fire](http://www.westsussex.gov.uk/fire)

**Email** [frs.waterandaccess@westsussex.gov.uk](mailto:frs.waterandaccess@westsussex.gov.uk)

Bognor Regis Fire Station Fire Station, West Meads Drive, West S

---

#### LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

---

WEST SUSSEX COUNTY COUNCIL  
WEST SUSSEX FIRE AND RESCUE SERVICE

**HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY**

Date: 28.07.2026

To: Alice Johnson From: Ian Stocks

Planning Ref: DC/26/0913

Address: Land East of Oaklands Henfield Road Cowfold West Sussex

Description: Outline planning application for a phased development of approximately 40 residential dwellings, vehicular access, car parking, landscaping, open space and other associated works and infrastructure. All matters reserved except for access.

Date of visit: N/A

**RECOMMENDATION**

|            |                                     |               |                          |                   |                          |
|------------|-------------------------------------|---------------|--------------------------|-------------------|--------------------------|
| Advice:    | <input checked="" type="checkbox"/> | Modification: | <input type="checkbox"/> | More Information: | <input type="checkbox"/> |
| Objection: | <input type="checkbox"/>            | No Objection: | <input type="checkbox"/> | Refusal:          | <input type="checkbox"/> |

Total number of hydrants required Unknown

**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 phased development of approximately 40 residential dwelling details showing the proposed location of the required fire hydrant(s) 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 on site, they will at their own expense install the required fire hydrants in the approved location to BS 750 standards, on a minimum 90mm main size and arrange for their connection to a water supply which is appropriate in terms of both pressure and flow for the purposes of firefighting.
- 3) Prior to the first occupation of any new build dwellings on site, they will notify the West Sussex County Council's Fire and Rescue Service that the fire hydrant(s) have been installed and are ready for operational 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. (BS5588 Part B 5) 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](mailto:frs.waterandaccess@westsussex.gov.uk)