

**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**

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**My pronouns are he/him/his**

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**From:** Andy Watt <[andy.watt@midsussex.gov.uk](mailto:andy.watt@midsussex.gov.uk)>  
**Sent:** 15 September 2025 15:43  
**To:** FRS Water and Access <[frswaterandaccess@westsussex.gov.uk](mailto: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), MTP, MRTPI**  
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Development Management  
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**From:** Martin Landivar <[martin@landivar-architects.com](mailto:martin@landivar-architects.com)>  
**Sent:** 15 September 2025 15:15  
**To:** Andy Watt <[andy.watt@midsussex.gov.uk](mailto:andy.watt@midsussex.gov.uk)>  
**Cc:** Dale Elliott <[Dale@landivar-architects.com](mailto:Dale@landivar-architects.com)>; Claudia Rees <[claudia@cells4life.com](mailto:claudia@cells4life.com)>; Wayne M Channon <[wayne@cells4life.com](mailto: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

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