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For the attention of Ms L Wells

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

Date: 27 March 2023

Enquiries To: Jonathon Lambert

My Reference: F6/JL/00839592

Your Reference: APP/21/00989

Dear Ms L Wells

Town & Country Planning Act 1990

Fire and Rescue Services Act 2004

Planning Application Number: APP/21/00989

Address: Cabbagefield Row, opposite 123-133, Swanmore Road, Havant

Drawings and Documents Referenced

Title	Drawing / Doc No	Revision	Date
Context Plan	PD110	H	20/02/2023
Fire Appliance Tracking	10731/201	P2	13/01/2023
Site Levels Plan	PD121	F	20/02/2023

Description of Works:

HIWFRS understands that the project involves outline planning application for the development of 150 dwellings comprising three-bedroom, four-bedroom and five-bedroom dwelling houses and one-bedroom and two-bedroom apartments.

I confirm that Hampshire & IOW Fire and Rescue Service (HIWFRS) has received your application, dated 16 March 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.

Access for Fire Appliances

The design team is advised that vehicular access to each building on-site should conform to the guidance contained with the relevant version of Approved Document B. Whilst it is acknowledged that Building Regulations guidance is not typically considered at the planning stage, it is observed that road layouts may be difficult to alter once planning permission is granted.

It is therefore strongly recommended that the roadway layouts be reviewed in line with this guidance to resolve any perceived issues at an early stage.

Please also note that the dimensions of the appliances currently operated by HIWFRS may exceed those used in the Fire Appliance Tracking plan.

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 fire-fighting 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 the installation of 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.

Fire-fighting 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