

WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 28.04.2026

To: Mr S Davis

From: Ian Stocks

Planning Ref: AL/107/25/PL

Address: Land at West Barn Old Dairy Lane Norton PO20 3AF

Description: Demolition of existing tennis court and erection of a commercial building (within Use Class E(g)), parking, landscaping and other associated works. This application is a departure from the Development Plan, may affect the character and appearance of the Norton Lane, Norton Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

Date of visit: N/A

RECOMMENDATION

Advice:	☒	Modification:	☐	More Information:	☐
Objection:	☐	No Objection:	☐	Refusal:	☐

Total number of hydrants required | 1

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 new commercial office building, details showing the proposed location of [1] one 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 new commercial office building forming part of the proposed site that they will at their own expense install the 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 new commercial office building forming part of the proposed site they will notify the West Sussex County Council's Fire and Rescue Service that the fire hydrant(s) have been installed and are operational, to ensure that the Fire and Rescue Service are aware that the hydrant(s) is/are 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 INF SP1 and TSP1 of the Arun Local Plan 2011-2031 and in accordance with The Fire & Rescue Service Act 2004.

Ian Stocks
Water and Access Manager

[REDACTED]

From:
Sent:
To:
Subject:
Attachments:

Elaine Walby on behalf of Planning.Responses
30 April 2026 12:39
Planning Scanning
FW: Planning condition - AL/107/25/PL Land at West Barn Old Dairy Lane Norton PO20 3AF
HC - AL.107.25.PL Land at West Barn, Old Dairy Lane, Norton, PO20 3AF.docx

PL- Consultation- West Sussex Fire & Rescue Service response

Elaine Walby
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Planning Services

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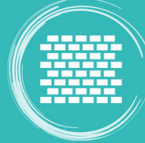
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations





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From: FRS Water and Access **Sent:** 28 April 2026 12:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Planning condition - AL/107/25/PL Land at West Barn Old Dairy Lane Norton PO20 3AF

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FAO: Mr S. Davis

Dear Mr Davis,

Please find attached a planning condition for application no. AL/107/25/PL for the Demolition of existing tennis court and erection of a commercial building (within Use Class E(g)), parking, landscaping and other associated works. This application is a departure from the Development Plan, may affect the character and appearance of the Norton Lane, Norton Conservation Area and is in CIL Zone 3 (Zero Rated) as other development; the nearest Fire Hydrant to this proposed development site 200-metres away. The supply of water for firefighting for a commercial premises should be within 90-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 2: B5 section 16 and agreed with West Sussex Fire & Rescue Service.

Regards
Ian

Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service

Web www.westsussex.gov.uk/fire

Bognor Regis Fire Station, West Meads Drive, West Sussex, PO21 5TB

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