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Development Management
Wiltshire Council

Your ref: 16/06978/FUL

Monkton Park
Chippenham
SN15 1ER

My ref: BL408187

Ask for: Jennifer Whyte

Date: 23 August 2016

Case Officer: Mathew Pearson

Dear Mathew

**Section 106, Town & Country Planning Act 1990 (as amended)
B5 of Approved Document B, Building Regulations 2010**

Premises Address: Land South of Tewkesbury Way Swindon

Proposal: Residential development of 48 dwellings

I refer to the planning application submitted to the local authority on the 12th August 2016.

This application falls within the area for which Dorset & Wiltshire Fire and Rescue Service is responsible for delivering an operational and emergency response.

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

The Fire Authority **OBJECTS** to the application proposal for the following reason(s):

The application proposal fails to comply with the requirements of Wiltshire Council's adopted Wiltshire Core Strategy (January 2015) adopted policies Core Policy 2: Delivery Strategy, Core Policy 3: Infrastructure Requirements and Core Policy 57: Ensuring high quality design and place shaping, as it 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 development proposed under this application, the 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 and fire hydrants necessary to meet the fire-fighting needs of 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 fire-fighting can be incorporated into the development, including the construction phase.

The requirements represent site-specific mitigation of the development'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 these requirements are established prior to the commencement of development. This ensures a fire fighting water supply is in place during the construction phase, hydrants are connected at the right locations, 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 Authority will make available a list of the requirements in respect of such.

The 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 if appropriate.

Building Regulation Matters

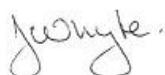
In the event the planning permission is granted for this development, the development would need to be designed and built to meet current Building Regulations requirements. The Authority raises the profile of these future requirements through this early opportunity and requests the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate.

The assessment of this development proposal in respect of Building Control matters will be made during formal consultation, however early recommendations are identified on the attached schedules and relate to the following areas:

- Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010
- Recommendations to improve safety and reduce property loss in the event of fire

Further information can be found on the Dorset & Wiltshire Fire and Rescue Service website or in the Core Strategy documents on www.swindon.gov.uk or www.wiltshire.gov.uk depending on the area of development.

Yours faithfully



Jennifer Whyte
Administrator – Technical Fire Safety (North)

Dorset & Wiltshire Fire & Rescue Service

Recommendations Identified under B5 of Approved Document B

Planning Application Number: 16/06978/FUL

Summary

At this stage of the planning application Dorset & Wiltshire Fire & Rescue Service is required to make comment relating to section B5 of Approved Document B. Essentially, this relates to the provision of reasonable facilities to assist fire fighters within the building and to enable fire appliances to gain access to the building.

Complying with these requirements, in advance of the formal Building Regulations consultation process, will assist during that process and are made without prejudice to it.

Approved Document B can be found on

www.planningportal.gov.uk/buildingregulations/approveddocuments/partb.

Access and Facilities for the Fire Service

Consideration is to be given to ensure access to the site, for the purpose of fire fighting, is adequate for the size and nature of the development.

Water Supplies for Fire Fighting

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

Dorset & Wiltshire Fire & Rescue Service

Recommendations to Improve Safety and Reduce Property Loss

Planning Application Number: 16/06978/FUL

Summary

Dorset & Wiltshire Fire & Rescue Service's core objectives 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 Building Regulations consultation process and are made without prejudice to that process.

Domestic Sprinkler Protection

A core objective of the Dorset & Wiltshire Fire & Rescue Service is to support and encourage an increase in the provision of residential sprinklers in domestic properties in Wiltshire and Swindon.

Residential sprinklers are not new and, although a British invention, significant developments have been made in the United States, Australia and New Zealand. In these countries there are whole communities with such installations and a zero fatality rate from domestic fires where a sprinkler system is installed.

The following information may be of interest to you:

- Sprinklers work from a standard main, although a 32mm connection is required
- Are inexpensive to install, particularly in a new building
- Do not activate by accident causing unwanted damage
- Only operate through individually activated heads, not the whole system
- Are not unsightly as they fit flush to the ceiling behind a flat cover
- Cause less water damage in a fire than normal fire fighting operations
- Significantly reduce fire and smoke damage

If you would like more information on these systems please contact this Authority.