



Kent Fire &
Rescue Service

together

To
Gravesham Borough Council,
Civic Centre,
Windmill Street,
Gravesend,
Kent D12 1AU

Contact
Fire Engineering Team
Direct line
01622 212421
Email
FET@kent.fire-uk.org

Our ref
CAS-315749
Your ref
20250539
Date
24 June 2025

FAO: Lucy Hankin

Dear Lucy,

County of Kent Act 1981 Section 53

Re: Land at Stoney Wood, Wrotham Road, South Street, Meopham, Kent, DA13 0QJ

Thank you for your email dated 10 June 2025. Following my assessment of Fire and Rescue Service emergency access provisions for application number 20250539 I would like to make the following observations.

Upon reviewing the available plans on the planning portal, I note that the existing mud track is to be retained. Please ensure that any hard standing is in accordance with the guidance in Table 13.1 of ADB, Volume 1. While I appreciate this is an existing access arrangement serving a barn, with this now being a proposed dwelling with sleeping, this will pose a greater risk in the event of an incident if emergency access cannot be achieved.

I also note that there are that two car parking spaces within the turning facility. This consequently creates a dead-end condition and therefore would be unsuitable for fire appliances. Please ensure any turning facilities and access routes are in accordance with Diagram 13.1 of ADB, Volume 1.

Please be aware that should this proposal be successful it would then be subject to a Building Regulations consultation where the access arrangements would again be examined under section B5.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

If you require any further advice, please contact this office using the details above. Please be aware that the Building Safety office hours are 09:00-17:00 Monday to Friday.

Yours faithfully,

Fire Engineering Team

**Building Safety, Fire Engineering Team, Canterbury Fire Station, Upper Bridge Street,
Canterbury, Kent, ME15 9QB. FET@kent.fire-uk.org 01622 212421**