



WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 17.07.2025

To: Mr S Davis From: Ian Stocks

Planning Ref: P/114/24/RES

Address: Land west of Pagham Road Pagham

Description: Reserved matters application (pursuant to outline permission P/178/21/OUT (APP/C3810/W/22/3302023)) for matters of appearance, landscaping, layout and scale concerning the construction of 95 new homes along with new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure. This development is in CIL zone 5 (CIL liable as new dwellings) and may affect the setting of listed buildings.

Date of visit: N/A

RECOMMENDATION

Advice: x 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 forming part of the proposed development 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.
- 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 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 CP13 of the Horsham District Local Development Framework; Core Strategy and DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007) and policy CP3 of the Horsham District Local Development Framework Core Strategy (2007), HDPF Policies 33 and 39 and in accordance with The Fire & Rescue Service Act 2004.

Ian Stocks
Water and Access Manager

From: Daun Johnson on behalf of Planning.Responses
Sent: 17 July 2025 14:24
To: Planning Scanning
Subject: FW: Large Development Hydrant Condition - P/114/24/RES Land west of Pagham Road Pagham
Attachments: LDHC - P.114.24.RES Land west of Pagham Road Pagham.docx

Please upload attachment to P/114/24/RES, planning, consultee response, WFW

Daun Johnson
Technical Support Unit Assistant
Planning Services

T: 01903 737762 Ext 37762
E: Daun.Johnson@arun.gov.uk



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>



From: FRS Water and Access [REDACTED]
Sent: 17 July 2025 12:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Large Development Hydrant Condition - P/114/24/RES Land west of Pagham Road Pagham

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FAO: Mr S Davis

Dear Mr Davis,

Please find attached a planning condition for application no. P/114/24/RES for the requirement of additional fire hydrant(s) for the proposed development. This is to ensure that all dwellings on the proposed site are within 150 metres of a fire hydrant 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 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1.

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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