

WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 13.08.2025

To: Emma Sheppard

From: Ian Stocks

Planning Ref: BE/16/25/RES

Address: Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Description: Approval of reserved matters following outline consent BE/150/22/OUT comprising of 3 No. units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system with access off Newlands Road. This application is in CIL Zone 4 (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 Unit forming part of the proposed development they will at their own expense install the required fire hydrants in the approved location to BS 750 standards, on a minimum 150mm main size and arrange for their connection to a water supply which is appropriate in terms of both pressure and flow for the purposes of firefighting.
- 3) Prior to the first occupation of any Unit 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 ready for operational use, to ensure that the Fire and Rescue Service are aware that the hydrant(s) is 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. (BS5588 Part B 5) for further information please contact the Fire and Rescue Service.

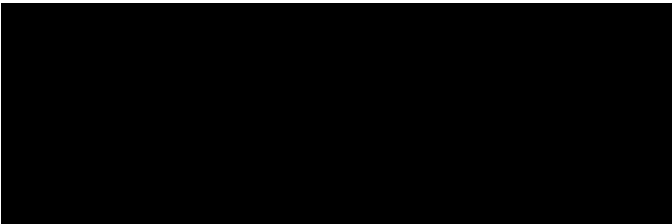
If a requirement for additional water supply is identified by the Fire and Rescue Service and is subsequently not supplied, there is an increased risk for the Service to control a potential fire. It is therefore recommended that the hydrant condition is implemented.

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

[Redacted signature]

West Sussex Fire and Rescue response




Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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




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Fulfilling Arun's economic potential



From: FRS Water and Access [REDACTED]
Sent: 13 August 2025 16:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Large Development Hydrant Condition - BE/16/25/RES Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

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FAO: Emma Sheppard

Dear Emma,

Please find attached a planning condition for application no. BE/16/25/RES for the requirement of additional fire hydrant(s) for the proposed development. This is to ensure that all access points to all Units on site are within 90 metres of a fire hydrant and no more than 90m apart, as identified in Approved Document B (AD-B) Volume 1: B5 section 16. These distances are to be measured along the hose lay route, and Not in a direct line of arc measurement, as this type of measurement is rarely achievable due to obstructions.

Evidence will also be required that Fire Service vehicle access meets with the requirements identified in AD-B Volume 2: B5 Section 15.

Regards



Ian Stocks

Water & Access Manager - Protection

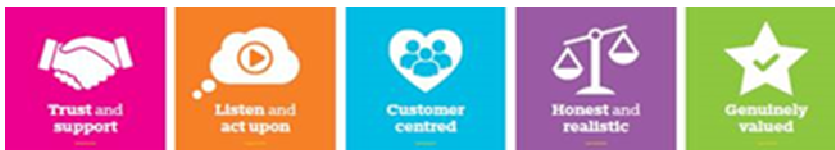
West Sussex Fire & Rescue Service

Web www.westsussex.gov.uk/fire

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

My pronouns are he/him/his 

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