

ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Date: 6th February 2026

Your Ref:

Please ask for: Hannah Kersley

Our Ref: AL/133/25/DOC

Tel: 01903 737856

Dear Mr James,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under AL/107/21/PL relating to conditions 32-hard an soft landscaping and 43-fire hydrants.

Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Notification regarding the above application:

Condition Number 43

Prior to the commencement of the development details showing the proposed location and phasing 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.

Prior to the first occupation of any dwelling 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 T SP1 of the Arun Local Plan 2011-2031 and in accordance with The Fire & Rescue Service Act 2004.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

This condition has been subject to consultation with WSCC Fire and Rescue. They have provided no objection, following review of the submitted plans and commitment from the developer that WSFRS will be informed of their implementation as soon as they are in place and ready for use / adoption. The following details are therefore acceptable:

- F6409 WSFRS Hydrants Design
- F6409 MD01 Mains Design - REV B
- Email Chain between Huw James (ECE) and Ian Stocks (WSCC FRS) dated 12/01/26 providing statement of commitment from the developer.

The development shall be carried out in accordance with these details.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning