

[REDACTED]

[REDACTED]

From: Ian Stocks [REDACTED] **On Behalf Of** FRS Water and Access
Sent: 06 October 2020 10:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Hydrant condition - M/68/20/PL Poultry Farm 87 Yapton Road Middleton-On-Sea PO22 6DY

FAO: Mrs A Gardner

Dear Mrs Gardner,

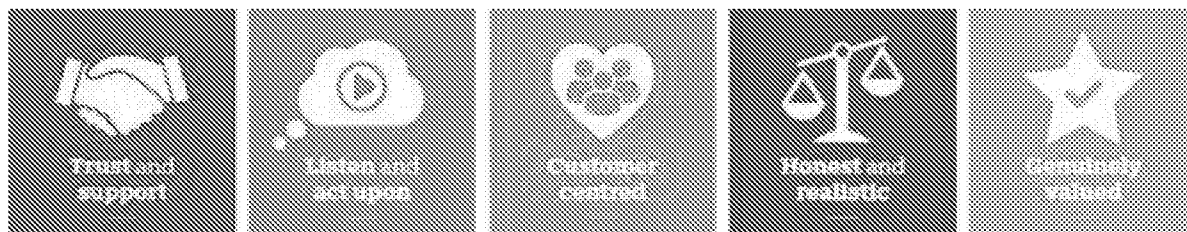
Please find attached a planning condition for application no. M/68/20/PL for the requirement of an additional fire hydrant. Currently the nearest Hydrant to these proposed properties is 160 metres away. The supply of water for firefighting for a commercial premises should be within 90 metres. Evidence will also be required that the requirements of Approved Document – B (AD-B) Volume 2: 2019 edition B5 sections 15 for Vehicle access has been met and there is suitable access to the property for firefighting.

Regards

Ian Stocks
Water & Access manager

Water and Access Office West Sussex Fire and Rescue Service <u>West Sussex County Council</u> Location: Bognor Fire Station, West Meads Drive, Bognor, PO21 5TB [REDACTED]
--

Living Our Values Every Day



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.

WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 06/10/2020

To: Mrs A Gardner

From: Ian Stocks

Planning Ref: M/68/20/PL

Address: Poultry Farm, 87 Yapton Road, Middleton-On-Sea, PO22 6DY

Description: Demolition of the existing structures & redevelopment to provide a new 66-bedroom care home arranged over two storeys together with associated access, car & cycle parking, structural landscaping & amenity space provision (resubmission following M/80/19/PL). 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 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/unit forming part of the proposed development that they will at their own expense install the fire hydrant (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

