West Lancashire Borough Council
52 Derby St
Ormskirk,
Lancashire
L39 2DF

Dear Sir/Madam

RE: Burscough Parish Neighborhood Plan Consultation

In regard to the Burscough Parish Neighborhood Plan Consultation, Lancashire Fire and Rescue (LFRS) would like to make the following representation particularly in regard to the new housing and commercial developments that are proposed as part of this review.

In order to provide adequate water supplies for firefighting in both new housing and commercial developments LFRS is required to request the water undertaker to provide an appropriate number of fire hydrants to be installed in order to meet the risk profile of these developments. LFRS also needs to request that these hydrants are placed on water mains that are of an appropriate size in order that they provide the necessary flow and pressure to meet firefighting requirements. At present the current average cost of installing a hydrant to LFRS is £1000 per hydrant and in the last seven years the installation of new hydrants has cost the Fire and Rescue Authority £469,000.

LFRS are therefore requesting that as part of the granting of planning permission for future housing and commercial developments in the Burscough Parish Neighborhood Plan, that West Lancashire Planning department enter into a memorandum of understanding with LFRS. This memorandum of understanding would result in the cost of the provision of hydrants and associated appropriate water mains being met by the developer rather than the Lancashire Fire and Rescue Authority; thereby reducing the financial burden to the people of Lancashire. The full memorandum of understanding is attached with this letter.

A further representation that LFRS would also like to make is in the provision of fire sprinklers or other suitable suppression system in both residential and commercial premises. Although there is currently no requirement for the fitting of fire sprinklers or other suitable suppression system in these premises unless certain criteria are met, LFRS would recommend that as part of this Local Planning Review consideration is given to the provision of the fitting of fire sprinklers or other suitable suppression system in all residential and commercial premises as part of the planning process.

If you require further details or clarification please contact LFRS using the details on the head of this letter.

Yours sincerely

[Signature]

Headquarters
Lancashire Fire & Rescue Service
Garstang Road, Fulwood
Preston
PR2 3LI

making Lancashire safer
Memorandum of Understanding

Provision of Fire Hydrants on New Developments within Lancashire
1 INTRODUCTION

1.1 This Memorandum of Understanding covers the provision of fire hydrants in new developments and sets out a protocol to be followed by district, borough and county councils in securing such provision by means of planning conditions and a mechanism for transferring the cost of these hydrants from Lancashire Fire and Rescue Service to the developer. In addition to proposed new residential and commercial developments, hydrants are sometimes required in connection with changes of use and any developments attracting increased volumes of people.

1.2 In addition to fire hydrant provision the Fire Authority will often have other concerns and requirements in respect of new developments, e.g. to ensure adequate access for firefighting. Such requirements are not the subject of this document and will be dealt with separately.

1.3 Occasionally, it may also be a requirement for new fire service infrastructure to be provided in connection with major planned development, which would have to be covered by Section 106 of the Town and Country Planning Act. Financial contributions or provision of land for new facilities may be sought by way of Section 106 planning obligations. These requirements are not the subject of this document and will be addressed separately.

1.4 The Fire Authority encourages the fitting of sprinklers in new residential, commercial and educational properties, which may sometimes provide an acceptable alternative to the provision of hydrants.

2 POLICY BACKGROUND

2.1 The Community Infrastructure Levy Regulations 2010 provide that planning obligations must be:

2.1.1 Necessary to make the development acceptable in planning terms;
2.1.2 Directly related to the development; and
2.1.3 Fairly and reasonably related in scale and kind to the development.

2.2 The National Planning Practise Guidelines states that planning conditions are preferable to obligations. Conditions should only be imposed where they are:

2.2.1 Necessary;
2.2.2 Relevant to planning;
2.2.3 Relevant to the development to be permitted;
2.2.4 Enforceable;
2.2.5 Precise; and
2.2.6 Reasonable in all other respects.

2.3 The Fire and Rescue Services Act 2004 places a duty on the Fire Authority to ensure the supply of water for firefighting purposes. New
residential and commercial development creates a need for new fire hydrants to be installed.

3. PROTOCOL

3.1 This protocol applies to the provision of fire hydrants in new developments, and not to other Fire and Rescue Service provisions which may be necessary. The latter will continue to be dealt with through the consultation process.

3.2 The Local Planning Authority is expected to draw the attention of LFRS to any Developments where they feel for any reason that the development constitutes a significant risk worthy of discussion with LFRS. However, Lancashire Fire and Rescue Service (LFRS) will view monthly the planning application lists published on the district and borough council websites, to establish which applications require fire hydrant provision.

3.4 The developer will be expected to initiate the installation of hydrants through contact with the relevant water company and will bear all costs associated with installation of hydrants at all stages including purchase and installation of the hydrant. The Local Planning Authority is expected to make this transfer of cost a planning condition.

