

Subject: Planning Application AWD/0593/26 - Land South Of Lyne House, 20 Links Road - Response to Fire & Rescue Service Consultation

Dear Louise and Ian,

Thank you for your constructive consultation response regarding the fire and rescue access provisions for the proposed dwelling.

Following your feedback, we now fully appreciate that an attending fire appliance would drive directly into the access driveway to optimize operational efficiency, which subsequently increases the dead-end reversing distance to 32 metres. We acknowledge that this exceeds the 20-metre maximum limit specified in Approved Document B, Volume 1.

We also note that by restricting the fire appliance entry point rather than driving the full 32 metres into the drive, the required hose laying length to reach the furthest internal point of the dwelling increases from the standard 45 metres to approximately 60 metres.

Additionally, we have reviewed the Southern Water asset network map (attached) and note that the local public main feeding the existing hydrant is 75mm, rather than the 90mm standard typically recommended. The hydrant was recently flow-tested (certificate attached) (p. 1); however, at the time of the test, Southern Water was tracing a significant water leak on Links Road, which likely impacted the volumetric performance of the hydrant.

To comprehensively mitigate these infrastructure and operational constraints, we formally propose the following solution to be secured via a standard planning condition:

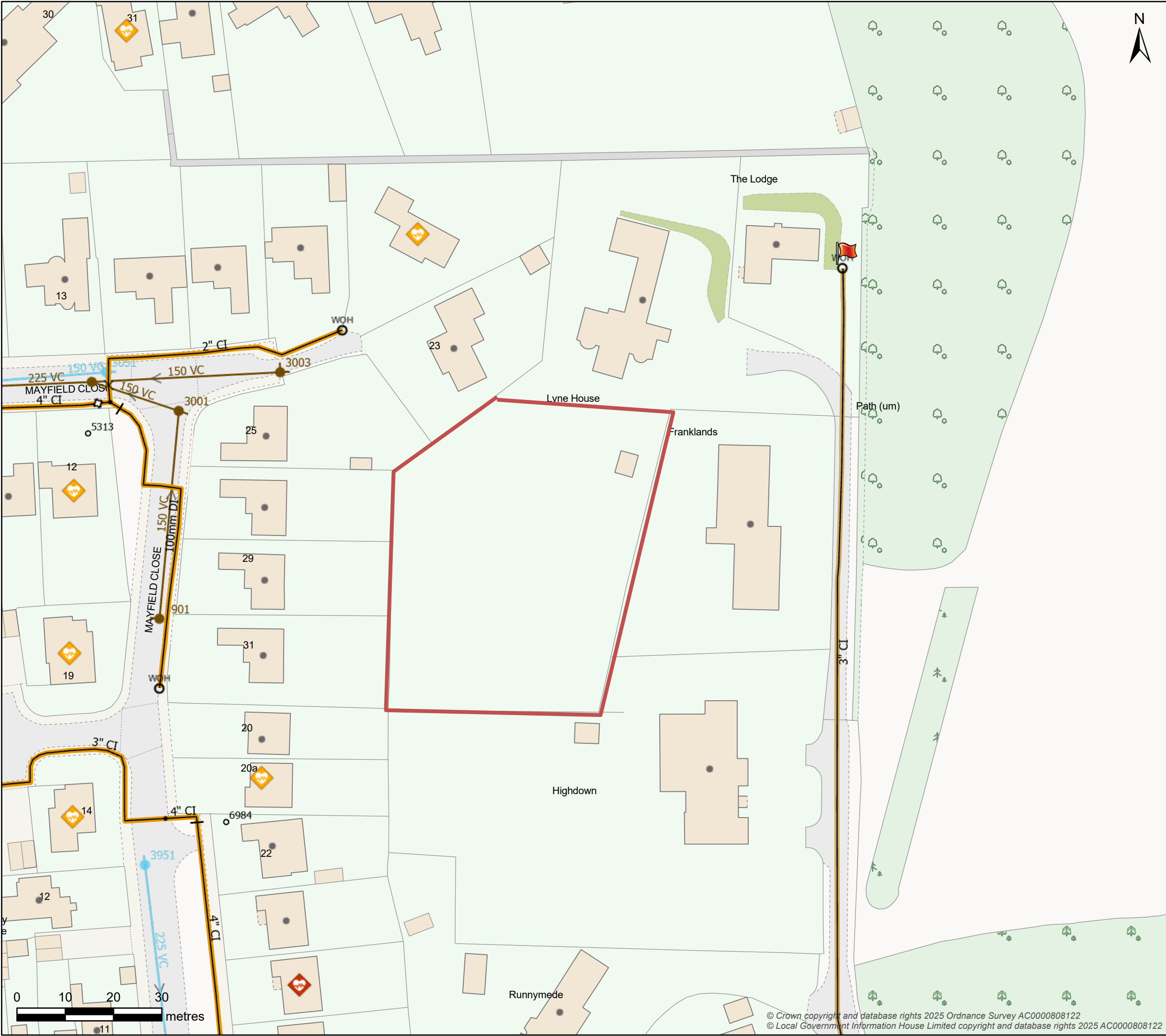
1. **Active Fire Suppression:** The proposed dwelling will be fitted with an automatic residential fire sprinkler system designed and installed in strict compliance with **BS 9251:2021 (Category 1)**.
2. **Verification of Compliance:** A certificate of commissioning for the BS 9251 system will be provided to Building Control and the Fire Authority prior to occupation.
3. **Compensatory Strategy:** In accordance with the principles laid out in standard fire safety guidance (including BS 9991 / Approved Document B), we request that this active internal suppression system is accepted as a compensatory feature to offset the additional hose laying and the lower volumetric capacity of the local 75mm water main.
4. **Hose Reach Mitigation:** The proposed BS 9251 internal sprinkler system directly mitigates the extended 60-metre hose lay requirement. By controlling and suppressing fire development at the source, it eliminates the operational requirement for an instantaneous "rapid-attack" deployment, allowing the crew safe and adequate time to lay lines.

