



**For the Attention of Warren Simmonds**

Planning and Regeneration  
New Forest District Council  
Appletree Court  
Beaulieu Road  
Lyndhurst  
SO43 7PA

Date: 20 July 2021

Enquiries To: Mr Bart (Charles) Forster

My Reference: F6/CBF/00582838

Mobile Tel:

Your Reference: 21/10938

Dear Warren

**Town & Country Planning Act 1990**

**Fire and Rescue Services Act 2004**

**Planning Application Number: 21/10938**

**Address: Former Police Station, Southampton Road, Lymington SO41 9GH**

**Drawings and Documents Referenced**

Title	Project Ref / No	Drawing No / Documents	Revision	Date
NFDC Portal	21/10938	All relevant	B	08/15-07-2021
Planning consultation letter	21/10938	No info	No info	19-07-2021

**Description of Works:**

HIWFRS understands that the project involves Demolition of existing building and redevelopment of the site to form 32no. Retirement apartments including communal facilities, access, car parking and landscaping.

I confirm that Hampshire & IOW Fire and Rescue Service (HIWFRS) has received your application, dated 19 July 2021. 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 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 Community Response Support, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (risk.information@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.

### **Timber-framed Buildings**

These types of buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase.

The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance on this issue and is available from:

<https://tff.co.uk/download/16-steps-fire-safety-timber-frame-construction-sites/>

This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the Construction Confederation and The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2)

Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN 1-902790-32-4), are available for purchase from the Fire Protection Association: ([www.thefpa.co.uk](http://www.thefpa.co.uk)) and from the Construction Industry Press:

([Publications for Construction Professionals and Builders | CIP Books](#))

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