

WEST SUSSEX COUNTY COUNCIL
WEST SUSSEX FIRE AND RESCUE SERVICE

HYDRANT CONDITION CONSULTATION WITH PLANNING AUTHORITY

Date: 16.07.2026

To: Hamish Evans

From: Ian Stocks

Planning Ref: DM/25/2046

Address: Evergreen London Road Hassocks West Sussex BN6 9NA

Description: Outline planning application for 3 detached dwellings.
(Amended plans received 09.03.2026, Heritage Statement and PEA received 21.05.2026, Tree Survey and Reptile Survey received 15.06.2026, Flood Risk Assessment received 17.06.2026, Planning Statement, DAS and BNG information received 18.06.2026 and amended Application form received 24.06.2026.)

Date of visit: N/A

RECOMMENDATION

Advice:	☒	Modification:	☐	More Information:	☐
Objection:	☐	No Objection:	☐	Refusal:	☐

Total number of hydrants required 1

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 new build housing development details showing the proposed location of [1] one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) 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 part of the new build dwellings, they will at their own expense install the fire hydrant in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply no less than 90mm in size, which is also appropriate in terms of both pressure and volume for the purposes of firefighting.
- 3) Prior to the first occupation of any part of the new build dwellings, they will notify the West Sussex County Council's Fire and Rescue Service that the fire hydrant has been installed and is operational, to ensure that the Fire and Rescue Service are aware that the hydrant 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 2017 section 21) 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
Email: frs.waterandaccess@westsussex.gov.uk