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Development and Planning Service  
West Berkshire District Council  
Council Offices  
Market Street  
Newbury  
Berkshire RG14 5LD

Your Ref: 20/01238/OUTMAJ

Our Ref: -

Ask for: GM Gareth Evans

Date: 10<sup>th</sup> July 2020

Case Officer: Niko Grigoropoulos

Dear Niko

**Town & Country Planning Act 1990 (as amended)**  
**Section B5 of Approved Document 'B', Building Regulations**

**Premises:** Sandford Park, Newtown Road, Newtown, Newbury

**Proposal:** Outline Planning Application for: 1,000x dwellings; 80x extra-care housing units; new Two-form entry primary school; expansion land for Park House Academy School; flexible commercial floorspace; associated infrastructure for a new country park; plus associated remediation, utility and mitigation measures.

I refer to Planning Application reference: 20/01238/OUTMAJ submitted to the Fire Authority on the 25<sup>th</sup> June 2020.

This application falls within the area for which Royal Berkshire Fire Authority is responsible for the delivery of an operational and emergency response.

The proposed development has been assessed to determine if it would impose an additional burden on the Fire Authority's existing infrastructure and to identify additional site-specific infrastructure requirements necessary to meet the Fire Authority's requirements critical to the delivery of an effective response.

The Fire Authority may **OBJECT** to the proposed application given that insufficient information is provided relating to the provision of suitable water supplies for firefighting purposes.

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The application fails to adequately mitigate its specific and direct impact on the Fire Authority or promote the development of a safe community.

In the event of a recommendation or subsequent decision at any level to grant permission for the proposed development under this application, the Fire Authority's objection can be overcome by the imposition of a planning condition as follows:

**Condition:** Development shall not commence until details for the provision of a water supply including fire hydrants to meet firefighting needs throughout the development (including the installation arrangements and the timing of such an installation) have been submitted to, and approved in writing, by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.

**Reason:** To ensure that adequate measures for firefighting can be incorporated into the development, including the construction phase.

The requirements represent site-specific mitigation of the developer's direct impact by ensuring the development is served by the necessary water supply and fire hydrants for use in the event of fire. It is important that these requirements are established prior to the commencement of development.

This ensures that water supplies for firefighting purposes are established during the construction phase and that fire hydrants are positioned in the right location, at the right time, and at the developer's cost.

In order to discharge a condition imposed, it will be necessary for specific information to be submitted to the Local Planning Authority; the Fire Authority will support the Local Planning Authority through the assessment of the specific information and will respond in written format as appropriate.

The Fire Authority defers to the Local planning Authority to make any amendments to the wording of this recommended condition to ensure that its imposition does not prejudice the ability of the development to be implemented in phases where appropriate.

### **Building Regulation matters**

In the event that planning permission is granted for the proposed development, the development will need to be designed and built in accordance with the functional requirements of current Building Regulation requirements.

The Fire Authority seeks to raise the profile of these requirements and requests that the relevant documentation is made available to the applicant and/or planning agent by means of web link: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Full assessment of the proposed development in respect of 'Building Control' matters will be undertaken during the formal statutory Building Regulations consultation.

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Yours faithfully



Gareth Evans  
Group Manager – Response & Resilience Support

## Recommendations to improve safety and reduce property loss

**Planning Application Reference:** 20/01238/OUTMAJ

### Summary

Royal Berkshire Fire and Rescue Service's strategic aims include the reduction of deaths, injuries and property damage caused by fire. The following recommendations are made with this in mind and, whilst not requirements, may become so during the formal statutory Building Regulation consultation process and are made without prejudice to that process.

### Automatic water-based suppression system

The nature of the proposal gives reason for the Fire Authority to strongly advise the consideration of an appropriate automatic water-based suppression system for the various proposed premises, both commercial use and domestic.

