



t. 023 8064 4000
e. csprotection.admin@hantsfire.gov.uk
w. hantsfire.gov.uk

For the attention of Ms Arleta Miszewska

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Date: 19 January 2024

My Reference: F6/AL/00483078

Enquiries To: Ajay Lekh

Your Reference: APP/21/01451

Dear Arleta

Town & Country Planning Act 1990

Fire and Rescue Services Act 2004

Planning Application Number: APP/21/01451

Address: Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

Drawings and Documents Referenced

Title	Drawing / Doc No	Revision	Date
Coloured Site Layout	CSL.01	H	04.07.23
External works/Hard Surfacing	6281 – MJA – SW – XX – DR – C - 400	PL6	11.07.23

Description of Works:

HIWFRS understands that the project involves: The development and landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking, and infrastructure works).

I confirm that Hampshire & IOW Fire and Rescue Service (HIWFRS) has received your application, dated 08 December 2023. The inspector named above has considered the information provided and has made the following comments:

Building Regulations: Access for Firefighting

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Hampshire Act 1983 Section 12 – Access for Fire Service

Access **to** the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings **within the site** will be dealt with as part of the building regulations application at a later stage). Access roads **to** the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

Fire Service Access

The plans provided appear to indicate that Fire Service access is not available to within 45m of all parts of Southleigh Park House. It is observed that a dry riser system is likely to be required to achieve suitable access.

Please be advised that HIWFRS should be consulted at an early stage to determine the suitability of any dry riser provision, particularly any riser system that involves either of the following:

- Horizontal pipework in excess of 18m; or
- A dry riser inlet that is not on the external wall face of the stair/corridor that it serves.

Such systems would be considered non-standard and must be subject to review by HIWFRS to ensure the proposals can be used by crews attending an incident.

Please note that if this is not addressed at this stage this may cause significant additional costs to the development at a later stage.

Access for High-reach Appliances

High reach appliances currently operated by the HIWFRS exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows. Structures such as bridges, which a high-reach appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

Water Supplies

Additional water supplies for firefighting may be necessary. You should contact the Water Management Team, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (hydrants@hantsfire.gov.uk) to discuss your proposals.

Fire Protection

HIWFRS would strongly recommend that consideration is given to installation of an Automatic Water Fire Suppression Systems (AWFSS) to promote life safety and property protection within the premises.

HIWFRS is fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact of fire on the wider community.

Testing of Fire Safety Systems

HIWFRS strongly recommends that, upon commissioning, all fire safety systems are fully justified, fully tested, and shown to be working as designed. Thereafter, their effectiveness should be reconfirmed periodically throughout their working lifecycles.

Firefighting and the Environment

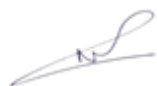
Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a 'controlled burn' may take place. This of course could lead to the total loss of the building and its contents.

Premises' occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

If have any queries concerning these matters may be directed to the inspector named above, but all correspondence should be addressed to the Chief Officer.

Please quote our reference number on all correspondence.

Yours sincerely



Neil Odin
Chief Officer