WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 08.07.2026

To: Mr S Davis From: Ian Stocks

Planning Ref: WA/18/26/PL

Address: Land off Arundel Road Fontwell

Description: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

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.
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 this development, details showing the proposed location of the required fire hydrants shall be submitted to and approved in writing by the Local Planning Authority.

2) Prior to the first occupation of any new build dwelling forming part of the proposed development, the required fire hydrants shall be fully installed and made operational in the approved location. The fire hydrants shall be maintained thereafter for the lifetime of the development.

3) Prior to the first occupation of any of the new build 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(s) 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 work on or off site, particularly in very large developments. (BS9999 Section 6: Para 21 & 22) 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 TSP1of the Arun Local Plan 2011-2031 and in accordance with The Fire & Rescue Service Act 2004.

Ian Stocks
Water and Access Manager
[redacted]

[redacted]

PL- Consultation- West Sussex Fire & Rescue response

WA/18/26/PL

[redacted]

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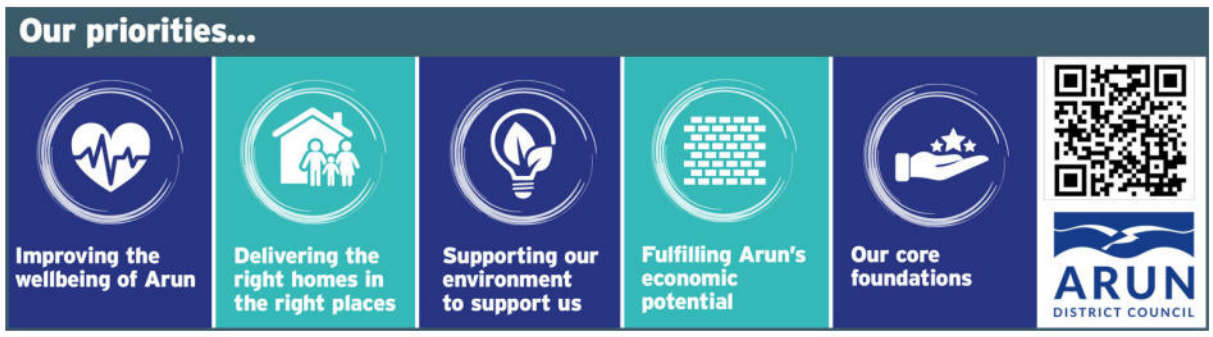

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From: Faye Casburn [redacted]
Sent: 27 July 2026 14:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Large Development Hydrant Condition -

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FAO: Mr S Davis

Dear Mr S Davis,

Please find attached a planning condition for application no. 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 Stocks
Water & Access manager

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