

WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 08.03.2024

To: Mr D Easton

From: Ian Stocks

Planning Ref: AL/11/24/OUT

Address: Land East of Westergate, Westergate.

Description: Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.

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 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 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

Email: [REDACTED]

From: Nicola Oktay on behalf of Planning.Responses
Sent: 11 March 2024 09:18
To: Planning Scanning
Subject: FW: Large Development Hydrant Condition - AL/11/24/OUT Land East of Westergate, Westergate.
Attachments: LDHC - AL1124OUT Westergate.docx

FRS Water & Access response

Nikki Oktay
Planning Receptionist, Planning Department

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<https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]
Sent: Friday, March 8, 2024 10:39 AM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Large Development Hydrant Condition - AL/11/24/OUT Land East of Westergate, Westergate.

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FAO: Mr D Easton

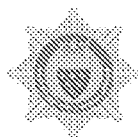
Dear Mr Easton,

Please find attached a planning condition for application no. AL/11/24/OUT 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



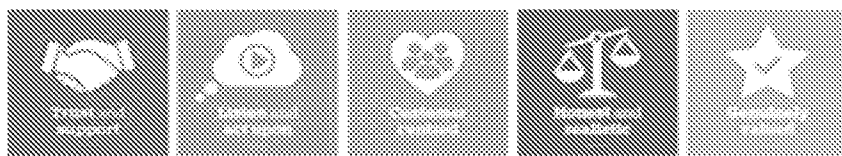
Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service

Web: www.westsussex.gov.uk/fire

Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are **he/him/his** A small icon representing pronouns, showing a person's silhouette with a speech bubble.

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