

Please add to both BN/62/21/PL and BN/13/24/DOC

Planning Correspondence – West Sussex Fire & Rescue Fire Hydrant query

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

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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 28 May 2025 10:19

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

Subject: RE: Fire hydrant condition raised for Planning Application No. BN/62/21/PL Eastergate Medical Centre, Barnham Road, Eastergate, Chichester, West Sussex, PO22 3RP

Dear Ian,

We imposed the following condition on BN/62/21/PL:

No development above damp-proof course (DPC) level shall take place unless and until details of the proposed location of one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. The fire hydrant shall then be provided in the approved location to BS750 standards and at the applicants own expense prior to the first occupation/use of the building. The applicant shall and arrange for 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.

We then discharged it in February 2024 (BN/13/24/DOC). You were consulted at the time and responded twice on 09/02 and 14/02. The decision notice stated:

The condition requires details of the location of fire hydrants to serve the new housing development. You have provided drawing 9226-(--) 001 Rev J "Proposed Site Plan Wider Context" which shows the location of a fire hydrant and the hose lay route.

The details are acceptable subject to them being provided prior to occupation and also plotted in the WSCC mapping system (by notifying West Sussex Fire and Rescue Service when they have been installed). The condition is hereby discharged insofar as the submission of details relates and, on the understanding that the above actions take place.

In this instance I would recommend that you contact the applicant/operator.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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From: Nicola Oktay <Nicola.Oktay@arun.gov.uk> **On Behalf Of** Planning.Responses
Sent: 28 May 2025 10:06
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Fire hydrant condition raised for Planning Application No. BN/62/21/PL Eastergate Medical Centre, Barnham Road, Eastergate, Chichester, West Sussex, PO22 3RP

From: FRS Water and Access [REDACTED]
Sent: 27 May 2025 13:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fire hydrant condition raised for Planning Application No. BN/62/21/PL Eastergate Medical Centre, Barnham Road, Eastergate, Chichester, West Sussex, PO22 3RP

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FAO: Mr S Davis

Dear Mr Davis,

West Sussex Fire & Rescue Service (WSFRS) consulted on planning application No. BN/62/21/PL on 10th June 2021 and a fire hydrant condition was raised and recorded on your planning portal (Screen shot below showing the condition recorded).

Statement	02-06-21	ARBORICULTURAL DEVELOPEMENT STATEMENT
Statement	08-07-21	Transport Statement (2nd issue 29/05/21)
Statement	08-07-21	Travel Plan (2nd Issue - 11/05/21)
Statement	08-07-21	Road Safety Audit Stage 1 (updated) June 2021
Substitute Document	03-08-21	RSA Designers Response - updated by WSCC
Substitute Document	12-08-21	Ecological Impact Assessment July 2021 (incorporating Reptile Surveys)
Consultation	09-06-21	WSCC - Highways Authority
Consultation	10-06-21	FRS Water and Access comments
Consultation	24-06-21	Southern Water
Consultation	24-06-21	Barnham & Eastergate Parish Council
Consultation	30-06-21	Environmental Health Response
Consultation	02-07-21	Drainage engineer response
Consultation	02-07-21	Southern Water
Consultation	13-07-21	ADC Greenspace response 12/07/21
Consultation	14-07-21	CDC Ecology
Consultation	20-07-21	WSCC - Highways Authority

We have been informed today the Eastergate Medical Centre, Barnham Road, Eastergate, Chichester, West Sussex, PO22 3RP is due to occupied on 7th July 2025, unfortunately WSFRS have not been consulted with or informed the required fire hydrant for this site is in place and ready for use, Prior to any occupation, information that is required prior to any occupation, and clearly stated in the condition raised. Without the provision of a fire hydrant the condition raised will not be met and will require further action, as this puts lives and the property at greater risk in the event of a fire.

I hope further information can be provided to show the fire hydrant is in place and ready for use, so we can then test it, plot it and make it live on our operational mapping prior to any occupation.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

[Redacted]

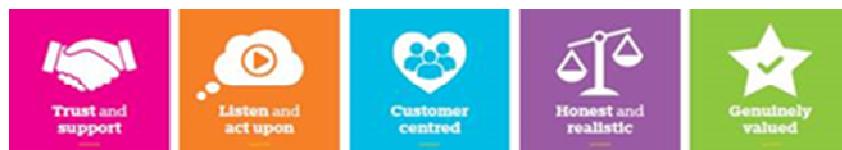
Web www.westsussex.gov.uk/fire

[Redacted]

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

My pronouns are he/him/his 

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