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Sent: 21 March 2024 10:11
To: Planning
Subject: Hydrant Condition - DC/24/0237 Barn South East of Normans, East Street, Rusper, Horsham, West Sussex, RH12 4RD
Attachments: HC - DC240237 Barns South East of Normans.docx

Categories: Consultations

[redacted]

[redacted]

Please find attached a planning condition for application no. DC/24/0237 for the requirement of an additional fire hydrant. Currently the nearest Hydrant to the proposed properties is over 400 metres away. The supply of water for firefighting for a domestic premises should be within 175 metres.

If an alternative supply of water for firefighting is to be considered it will need to conform with the details identified in Approved Document–B (AD-B) Volume 1: B5 section 14 and agreed with West Sussex Fire & Rescue Service.

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.

Kind regards

[redacted]

[redacted]
Water & Access Support Officer
West Sussex Fire & Rescue Service

Phone 0330 222 4499
Web www.westsussex.gov.uk/fire
[redacted]

Water and Access, Bognor Fire Station, West Meads Drive, Bognor, PO21 5TB

My pronouns are he/him/his

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WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 21/03/2024

To: Kate Turner From: Marik Waddup

Planning Ref: **DC/24/0237**

Address: Barn South East of Normans East Street Rusper Horsham West Sussex RH12 4RD

Description: Prior Notification for Change of Use of an Agricultural Building to a single dwellinghouse

Date of visit: N/A

RECOMMENDATION

Advice:	x	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 development details showing the proposed location of the required fire hydrants 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 dwelling/unit forming part of the proposed development that they will at their own expense install the required fire hydrants (or in a phased programme if a large development) 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.

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. (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.

Marik Waddup
Water and Access Support Officer

Email: frs.waterandaccess@westsussex.gov.uk