

[REDACTED]

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 26 August 2026 09:02
To: Planning
Subject: Large Development Hydrant Condition - DC/26/0266 Thakeham Mushrooms
Storrington Road Thakeham Pulborough West Sussex RH20 3DY
Attachments: LDHC - DC.26.0266 Thakeham Mushrooms, Storrington Road, Thakeham,
Pulborough, RH20 3DY.docx
Categories: Consultations

FAO: Sam Whitehouse

Dear Sam,

Please find attached a planning condition for application no. DC/26/0266 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

[REDACTED]

Web www.westsussex.gov.uk/fire

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

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WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 30.07.2026

To: Sam Whitehouse

From: Ian Stocks

Planning Ref: DC/26/0266

Address: Thakeham Mushrooms Storrington Road Thakeham Pulborough West
Sussex RH20 3DY

Description: Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.
(AMENDMENTS INCLUDING AMENDED PLANS, SITE LOCATION PLAN AND RED LINE BOUNDARY)

Date of visit: N/A

RECOMMENDATION

Advice: ☒

Modification: ☐

More Information: ☐

Objection: ☐

No Objection: ☐

Refusal: ☐

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
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