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**From:** Holli Fielden  
**Sent:** 18 December 2025 12:20  
**To:** [REDACTED]  
**Subject:** FW: ECFRS Initial Consultation Response: 25/00772/OUT Land Adjacent 43, Shoebury Road, Great Wakering, Essex.  
**Attachments:** ECFRS Initial Consultation Response 25.00772.OUT Land Adjacent 43, Shoebury Road, Great Wakering, Essex,.pdf

Hi both, for some reason Workflow won't allow me to index the attachment to this email as 'Consultation Replies ' Public Access '

Please would you be able to print and scan it, or whatever magic you usually use, to make it visible online? 😊

Kind regards,

**TWO COUNCILS  
ONE TEAM**



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**From:** Future Infrastructure Risk  
**Sent:** Thursday, December 4, 2025 12:51 PM  
**To:** planning applications  
**Cc:** Future Infrastructure Risk  
**Subject:** ECFRS Initial Consultation Response: 25/00772/OUT Land Adjacent 43, Shoebury Road, Great Wakering, Essex.

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Dear Sir/Madam,

Essex County Fire and Rescue Service is keen to work in close partnership with local authorities and developers in respect of all planning requirements and welcomes the opportunity to comment on the initial proposal for the development of **Land Adjacent 43, Shoebury Road, Great Wakering, Essex.**

Please find attached our initial response to the consultation, from which we hope to continue these conversations as the development progresses, to ensure opportunities to reduce risk and improve the emergency services provisions are realised.

Kind regards,



**Risk & Business Continuity Team**

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Making Essex safer **together**

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Essex County  
Fire & Rescue Service

# **Essex County Fire and Rescue Service Initial Response to Land Adjacent 43, Shoebury Road, Great Wakering, Essex.**

## About

This document outlines Essex Fire and Rescue Service's initial response to the consultation for the proposed development.

Essex County Fire and Rescue Service has a statutory duty to provide Response, Prevention and Protection functions within the community. Therefore, we would welcome any opportunities to enable further development and enhancement of these provisions.

If further information or clarification on any of the points presented is required to support the developers, please contact the Service via [future.infrastructure.risk@essex-fire.gov.uk](mailto:future.infrastructure.risk@essex-fire.gov.uk).

## **National Fire and Rescue Priorities – Home Office**

The priorities for fire and rescue authorities set out in the National Fire and Rescue Framework for England July 2018 are to:

- Make appropriate provision for fire prevention and protection activities and response to fire and rescue related incidents
- Identify and assess the full range of foreseeable fire and rescue related risks their areas face
- Collaborate with emergency services and other local and national partners to increase the efficiency and effectiveness of the service they provide
- Be accountable to communities for the service they provide
- Develop and maintain a workforce that is professional, resilient, skilled, flexible and diverse

## **The Fire and Rescue Plan – Essex County Fire and Rescue Service**

The Fire and Rescue Plan sets out the priorities for fire and rescue services in Essex and a series of strong, tangible commitments to how we will help keep our communities safe.

The plan brings together the Service, partners and the public to build safe and secure communities and other efficient and effective prevention, protection and response activity.

The activities in this plan set out a clear direction for development of the Service and how, by working closer together with other emergency services and wider partners, we can deliver a better service while being closer to the communities we serve.

Our priorities are:

- Prevention, protection and response
- Improve safety on our roads
- Help the vulnerable to stay safe
- Promote a positive culture in the workplace
- Develop and broaden the roles and range of activities undertaken by the Service
- Be transparent, open and accessible
- Collaborate with our partners
- Make best use of our resources

## **Essex Design Guide**

The Essex Design Guide provides high level direction for new developments which we would like to draw your attention to:

- Continuation of road design to ensure safe and timely access and egress to and from new developments.
- Continuation of road design to include turning circle provision plus future consideration to appliance sizes to ensure adequate space to manoeuvre on a development.
- Consideration for installation of an approved suppression system with better safety and more design freedom. Sprinkler considerations would help to isolate fire to the source and to ensure better safety for occupants / emergency services / reduce insurance costs. This may also afford developers more design freedom and scope for capacity in respect of distance from buildings to fire appliance access points.
- Continued consultation with Water Authorities for fire hydrant / water main provisions and consideration to ensure sufficient strategically placed resources are made available for operational firefighting and with appropriate water pressure considerations.
- Ensure new fire hydrant installations are fully operational before permitting residents to occupy dwellings.
- Ensuring new fire hydrants are not installed within private driveways / gardens.
- Continuation of at least 3 forms of fire hydrant asset indication. Hydrant indicator plate / post, painted FH cover and painted adjacent kerb. In the absence of a kerb then a thermoplastic yellow road 'H' applied to the road surface.
- Section 106 agreement at planning application stage to ensure that the developer will bear the costs for any new fire hydrant installations deemed necessary by the Fire Authority where the new development exceeds 10 dwellings.
- Where applicable door sets to carry dual certification ensuring compliance with fire and security regulations. Such recommendations align with both the Independent Review of Building Regulations and Fire Safety in the wake of and the review and recommendations resulting from the Grenfell Fire tragedy of 2017.
- Fire resistant cladding considerations that may fall outside of Building Control matters.

## Initial Response to Consultation Document

Having reviewed the consultation document, at this time Essex County Fire and Rescue Service would ask that the following are considered during the continued development of **25/00772/OUT Land Adjacent 43, Shoebury Road, Great Wakering, Essex.**

- Use of community spaces as a hub for our Prevention teams to deliver Fire Safety and Education visits, with the shared use of an electric charging point.
- Adherence to the requirements of the Fire Safety Order and relevant building regulations, especially approved document B.
- Installation of smoke alarms and/or sprinkler systems at suitably spaced locations throughout each building.
- Implementation of vision zero principles where there are introductions of or changes to the road network.
- Appropriate planning and mitigations to reduce risks around outdoor water sources.
- Suitable principles in design to avoid deliberate fire setting.
- Consideration for road widths to be accessible whilst not impeding emergency service vehicle response through safe access routes for fire appliances including room to manoeuvre (such as turning circles).
- Access for Fire Service purposes must be considered in accordance with the Essex Act 1987 – Section 13, with new roads or surfaces compliant with the table below to withstand the standard 18 tonne fire appliances used by Essex County Fire and Rescue Service.

	Min. Width of Road between Kerbs	Min. Width of Gateways	Min. Height Clearance	Min. Carrying Capacity	Min. Turning Circle (Kerb to Kerb)	Min. Turning Circle between Walls	Sweep Circle
Pumping Appliance	3.7m	3.1m	3.7m	18 tonnes	17.8m	19.0m	19.0m
High Reach	3.7m	3.1m	4.0m	26 tonnes	17.8m	20.0m	

- Implementation of a transport strategy to minimise the impact of construction and prevent an increase in the number of road traffic collisions. Any development should not negatively impact on the Service's ability to respond to an incident in the local area.
- A risk reduction strategy to cover the construction and completion phases of the project.

25/00772/OUT Land Adjacent 43, Shoebury Road, Great Wakering, Essex.

- Implementation of a land management strategy to minimise the potential spread of fire either from or towards the development site.

Essex County Fire and Rescue Service welcomes the opportunity to continue these conversations as the development progresses to ensure opportunities to reduce risk and improve the emergency service provision are realised.

Future Infrastructure Risk Team: [future.infrastructure.risk@essex-fire.gov.uk](mailto:future.infrastructure.risk@essex-fire.gov.uk)

