

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 02 March 2026 16:36:34 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: RE: Planning consultation - DM/26/0003 3-25 Bolnore Road, Haywards Heath, RH16 4AB

Dear Andy,

Unfortunately a fire hydrant on a 3 inch (75mm) main will not provide the required flow rate, especially with the reduction in mains water pressures across the County, hence why it was mentioned on the plan attached that WSFRS would be willing to adopt a FH on the 6 inch main. As this would provide a flow rate close to the requirement. WSFRS would not consider adopting an asset that will not provide the required amount of water, as it would waste valuable time and effort for the local fire crews to connect to, only to find the water levels in the fire appliance dropping, so additional fire appliances, bulk water carriers etc. would need to be mobilised to be capable of dealing with the fire incident, which takes time to arrive, potentially putting lives and properties at greater risk in the event of a fire.

So, in answer to the additional information, WSFRS would not consider adopting this FH for the supply of water for firefighting.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

Office 0330 222 4499 **Mobile** 07921 291051

Web www.westsussex.gov.uk/fire

Email frswaterandaccess@westsussex.gov.uk

Bognor Regis Fire Station, West Meads Drive, West Sussex, PO21 5TB



From: Andy Watt <Andy.Watt@midsussex.gov.uk>
Sent: 27 February 2026 08:44
To: FRS Water and Access <frswaterandaccess@westsussex.gov.uk>
Subject: FW: Planning consultation - DM/26/0003 3-25 Bolnore Road, Haywards Heath, RH16 4AB

****EXTERNAL****

Dear Ian

Further to your comments of 9 January, the agent has provided updated information below and attached.

Could you please provide your updated comments in due course.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

01444 477517

andy.watt@midsussex.gov.uk

www.midsussex.gov.uk

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From: Emily Rowe <Emily.rowe@harrisirwin.com>

Sent: 26 February 2026 16:30

To: Andy Watt <Andy.Watt@midsussex.gov.uk>

Cc: Richard Woodcock <richard.woodcock@harrisirwin.com>; Ben Garlick
<Ben.Garlick@harrisirwin.com>

Subject: RE: Planning consultation - DM/26/0003 3-25 Bolnore Road, Haywards Heath, RH16 4AB

Hi Andy,

The contractor has confirmed that they can install the hydrant in the location requested by the local fire authority (as shown in the attachment) for Condition 15 of the above application. If you require anything further, please get in touch.

Kind regards,

Emily Rowe BA(Hons), MArch

Part 2 Architectural Assistant



D: 01748 486037

O: 01748 825675 (ext 1027)

Emily.rowe@harrisirwin.com

www.harrisirwin.com

My work days are Tuesday – Friday, for urgent enquires outside of these hours please contact the office.

Our new office address is Harris Irwin Architects, Lilley House, Olliver, Richmond, North Yorkshire, DL10 5HX. Our telephone number, email and website remain unchanged.



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From: Andy Watt <Andy.Watt@midsussex.gov.uk>

Sent: 09 January 2026 12:12

To: Richard Woodcock <richard.woodcock@harrisirwin.com>

Subject: FW: Planning consultation - DM/26/0003 3-25 Bolnore Road, Haywards Heath, RH16 4AB

Dear Mr Woodcock

Please see WSFRS comments. I would be grateful for your response in due course.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI
Senior Planning Officer
Development Management
01444 477517

andy.watt@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a Better Mid Sussex

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>

Sent: 09 January 2026 10:55

To: planninginfo <planninginfo@midsussex.gov.uk>

Subject: Planning consultation - DM/26/0003 3-25 Bolnore Road, Haywards Heath, RH16 4AB

FAO: Andrew Watt

Dear Andrew,

Having viewed the details provided for Planning Application No. DM/26/0003 for the discharge of condition 15 fire hydrant provision details, the fire hydrant (FH) indicated on the plan is not considered suitable by West Sussex Fire & Rescue Service (WSFRS) as the FH is supplied by and fitted to a 3" – 75mm main, this not considered suitable for a commercial property. With the drop in mains water pressures across the Country, these smaller water mains sizes will not provide a sufficient flow rate to keep a fire appliance supplied with water whilst attending a fire, which then puts residents and property at greater risk, for this reason the proposed FH is not suitable for WSFRS to adopt, and does not comply with the FH condition raised.

From the plan submitted, there is a 6" - 150mm main near the new build care home, with 90m of the entrance to the care home and would be considered suitable if the FH was supplied by and fitted to this main, I have attached a marked up plan to show the FH could be installed on a 6" main.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

Office 0330 222 4499 **Mobile** 07921 291051

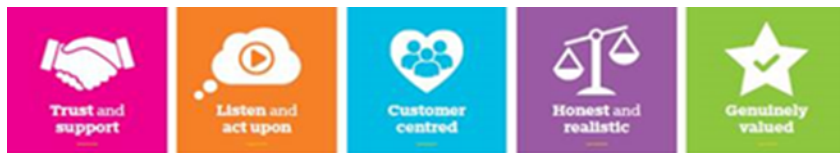
Web www.westsussex.gov.uk/fire

Email frs.waterandaccess@westsussex.gov.uk

Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are he/him/his 

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