Automatic water-based suppression systems can significantly reduce the risk to life and mitigate the damage caused by fire. Such a system is designed to detect a fire and extinguish it in its early stages or hold the fire in check so that extinguishment can be carried out by other means. It consists of a water supply which provides adequate pressure and flows into a system of pipework onto which water discharge heads are installed, for example residential sprinklers, water mist installations.

The case for installing automatic water-based suppression systems is compelling; they save lives, reduce injuries, protect property and increase sustainability. Over the past few years, there has been a growing recognition of the effectiveness of automatic water-based suppression system in domestic premises, which is acknowledged in the current edition of the code of practice supporting The Building Regulations.

One of the most often ignored benefits of automatic water-based suppression systems is the additional flexibility a system can provide to both architects and developers. There are also environmental benefits which can be used as a powerful tool in demonstrating how automatic water-based suppression system can contribute to safer and stronger communities.

Further information on the benefits of automatic water-based suppression systems and how they can play a significant role in saving life and property from the devastating effects of fire is available on the following websites:

[www.nfsn.co.uk](http://www.nfsn.co.uk)

National Fire Sprinkler Network

[www.firesprinklers.info](http://www.firesprinklers.info)

Fire Sprinkler Association

[www.bafsa.org.uk](http://www.bafsa.org.uk)

British Automatic Fire Sprinkler Association

[www.rbfrs.co.uk](http://www.rbfrs.co.uk)

Royal Berkshire Fire and Rescue Service

## Recommendations identified under Section B5 of Approved Document B

**Planning Application Reference:** 20/01238/OUTMAJ

### Summary

At this stage of the planning application, Royal Berkshire Fire and Rescue Service makes comment relating to Section B5 of Approved Document B. This section specifies the provision of facilities to assist firefighters within the building and to enable fire appliances to gain access to the building externally.

Complying with these requirements, in advance of the formal statutory Building Regulation consultation process, will assist that process and the following recommendations are made without prejudice to that process. Approved Document B can be accessed via web link:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

### Access and facilities for the Fire and Rescue Service

Consideration is to be given to ensure access to the site, for the purposes of firefighting, is adequate for the size and nature of the development.

Full guidance criteria is published in Approved Document B accessed via web link:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

### Water supplies for firefighting

Consideration is to be given to the *National Guidance Document on the Provision of Water for Firefighting* and the specific advice of this Fire Authority on the location of fire hydrants.

The *National Guidance Document on the Provision of Water for Firefighting* can be accessed via web link:

[file:///C:/Users/evansg/Downloads/National%20guidance%20document%20on%20the%20provision%20of%20water%20for%20fire%20fighting%20\(3rd%20edition%3B%20Jan%202007\).pdf](file:///C:/Users/evansg/Downloads/National%20guidance%20document%20on%20the%20provision%20of%20water%20for%20fire%20fighting%20(3rd%20edition%3B%20Jan%202007).pdf)

Where a piped water supply is not available, or where there is insufficient pressure and flow in the water main, an alternative water supply may be required, and may consist of a:

- Spring, river, pond or canal which is capable of storing or providing at least 45,000 litres of water at all times of the year; or
- Charged static tank of a capacity of not less than 45,000 litres.

With either option above, suitable access, space and hard standing for a pumping appliance is to be provided.

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## Fire Safety Legislation

Once constructed and put to use, some areas of the proposed development will fall within the legislative scope of the Regulatory Reform (Fire Safety) Order 2005 – principally the commercial premises and any communal areas of flats and apartments.

This means that any person who has some level of control for the premises, part of the premises or system within the premises is deemed to be the Responsible Person and is required to consider the provision of:

- Suitable means of escape;
- Appropriate firefighting media;
- Suitable means of detection and warning in the case of fire, and;
- Adequate arrangements including training are in place to be taken in the event of fire.

Further information can be accessed on the Royal Berkshire Fire and Rescue Service website where published guidance documents are available to download via web link:

<https://www.rbfrs.co.uk/your-safety/safety-at-work/>