

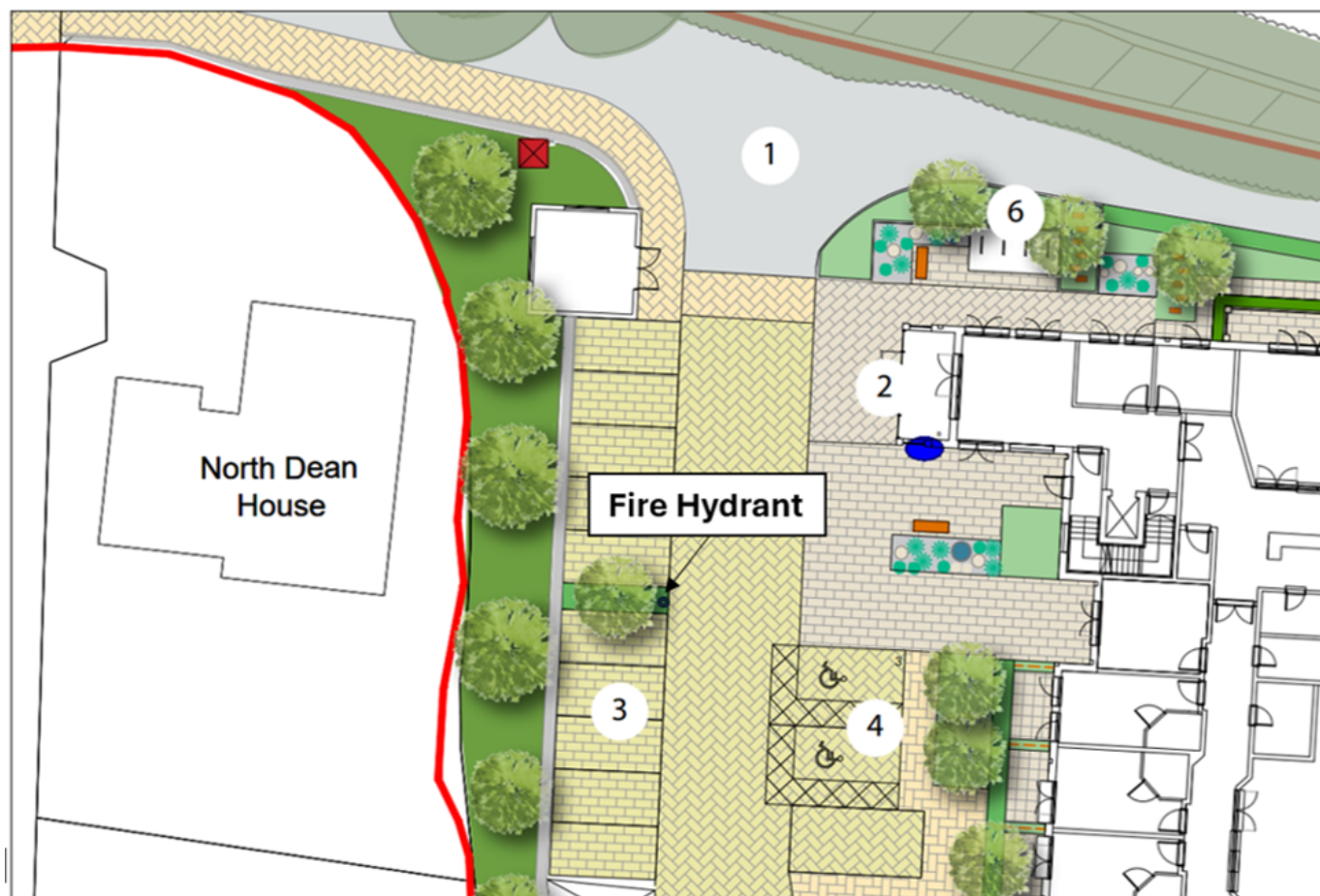
C28 Location of Fire Hydrants

Requirements: 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. The development shall only be implemented in accordance with the approved details and no dwelling hereby approved shall be occupied until such time as the approved fire hydrants have been installed and are operational. **Reason:** In the interests of amenity and in accordance with policy DP20 Mid Sussex District Plan 2014 - 2031 and in accordance with The Fire & Rescue Service Act 2004.

Updated Proposal 04 July 2026

New Private Hydrant Specification

This proposal has been updated following consultation with WSFRS and LPA and includes a location plan and details for a new Private Fire Hydrant together with storage tank paired with a booster pump system.



Extract Landscape Master Plan no. 200120-LP-11 rev G

Location: The proposed location is as indicated above in the green space between parking spaces opposite the Care Home main entrance.

Standardisation: The private FH would comply with BS750 and have a standard 80mm, threaded outlet, to ensure compatibility with standard WSFR standpipes.

Water Supply, Storage, and Pumping Infrastructure

Southeast Water has confirmed a maximum mains flow rate of 8 Litres per second (L/s) for this location. To meet the commercial care facility requirement of 20 L/s, a dedicated fire water storage tank and automated booster pump system will be integrated into the scheme.

Capacity: Calculated in accordance with BS 9990 to provide a minimum 45-minute water supply for firefighting at 20 L/s. While a gross volume of 54,000 litres guarantees a full standalone supply, the ongoing 8 L/s mains replenishment provides an effective safety margin.

Siting: The infrastructure will be located within the paved area in front of the main entrance as identified on Landscape Master Plan 200120-LP-11 rev G. It will maintain a minimum distance of greater than 6 metres from the building face, ensuring safe, unobstructed access for fire crews during an incident.

System Redundancy: The booster system will utilize a dual-pump setup (duty/standby configuration) with automated changeover. It will be supported by a secondary backup power source or automated bypass mechanism to ensure full resilience.

Existing Infrastructure and Fire Access

Public Infrastructure: The nearest public hydrant is located approximately 40m from the southwest corner of the site. This falls safely within the 90m appliance-to-fire hydrant requirement.

Access Route: A designated emergency access route will be maintained across the site to ensure unrestricted fire appliance deployment in accordance with Approved Document B.

Operational Trigger & Maintenance Commitment

Signage: The private hydrant will be clearly identifiable by a standard, durable yellow "H" plate specifying the 80mm main size and system origin.

Phasing and Commissioning: In strict compliance with Condition C28 requirements, the private hydrant, storage tank, and booster system will be fully installed, commissioned, and certified operational prior to the occupation of any unit within the development.

Lifecycle Maintenance: A specialist maintenance contract will be enacted to guarantee lifetime annual testing and inspection in accordance with BS 9990 standards.
