

[REDACTED]

From: Ian Stocks [REDACTED] **On Behalf Of** FRS Water and Access
Sent: 13 July 2021 12:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Large Development Hydrant Condition - AL/87/21/PL Oldlands Farm Newlands Road Bognor Regis PO22 9FJ

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FAO: Ms Louisy-Johnson

Dear Ms Louisy-Johnson,

Please find attached a planning condition for application no. AL/87/21/PL for the requirement of additional fire hydrant(s) for the proposed development. This is to ensure that all commercial properties on the proposed site are within the required distance from a fire hydrant in accordance with AD-B Volume 2 2019 edition B5 section 16 for the supply of water for firefighting.

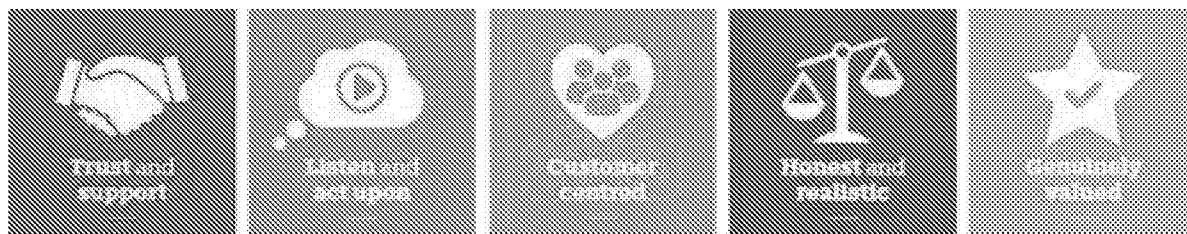
Evidence will also be required that Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 2 -2019 Edition: B5 Section 15, including Table 15.1, 15.2 and diagram 15.1.

Regards

Ian Stocks
Water & Access manager

Ian Stocks – Water and Access Manager
Water and Access Office
West Sussex Fire and Rescue Service West Sussex County Council
Location: Bognor Fire Station, West Meads Drive, Bognor, PO21 5TB
[REDACTED]

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WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 13.07.2021

To: Ms Louisy-Johnson

From: Ian Stocks

Planning Ref: AL/87/21/PL

Address: Oldlands Farm Newlands Road Bognor Regis PO22 9FJ

Description: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

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

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