3.5 LFRS will endeavour to provide a response to such applications within any timescale specified on the consultation document, or such other timescale as may be agreed with the Local Planning Authority.

3.6 If LFRS identifies a particular need for the provision of new fire hydrant(s), which is not addressed by other legislation (such as the Building Regulations) the relevant district or borough council will consider imposing a condition on any planning permission granted. Such conditions should require the submission and approval of details of fire hydrant provision, including the location of hydrants, prior to commencement of development. They should also require the provision of fire hydrants on site prior to occupation of the development (or relevant phase of the development). For this purpose, the following condition is suggested:

3.6.1 The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority.

3.6.2 The development shall not be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority.

3.7 Where a condition is imposed, the Local Planning Authority should encourage developers to submit details of fire hydrants, including their location, at least six weeks prior to commencement of development on site. This should not only enable a decision to be made on the submitted details in advance of commencement, but will also enable LFRS to notify the water company or Self Lay
Organisation (SLO) of approved hydrant locations in advance of the laying of new water mains.

3.9 Upon receipt of details from the developer in accordance with the condition, the Local Planning Authority shall consult LFRS. LFRS will assess the submitted details to ensure that the water supply and hydrant location are acceptable in relation to the planned development. In undertaking this assessment, LFRS will consider the mains plans prepared by the water company or SLO. The details required to be approved by the planning condition cannot be approved until LFRS has undertaken this assessment.

3.9 Further advice for developers on the supply of water for firefighting purposes is shown in Appendix 1.
APPENDIX 1

Lancashire Fire and Rescue Service – Developers Guide to the supply of water for firefighting purposes

This document is intended as a guide for developers and sets out how district, borough and county councils will deal with planning applications which meet criteria requiring supplementary supplies of water for firefighting.

Introduction

Developers will sometimes be required to provide and bear the cost of fire hydrants which may be secured by planning conditions attached to planning permissions. Developments will be dealt with on an individual basis with regard to the particular circumstances of the case. The exact cost of fire hydrant provision in each case will depend on the precise requirements of the development.

Criteria for consultation

1. Developments of Twenty or more new dwellings.
2. Any new industrial or commercial developments with a compartment above 280m² in area (or any extension thereto creating a compartment above 280m² in area).
3. Any new developments with a compartment above 280m² in area providing services to the public such as schools, hotels, leisure/sports centres or stadiums, homes for the elderly, hospitals, clubs, retail outlets (or any extension thereto creating a compartment above 280m² in area).
4. Any development with a compartment above 280m² in area comprising the change of use of a building to warehousing or large industrial use (or any extension thereto creating a compartment above 280m² in area).
5. Caravan and camping sites (both residential and mobile).
6. Marina sites.

Any development falling into the criteria above will be inspected for existing water provision and conditions may be applied to the planning permission should the said water provision be found to be insufficient for the development. Developers will be expected to provide fire hydrants to the relevant water main which should be installed at the same time as the rest of the water infrastructure ahead of any development being occupied, in order to avoid excessive costs to the developer. The location of hydrants must be agreed with Lancashire Fire and Rescue Service (LFRS) prior to installation. Alternative water supplies will be considered should the provision of hydrants prove impracticable and advice should be sought by the developer from LFRS in order to satisfy the condition. Developers may also be asked to contribute towards additional off site facilities made necessary by the proposed development.
Planning conditions to be applied to planning permission

“The development hereby permitted shall not be commenced until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented to the satisfaction of the Local Planning Authority. All costs related to the full implementation of such a scheme shall be borne by the developer.”

Dwelling Houses

To satisfy the condition, a scheme should ensure that the entrance to any dwelling on the development is no further than 150 metres from a hydrant on a minimum 90mm main.

Buildings other than dwellings

To satisfy the condition, a scheme should provide a suitable hydrant within 90 metres of an entrance to the building on a minimum 150mm water main with hydrants not more than 90 metres apart. Where buildings are fitted with fire main, hydrants should be provided within 90 metres of the dry fire main inlet.

Marina Sites

To satisfy the condition, a scheme should conform to European Guideline produced by CFPA Europe-Fire safety in guest harbours and marinas.

Caravan Sites

To satisfy the condition, a scheme should conform to the Fire Industry Association’s Guidance Document on Caravan and Camping sites - Fire Safety Equipment Requirements.

Reason for Planning Conditions

The planning conditions are needed to ensure adequate water supply provision is made on site for the local fire service to tackle any property fire prior to the development being occupied and in the interests of firefighter safety.

NOTE: Where a suitable piped supply is not available an alternative static supply will be required and situated, as considered appropriate by the Fire and Rescue Authority.