



Sent by Email:

To: Mr Stephen Whiteside

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Date: 21st September 2016

Enquiries To: Information Governance
& Audit Co-ordinator

My Reference: FOI 56 16-17

Extension: 3940

Your Reference: Planning

Dear Mr Whiteside

Freedom of Information Act 2000

I am writing in respect to your recent application for the release of information held by the Authority.

I am trying to ascertain the Service's input to these planning applications with regard to your requirements for access to this development [now known as Medstead Farm], particularly but not restricted to the design of the emergency access from Brislands Lane. I am concerned about the impact of this facility on its surroundings and particularly on the rural character of Brislands Lane.

I can find no relevant consultee comments online.

Please provide copies of any information regarding advice, recommendations and/or requirements provided by the Service to either Hampshire County Council [as highway authority] or East Hampshire District Council [as planning authority] about these important matters.

A Development Brief for this site was adopted by EHDC in November 2009. At 8.8 the Brief states "... a 3 metre wide combined footpath cycleway will also be provided through the site that connects both the baseline and reserve sites with Brislands Lane This will also function as an emergency access for the site."

During the consultation for this Brief, a Council officer is recorded as stating that "... The emergency access would be gated and locked with only access to emergency services."

I was told by the developer's representative, at a public meeting in 2010, that the emergency access had been requested by the emergency services, though the gentleman was not specific as to which. Could you [also] please provide any information regarding such a pre-application request by HFRS. or anything else to do with the formulation of the Development Brief.



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I now note that on at least two other EHDC planning applications [55949/001 and 20252/003] the Service's consultee comments include that "... Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations. ..."

I then see from Approved Document B5, in the notes under 'Design of access routes and hardstandings' that "... Fire appliances are not standardised. Some fire and rescue services have appliances of greater weight or different size. In consultation with the Fire and Rescue Authority, the Building Control Body may adopt other dimensions in such circumstances."

From the above, it seems possible [or even desirable] that the Applicant and/or EHDC Building Control will have corresponded with the Service regarding the design of the routes into this development, including turning/sweep circles, the design/width of any 'emergency access only' gates and/or specification of any collapsible posts or bollards.

Could you please therefore include within the information provided, any correspondence about the 'Brislands Lane' application in which the Service has been involved with regard to Building Regulation compliance.

We have carried out a search using the detailed location information you provided and there is no record of having received any town and country planning application for this development at that time. We have also carried out a search using the reference numbers you provided and they do not match to any Building Regulations letters that we have received.

Our building consultation team has advised the following:

- For a new dwelling or any alterations to dwellings an application to a building control body should be made.
- The building control body's role is to over look the work to assure it complies with Building Regulations.
- For a single private dwelling there is no formal requirement to consult with the fire safety enforcing authority, however [Building Regulations and Fire Safety Procedural Guidance, DCLG:2007] states: "Even if there is no formal requirement to consult, consultation may still be desirable in many cases such as: where the building control body proposes to accept measures which are unusual or complex or which deviate from the general guidance for requirements B5 of the Building Regulations."
- Any consultation with the fire safety enforcing authority should be made by the building control body as they are the co-ordinating body.
- It would be likely that the fire safety enforcing authority would advise the building control body that if the guidance of B5 was not achieved, that additional measures should be put in place and/or that the occupier should inform their insurance company that the fire service may have a delayed response in fighting the fire or carrying out a rescue due to the departure for the Building Regulation - B5 guidance.

Any future correspondence you may have with HFRS in relation to this matter should be sent to the Information Governance and Audit Co-ordinator at the above address.

If for whatever reason you are unhappy with our response to your application you are entitled to pursue any dissatisfaction through Hampshire Fire and Rescue Service Complaints Team. The Complaints Team can be contacted by writing to Hampshire Fire and Rescue Service, Headquarters, Leigh Road, Eastleigh, Hampshire, SO50 9SJ.

Should you still remain dissatisfied you can appeal against the decision by contacting the Information Commissioner, Wycliffe House, Water Lane, Wilmslow SK9 5AF.

Yours sincerely

Hampshire Fire and Rescue Service Information Governance & Audit Co-ordinator
Data Protection, Freedom of Information & Environmental Information Regulations