[redacted]

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 16 December 2025 16:59
To: Planning
Subject: Hydrant condition - DC/25/1081 Bryants Barn, Kent Street, Cowfold, Horsham, RH13 8BB
Attachments: HC - DC.25.1081 Bryants Barn, Kent Street, Cowfold, Horsham, RH13 8BB.docx

Categories: Consultations

FAO: Kate Turner

Dear Kate,

Please find attached a planning condition for application no. DC/25/1081 for the requirement of an additional fire hydrant. Currently the nearest Hydrant to these proposed properties is 690 metres away. The supply of water for firefighting for a domestic premises should be within 175 metres.

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
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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:	16.12.2025

To:	Kate Turner	From:	Ian Stocks

Planning Ref:	DC/25/1081
Address:	Bryants Barn Kent Street Cowfold Horsham West Sussex RH13 8BB
Description:	Erection of 2No detached dwellings.
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 Construction of 2no. dwellinghouses, 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 of the 2no. dwellinghouses, 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 any of the 2no. dwellinghouses 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