

Mr. Andy Watt
Mid Sussex District Council
Oaklands
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Haywards Heath
West Sussex
RH16 1SS

By e-mail: andy.watt@midsussex.gov.uk

12/08/2026

Dear Mr Watt

RE: DM/21/2276 - LAND EAST OF WINEHAM LANE, WINEHAM, WEST SUSSEX, BN5 9AY

This letter has been prepared on behalf of the developer with regard to the discharge of Conditions 10 and 11 of the above consent, referred to as the Bolney Green Battery Energy Storage System. It accompanies an application to discharge the two conditions.

Condition 10 requires that:

Prior to the commencement of any development above ground/slab level, full details of the required fire hydrants and stored water supply (including their locations and specifications and to be 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.

It is noted that West Sussex Fire and Rescue Service (WSFRS) advises local planning authorities and developers of Battery Energy Storage Systems (BESS) to follow the national framework provided by the National Fire Chiefs Council (NFCC). The Applicant has discussed the proposal including water tanks with WSFRS and the principle of water tanks was acceptable. The proposal is consistent with the latest NFCC guidance (Paragraph 14) in respect of water tanks.

With regard to the requirements of the Condition, the attached plans (UK028-BS-D-ENG-4401_V14, Fire Hoses Layout) provides details of the locations of the two proposed above ground water storage tanks within the site and also illustrate the proposed corridors within the site for fire hoses if these need to be deployed. The length of hoses has been informed by consultation with WSFRS. The plan confirms that the hose routing from each tank has been checked and demonstrates that all points between the BESS units and MV skids fall within a 90 m hose lay route, measured along the route rather than as a direct line. The storage tanks will have a water storage capacity of at least 360,000 litres (2 x 180,000 litres), which exceeds the NFCC guidance.

The storage tanks will be equipped with standard outlets/hydrants paired with a booster pump system. Each tank will be fitted with a 4-inch BSP female adaptor and isolating valve, allowing water to be extracted, and a separate instantaneous hose connection with isolating valve to allow refilling by bulk water carrier. These fittings enable the WSFRS to connect hoses to fire appliances, from where the appliances' internal centrifugal pump would pressurise the water for firefighting hoses.

It is noted that the operator of the site will prepare an emergency response plan and agree this with the WSFRS prior to the commissioning of the BESS. This will include full details of, and agreement of the detailed specification of the on-site fire water system. However, the tanks will be refilled by bowser

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rather than from the local water mains, and the existing town hydrant near the site entrance will not form part of the primary fire-fighting strategy, though it may be retained as a backup water supply to the tanks subject to WSFRS's fire risk assessment.

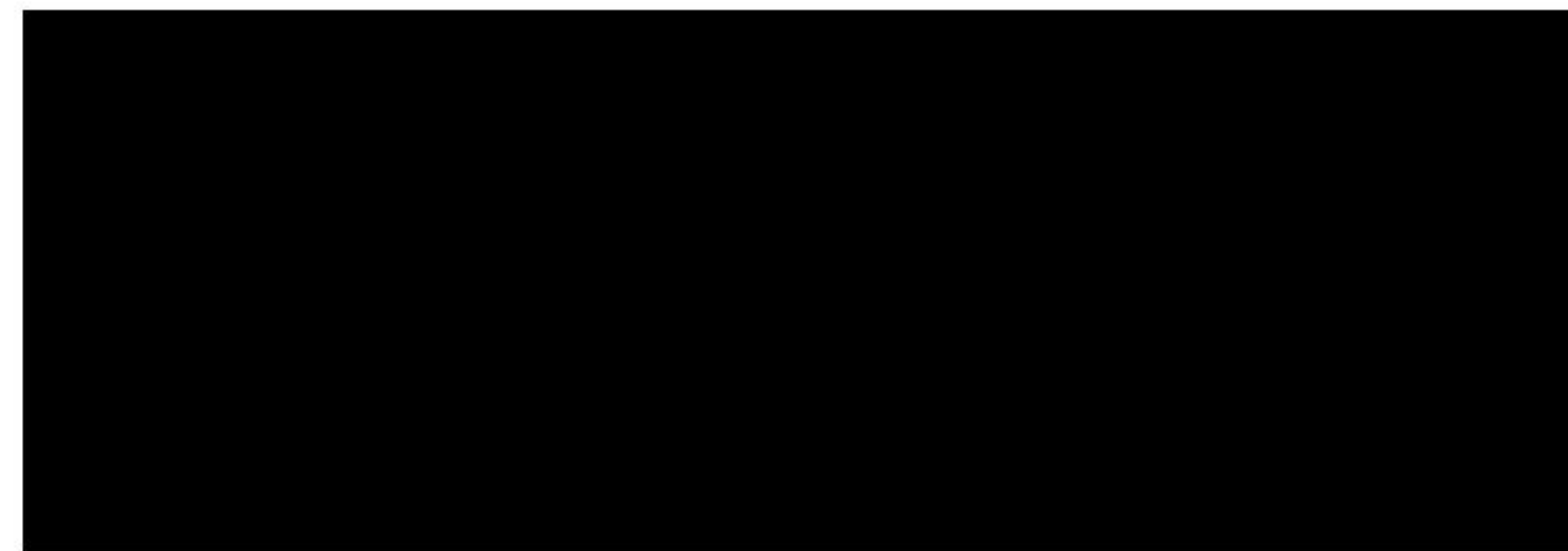
Condition 11 states that:

Notwithstanding any information submitted to contrary, the final design of the security booth shown on approved plans (to include scale, height, appearance and materials), needs to be submitted to and agreed in writing by the local planning authority prior to any development above ground/slab level.

The security booth shall be constructed in accordance with the approved details.

The appended Figure (EN/0195/01) is a dimensioned elevation showing the scale and height of the proposed security booth, and its proposed appearance and materials, in accordance with the requirements of Condition 11. The security booth will be constructed from GRP (glass-reinforced plastic) with an external dark green matt finish (Pine green RAL 6028). I hope that this information will be sufficient to allow you to discharge planning conditions 10 and 11, following the required engagement with the WSFRS. Should you require any further information, please contact me by email at dan.grierson@envams.co.uk or phone on 07545 336 960.

Yours faithfully



Dan Grierson, Planning Director