

WEST SUSSEX COUNTY COUNCIL  
WEST SUSSEX FIRE AND RESCUE SERVICE

## **HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY**

Date: 24.12.2024

To: Mr S Davis

From: Ian Stocks

Planning Ref: AL/137/24/RES

Address: Land rear of Meadow Way including 24 Meadow Way  
Westergate

Description: Approval of reserved matters following outline consent  
AL/178/22/OUT for appearance, landscaping, layout and scale  
for 89 No. dwellings with open space and associated works  
(resubmission following AL/50/24/RES). This application is in  
CIL Zone 3 and is CIL Liable as new dwellings.

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 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:** Daun Johnson on behalf of Planning.Responses  
**Sent:** 24 December 2024 09:46  
**To:** Planning Scanning  
**Subject:** FW: Large Development Hydrant Condition - AL/137/24/RES Land rear of Meadow Way including 24 Meadow Way Westergate  
**Attachments:** LDHC - AL13724RES Rear of Meadow Way.docx

Please upload attachment to AL/137/24/RES consultee response from FRS

**Daun Johnson**  
Technical Support Unit Assistant  
Planning Services

**T:** 01903 737762 Ext 37762  
**E:** [Daun.Johnson@arun.gov.uk](mailto:Daun.Johnson@arun.gov.uk)

Arun District Council, Civic Centre, Maltavers Rd, Littlehampton, West Sussex, BN17 6LF  
[www.arun.gov.uk](http://www.arun.gov.uk)



**To register to receive notification of planning applications in your area please go to**  
<https://www1.arun.gov.uk/planning-application-finder>



**From:** FRS Water and Access <[REDACTED]>  
**Sent:** 24 December 2024 08:10  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** Large Development Hydrant Condition - AL/137/24/RES Land rear of Meadow Way including 24 Meadow Way Westergate

**CAUTION:** This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

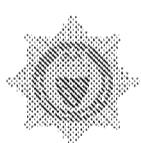
FAO: Mr S Davis

Dear Mr Davis

Please find attached a planning condition for application no. AL/137/24/RES 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

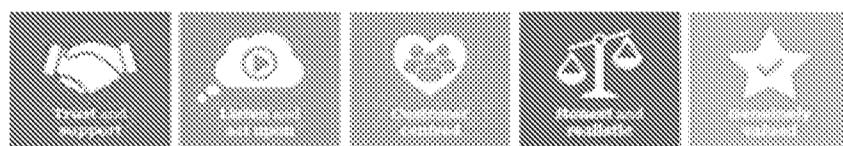


Ian Stocks  
Water & Access Manager - Protection  
**West Sussex Fire & Rescue Service**

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

My pronouns are **he/him/his** [REDACTED]

[Click here to find out why we use pronouns in our signatures](#)



#### LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.