

WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 14.04.2026

To: Joseph Swift

From: Ian Stocks

Planning Ref: DM/25/2640

Address: Burgess Hill Northern Arc, Land N And NW of Burgess Hill,
between Bedelands Nature Reserve in the East and, Goddard's
Green Wastewater Treatment Works in the West

Description: Reserved matters application to consider access, appearance,
landscaping, layout and scale pursuant to application
DM/21/3279 (original reference DM/18/5114) for parcel P1.2
comprising of the construction of a primary school with nursery
and special support centre, car parking, multi-use games area,
playing fields, landscaping and associated infrastructure.

Date of visit: N/A

RECOMMENDATION

Advice: ☒

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 construction of primary school with nursery and special support centre, 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 of the new primary school, nursery and special support centre, 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 Primary school, nursery and special support centre 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 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 Mid Sussex District Plan (2014 – 2031) Key Policies DP18 and DP19 and in accordance with The Fire & Rescue Service Act 2004.

Ian Stocks

Water and Access Manager

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