From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 15 July 2024 12:05:35 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Planning consultation - AWDM/1473/23 Land To The North Of 20 To 40 Firle Road Lancing West Sussex

FAO: Gary Peck

Dear Gary,

Having viewed the recent details for planning application No. AWDM/1473/23 for the demolition of a single dwelling-house, creation of new onsite access road and erection of 3 detached bungalows, there does not appear to be a suitable turning facility provide for a fire appliance attending a fire in bungalow number one. The plan submitted shows the 20m point into the site, a further 17m to the fire hydrant and then a further 20m to property number one. When attending a fire incident, a fire appliance will drive straight to the property on fire and get as close as possible, not just stop at the 20m point, this is not realistic and not a reason not to provide a turning facility.

As property number one is further than 20m to either a turning point or an exit point form the development a turning facility will be required in accordance with Approved Document B (AD-B) Volume 1: B5 section 13, which states Dead-end access routes longer than 20m require turning facilities and should comply with the guidance given in Table 13.1. A fire appliance should not be required to revers more than 20m to make their exit.

Also there has been no further details regarding the gradient of the access road joining Firle Road, this could cause issues for the Fire Service attending the site in excessive wet and icy conditions, which could put the fire crew attending and the properties opposite the junction at risk. West Sussex Fire & Rescue Service need evidence the gradient of the road will not exceed the Highways requirement of a maximum of 1: 10 and the first 5m minimum to be no steeper than 1: 20.

Regards

Ian

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My pronouns are he/him/his
Click here to find out why we use pronouns in our signatures



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