

Technical Appendix: Fire and Rescue

How to Use This Technical Appendix

West Sussex County Council are responsible for ensuring the provision of a range of different council services and may seek a combination of financial contributions, land reservation, or facilities from a proposed development. This is to help meet the demand new developments place on service provision.

The Technical Appendices support the Planning Obligations Guide to Developer Infrastructure Contributions by outlining how contributions may be sought from new development on a service-by-service basis.

1. Service Overview

- 1.1 The County Council, as Fire and Rescue Authority (FRA), has statutory duties under the Fire and Rescue Services 2004, and must make provision for:
 - Extinguishing fires in their area;
 - Protecting life and property in the event of fires in their area;
 - Rescuing and protecting people in the event of a road traffic collision; and
 - Rescuing and protecting people in the event of other emergencies.
- 1.2 Underpinned by statutory obligations within the Fire and Rescue Services Act 2004, the Fire and Rescue National Framework for England provides the overall strategic direction for Fire and Rescue authorities. Within the framework, each authority is required to produce a [Community Risk Management Plan](#) (CRMP) that identifies and assesses all foreseeable fire and rescue related risks that could affect its community.
- 1.3 Each CRMP must demonstrate how prevention, protection and response activities will best be used to mitigate the impact of risk on its communities. Through local determination of risk and local determination of response standards, it is expected that this will:
 - Reduce the number of emergency incidents occurring;
 - Reduce death and injury from fire and other emergency incidents;
 - Reduce the socio-economic impacts of fire;
 - Protect heritage;
 - Safeguard the environment;
 - Contribute to the development of stronger, more self-sufficient, and cohesive communities;
 - Provide value for money.
- 1.4 Legislation places a requirement on FRAs to ensure efficient and effective fire and rescue provision, and to ensure that the Service contributes effectively to the wider community safety agenda.
- 1.5 People related risks can relate to the different developments which occur i.e.:

- Building and location: density of buildings, high rise developments;
 - Use of buildings: hospitals, care homes, schools, entertainment uses; and
 - Building configuration and construction: such as cladding, wooden frame buildings and modern construction methods.
- 1.6 There are currently 25 fire stations in West Sussex, as well as a new training and development centre at Horsham. Increases in population place additional demand on fire and rescue resources, both in terms of the need for additional capital investment in new facilities and funding for additional equipment, and on revenue budgets for firefighters, officers, and support staff.
- 1.7 Fire and rescue service needs therefore need to be considered by local planning authorities when determining planning applications relating to the provision of new development which brings forward an increased risk of incidents; changes the risk profile for the area and increases attendance times to incidents
- 1.8 West Sussex Fire and Rescue Service (WSFRS) is set up to promote community safety and is an essential part of the community infrastructure. It provides a broad range of services to improve quality of life, to support the business community, to promote community safety, to provide resilience and to save lives and property.
- 1.9 Further information on the fire and rescue service's strategic priorities and the work carried out can be found in the [West Sussex Community Risk Management Plan 2022-2026](#).

2. Assessing Need

- 2.1 Infrastructure contributions are required to mitigate the demands of built development on the WSFRS. Any new development can increase demands on the fire and rescue service both by extending an area of fire risk and increasing the level of fire risk in an area. The demands placed on the fire and rescue service arise in a variety of forms depending on the scale and nature of the proposed development. They can include the need to:
- acquire land and the capital costs of fire and rescue service buildings and associated facilities for the provision of new fire stations;
 - extend or reconfigure existing fire stations;
 - replace any temporary structures with permanent accommodation;
 - provide additional vehicles and other resources and equipment for response;
 - reduce risk and demand through advice and the provision of equipment e.g. improve fire suppression (sprinklers) systems in existing and/or new premises;
 - enforcement: the fire and rescue service is a regulator of fire safety compliance in many businesses and this includes a requirement to inspect plans and high risk premises; in some instances this leads to

the requirement for formal action/prosecution of businesses who neglect their duties to provide fire safe buildings;

- ensure training and/or use specialist equipment is provided to enable effective response to incidents;
- ensure hydrants are provided (as outlined above);
- securing access to water to meet fire-fighting needs (hydrants and appropriate water mains with adequate pressure to supply them).

2.2 Maintenance of the current level of fire and rescue provision across the county is required to maintain the ability to continue to meet the adopted response times in the future. New developments place additional demand of fire and rescue resources, therefore the County Council has developed a clear and transparent basis for seeking to mitigate this impact.

3. Contributions Required

3.1 Fire and rescue service calculations are based on:

- Additional population x cost per head of fire and rescue infrastructure improvements.

3.2 Further information is included in [Planning Obligations: Explaining Contributions Calculations](#).

3.3 Examples of fire and rescue infrastructure which may be required include, but are not limited, to ladders of different heights, breathing apparatus, command units, inflatable boats, animal rescue kits, hose jets and reels, fire escape hoods etc.

3.4 Only in relation to the largest-scale new developments e.g. a new settlement, might contributions be required to cover the full cost of providing an entirely new fire station which is not replacing an existing service. In such cases, it would be expected that land would be provided free of charge.

3.5 To comply with CIL regulations the collection of any money for infrastructure mitigation needs to be assigned a specific project or pooled with other projects. The WSFRS therefore works on an integrated, countywide structure. Where a need for supporting infrastructure and/or equipment in relation to a proposed development is identified, a proportional contribution towards the cost of the infrastructure will be required.

3.6 The contribution is based on the additional population coming from the proposed development, the cost per square metre of building fire stations, and the infrastructure improvements necessary to serve the proposed development. The contributions collected will be allocated to specific service/facility improvements on a county basis in order to deliver the operational requirements of the WSFRS.

3.7 Not all individual projects are outlined in the CRMP but all projects funded by developer contributions will align with the vision and strategic priorities of the CRMP.

4. Fire Hydrants

- 4.1 The capability and availability of water resources to fight fires is also a key consideration for the Service. The provision of public fire hydrants is not covered by Building Regulations 2010 (Part B5 as supported by Secretary of State Guidance 'Approved Document B') and developers are expected to make provision for fire hydrants to adequately protect a development site for firefighting purposes.
- 4.2 In practice, the number and location of hydrants is determined at the time the water services for the development are planned in detail, which is usually after planning consent is granted. In instances where adequate hydrants are available at the time the water mains are planned, no extra hydrants will be needed.
- 4.3 Fire hydrants should be designed into the development at the masterplanning stage and implemented through a planning condition.

5. Indexation

- 5.1 To ensure financial contributions continue to cover the actual cost of delivering infrastructure, these will be subject to indexation. WSCC will apply the BCIS All-In Tender Price Index (TPI), based on the date at which the contribution has been calculated.

6. Time Limit on Spend

- 6.1 Any contributions will be repaid to the original payee on request if not committed or spent towards its purpose within 10 years of receipt of the contributions in full (if paid in instalments) or alternative longer period as may be agreed.