

For the attention of Arleta Miszewska

Planning Services
Public Services Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Date: 26 October 2023

Enquiries To: Mr Ajay Lekh

My Reference: F6/AL/00829805

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
Proposed Ground Layout Plan	21.034.101	D	13.12.21

Description of Works:

HIWFRS understands that the project involves 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 17 October 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

It is noted from the proposed ground layout plan provided, that some plots on the development are in excess of 45 meters from the nearest suitable parking place for a Fire Service appliance. This arrangement may lead to difficulty demonstrating compliance with Part B5 of the building regulations if planning permission is granted.

It is recommended that the design team review the access arrangements for this development, so that the access arrangements can be improved to meet part B5 of the building regulations.

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

Site Trees

The Ground Layout plan appears to show proposed trees for the site which may encroach on some areas of the road layout. Please ensure that a minimum height clearance of 3.7m is provided for a Fire and Rescue appliance to navigate around the site safely.

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