

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 20 January 2026 15:26:22 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Large Development Hydrant Condition - DM/25/1986 Phase 1c, Burgess Hill
Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The
East And, Goddard's Green Waste Water Treatment Works In The West

FAO: Joseph Swift

Dear Joseph,

Please find attached a planning condition for application no. DM/25/1986 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, and all commercial properties are within 90-metres.

Evidence will also be required that Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1: B5 Section 13, including Table 13.1 and diagram 13.1.

Note: The fire appliance access plans submitted show a fire appliance attending and stopping at the 20-metre mark into a dead-end cul-de-sac and attending from that point, this is unrealistic. A fire appliance will get as close to a property on fire as possible, so they have all the equipment they require close at hand. That is why this requirement is identified at phase one of a planning application to ensure suitable turning facilities are provided for dead-end situations longer than 20-metres, a considerable number of dead-end situations are longer than this distance and will therefore require a turning facility. AD-B Volume 1: B5 - section 13, also identifies that All points inside all dwellings are to be within 45-metres of the fire appliance location.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

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My pronouns are he/him/his 

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