By controlling fire growth at the source, this system will significantly reduce the required firefighting water volume and provide the necessary time window for safe, controlled operations, removing the risk associated with a rapid, forward-facing emergency vehicle exit.

We trust this robust mitigation strategy addresses all operational concerns. Please let us know if you require any further technical specifications or amendments to our block plan to clear this consultation objection.

Kind regards,

Adrian
Self-Build Applicant



Boundary Box	Break Pressure Tank	Capped End
Boundary Box	Break Pressure Tank	Capped End
Hydrant		Pressure Monitoring
Emptying Plug	Fire Hydrant	Washout Hydrant
		Logger
Site		Service Reservoir
Abstraction Point	Supply Works	Covered
Booster Station	Transfer Station	Tower
Surface Reservoir	Underground Source	Meter
Valve - Controllable		
Open Valve	Closed Valve	Stop Tap
Valve - Flow		
Air Valve	Non-Return Valve	Washout Empty Valve
Valve - Pressure		
Pressure Reducing Valve	Pressure Sustaining Valve	
Water Pipe		
Communication	Trunk	Decommissioned
Distribution	Raw	Discolouration
Non-Potable	Private	
Pipe Bridge	Water Area	
Pipe Bridge	Water Supply Zone	District Meter Area

Map Title: SW Print

Printed By: Ellenor.Charman
Date Printed: 27/02/2025
Map Scale: 750

The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.





www.dryrisersdirect.co.uk

Dry Risers Direct Limited
Units 2 & 3 Millbank House, Riverside Business Park, Wilmslow,
Cheshire, England, SK9 1BJ

Phone: 0800 689 4034
Email: Enquiries@dryrisersdirect.co.uk
Company Reg. No. : 09821928
UTR No. : 5932 830000

Service Type

Flow and Pressure Test

Job ID

46366

Date of Service

11/02/2026

Site Address

The Lodge

Customer Name

Marmont Developments

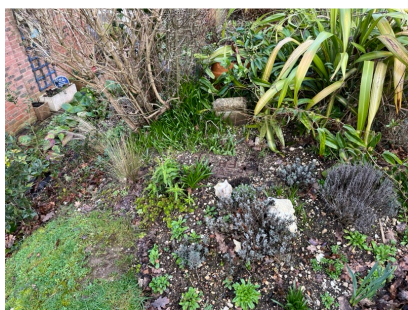
Engineer Name

Alan

Hydrant Location

Hydrant Location	Flow (LPM)	Pressure (Bar)	Pit (< 300mm)	Frame	Lid	Signage	Comments
Side of house in the garden rockery	334.16	9.5	Good	Good	Needs Paint	Good	Pressure ok , Flow fail on 334 might need investigation of ring main on isolation valves being fully opened, lid cover needs painting, and new H plate

Attachments

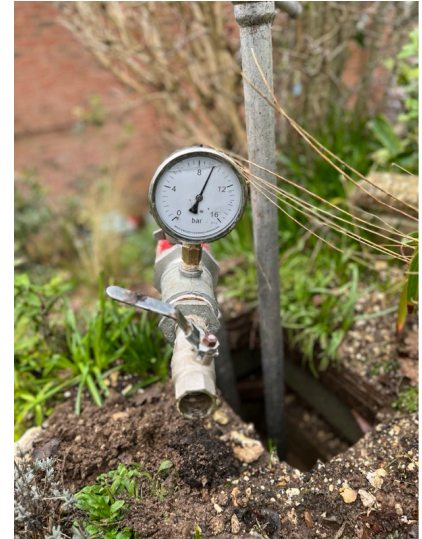




www.dryrisersdirect.co.uk

Dry Risers Direct Limited
Units 2 & 3 Millbank House, Riverside Business Park, Wilmslow,
Cheshire, England, SK9 1BJ

Phone: 0800 689 4034
Email: Enquiries@dryrisersdirect.co.uk
Company Reg. No. : 09821928
UTR No. : 5932 830000



Engineer Name

Alan

Engineers Signature

A handwritten signature in black ink, appearing to be 'Alan', written on a white background.

Site Contact Name

Customer Signature

