

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 19 September 2025 10:39:05 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Cc: "John Lainsbury" <john.lainsbury@westsussex.gov.uk>
Subject: RE: Hydrant condition - DM/25/1921 Site Of Former East Lodge Farm Malthouse Lane Hurstpierpoint West Sussex BN6 9LA

Dear Andy,

Apologies for the delay in my response, I have been consulting with our fire safety team regarding the separation between the BESS site and these new build dwelling houses.

We have had a rough measure of the plan attached and it appears that the southernmost house is approx. 18m, the central house is about 22ish metres away and the northern house is again about 18m away; these measurements are only approximate. The 25m separation dimension set-out in the National guidance is a 'proposal', which also mentions reductions in distance being possible in lower risk areas (Rural locations).

The site appears to be 'semi-rural' in nature as there are some properties a short distance away, but we cannot overlook the fact that this is a development of residential dwellings, but at this moment in time it is not likely to be enforceable. Some mitigation should be provided if the distance cannot be extended to meet the 25 metres proposed in the guidance, where mitigation is not provided, written justification should be provided to support the decision.

Another unknown factor might be the view that insurers might take once they know there is a BESS adjacent to the dwelling that they are being asked to insure.

The difficulty for this new build site is the fact that the BESS Site is already in place, so it would be the new build sites responsibility to ensure suitable separation is in place to meet with the guidance. BESS sites are relatively new technology and it is unclear how each BESS will react in the event of a fire incident.

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 🏳️‍🌈

[Click here to find out why we use pronouns in our signatures](#)



From: Andy Watt <andy.watt@midsussex.gov.uk>
Sent: 15 September 2025 15:43
To: FRS Water and Access <frswaterandaccess@westsussex.gov.uk>
Subject: FW: Hydrant condition - DM/25/1921 Site Of Former East Lodge Farm Malthouse Lane
Hurstpierpoint West Sussex BN6 9LA

****EXTERNAL****

Dear Ian

Please see attached updated plan following your comments of 12 September.

Kind regards

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: Martin Landivar <martin@landivar-architects.com>
Sent: 15 September 2025 15:15
To: Andy Watt <andy.watt@midsussex.gov.uk>
Cc: Dale Elliott <Dale@landivar-architects.com>; Claudia Rees <claudia@cells4life.com>; Wayne M Channon <wayne@cells4life.com>
Subject: Fwd: Hydrant condition - DM/25/1921 Site Of Former East Lodge Farm Malthouse Lane
Hurstpierpoint West Sussex BN6 9LA

Dear Mr Watt,

With reference to the above, please find attached the updated Fire and Resue drawing, highlighting the following points:

- 1 10M Buffer zone from the battery storage plant.
- 2 2.5 M high bund to the west of the site, screening the battery plant from the residential use.
- 3 Clarification of fire tender turning circle position.
- 4 Proposed Fire Hydrant location.

If you have any queries, please do not hesitate to contact me.

With kind regards,

Martin Landívar
BA (Hons) PG - DIP ARCH, ARB, RIBA

T: 01273 739590
M: +44 7919105614

LANDÍVAR ARCHITECTS

Landívar Architects Ltd
The Workshop
Unit 3, 29-42 Windsor Street
Brighton
BN1 1RJ

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this

email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
