



WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 13.10.2025

To: Mr. S Davis From: Ian Stocks

Planning Ref: BE/112/25/OUT

Address: Land at Heath Place Bersted PO22 9SL

Description: Outline application with some matters reserved (except access, layout and scale) for 3 No class E light industrial units and associated landscaping. This application is in CIL Zone 4 (Zero Rated) as other development.

Date of visit: N/A

RECOMMENDATION

Advice: X 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 development 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 any dwelling forming part of the proposed development 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 any dwelling forming part of the proposed development 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 works 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

Nicola Oktay

From: FRS Water and Access [REDACTED]
Sent: 22 October 2025 15:35
To: Planning.Responses
Subject: RE: Hydrant condition - BE/112/25/OUT - Land at Heath Place Bersted PO22 9SL
Attachments: HC - BE.112.25.OUT Land at Heath Place, Bersted, PO22 9SL.docx

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Afternoon Nikki,

I have resubmitted the report in Word format. Hopefully you should be capable of opening it.

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

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From: Nicola Oktay <Nicola.Oktay@arun.gov.uk> **On Behalf Of** Planning.Responses
Sent: 21 October 2025 12:25
To: FRS Water and Access [REDACTED]
Subject: RE: Hydrant condition - BE/112/25/OUT - Land at Heath Place Bersted PO22 9SL

****EXTERNAL****

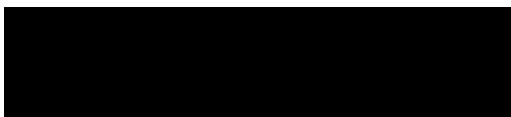
Dear Ian,

Thank you for your email regarding planning application BE/112/25/OUT.

Unfortunately, we are unable to access the attachment included in your email. Could you please provide the document in an alternative format?

Kind regards,

Nikki Oktay
Planning Receptionist, Planning Department



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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Our priorities...



From: FRS Water and Access [REDACTED]

Sent: 13 October 2025 15:34

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Hydrant condition - BE/112/25/OUT - Land at Heath Place Bersted PO22 9SL

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FAO: Mr S Davis

Dear Mr Davis,

Please find attached a planning condition for application no. BE/112/25/OUT for the requirement of an additional fire hydrant. Currently the nearest Hydrant to these proposed commercial units is 220 metres away. The supply of water for firefighting for a commercial premises should be within 90 metres.

Regards



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

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

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