

**From:** FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>  
**Sent:** 12 September 2025 08:32:56 UTC+01:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Hydrant condition - DM/25/1921 Site Of Former East Lodge Farm Malthouse Lane Hurstpierpoint West Sussex BN6 9LA  
**Attachments:** HC - DM.25.1921 East Lodge Farm, Malthouse Lane, Hurstpierpoint, Hassocks, BN6 9LA.docx

FAO: Andrew Watt

Dear Andrew,

Please find attached a planning condition for application no. DM/25/1921 for the requirement of an additional fire hydrant. Currently the nearest Hydrant to these proposed properties is 195 metres away. The supply of water for firefighting for a domestic premises should be within 175 metres.

Evidence will also be required that Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1. From the site plan provided there does not appear to be a suitable turning facility for a fire appliance to enable them to turn and make their exit: a fire appliance should not need to reverse more than 20m to reach either a turning facility or an exit point, as the distance to the furthest dwelling from the main highway is 100m a turning facility will be required.

I have also provided the relevant sections from the NFCC BESS (Battery Energy Storage System) guidance below, which identifies the required separation distance between dwelling houses and occupied buildings:

Distance from BESS units to occupied buildings & site boundaries.

Individual site designs will mean that distances between BESS units and occupied buildings/site boundaries will vary. Proposed distances should take into account the risk and mitigation factors. However, an initial minimum distance of 25 metres is proposed prior to any mitigation such as blast walls. Reduction of distances may be possible in areas of lower risk (e.g. rural settings). Where possible buildings should be located upwind.

#### Site Conditions

Sites should be maintained in order that, in the event of fire, the risk of propagation between units is reduced. This will include ensuring that combustibles are not stored adjacent to units and access is clear and maintained. Areas within 10 metres of BESS units should be cleared of combustible vegetation and any other vegetation on site should be kept in a condition such that they do not increase the risk of fire on site. Areas with wildfire risk or vegetation that would result in significant size fires should be factored into this assessment and additional cleared distances maintained as required.

As the BESS Site already exists at this site, it will be the responsibility of the developer and site owner to ensure the separation distances from the BESS site is complied with, as any reduction in the separation could increase risk to life & property in the event of a BESS 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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