



Essex County
Fire & Rescue Service

Rick Hylton
Chief Fire Officer / Chief Executive

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North West Group Service Delivery Point
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Enquiries to: [REDACTED]
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northwestgroupspd@essex-fire.gov.uk

Our Ref: 171628
Your Ref: NSOHR/H5234/6P

Date: 05 March 2024

Dear Madam,

Re: Town & Country Planning (Development Management Procedure) (England) Order 2015 – Pre-submission consultation

Description: Development of a solar photovoltaic farm and associated infrastructure and battery storage, inverters and transformers, fencing and landscaping works.

Location: Wickham Hall Estate, Wickham Hall, Bishops Stortford, CM23 1JG.

Thank you for your email dated 01/03/2024 enclosing drawings numbered Appendix 1 DO1 Rev C, Appendix 2 PL.001, Appendix 3 H5234-8PD-001 and Appendix 4, showing details of the above proposal.

The application has been considered and I draw your attention to the following comments:

Access

Access for Fire Service purposes has been considered in accordance with the Essex Act 1987 - Section 13 and the proposal does not affect fire service access to existing premises in the vicinity.

The site design should include a safe access route for fire appliances to manoeuvre within the site including consideration of the following:

- Construction of a minimum 4m perimeter road if large scale solar: >5 MW.
- Roads must be of all-weather construction and capable of accommodating a vehicle of 18 tonnes (Essex Appliance Weight).
- The average grade should be no more than 1 in 7 with a maximum of not more than 1 in 5 for no more than 50m.
- Roads should incorporate passing bays of 20m long, if large scale solar: >5 MW.
- Provision of at least 2 access points should be provided to the site.
- Water access points must be clearly identifiable and unobstructed.

It is recommended that reference is made to 'CFA Design Guidelines and Model Requirements Renewable Energy Facilities V4'.

[REDACTED]
[REDACTED]

Water Supplies

The architect or applicant is reminded that additional water supplies for firefighting may be necessary for this development. The architect or applicant is urged to contact Water Section at Service Headquarters, 01376 576000.

Sprinkler Systems

"There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS. ECFRS are ideally placed to promote a better understanding of how fire protection measures can reduce the risk to life, business continuity and limit the impact of fire on the environment and to the local economy.

Even where not required under Building Regulations guidance, ECFRS would strongly recommend a risk-based approach to the inclusion of AWSS, which can substantially reduce the risk to life and of property loss. We also encourage developers to use them to allow design freedoms, where it can be demonstrated that there is an equivalent level of safety and that the functional requirements of the Regulations are met."

If you have any further queries, then please contact the above Officer quoting our reference number.

Yours faithfully

[REDACTED]

Protection