



Kent Fire &
Rescue Service

together

Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU.

Contact

Nathan Murphy

Direct line

01622 212421

Email

FET@kent.fire-uk.org

Our ref

CAS-064944

Your ref

20231313

Date

5 February 2024

FAO: Tava Walton

Dear Tava,

County of Kent Act 1981 Section 53

Re: Eastcourt Marshes Electricity Distribution Site, Mark Lane, Gravesend, Kent DA12 2HN.

Thank you for your letter dated 30 January 2024 regarding the planning application for the proposed development of the above site, and request for our observations under relevant local enactments.

- The proposed block plan, design & access statement don't provide sufficient detail on the access to the site for the fire and rescue service, as required by section 53 of the above legislation.

I make the following observations:

The access road to the proposed development should have a minimum width of 3.7m, and no less than 3.1m in width at any pinch point on route so our appliance can access the site. The access road base (hard standing) must also meet the minimum weight load capacity requirement for our appliances.

Where there are dead-end conditions to and on the proposed site, adequate turning facilities should be made available for the appliance with a minimum radius of 16.8m.

Applicants should be aware that in the event of planning permission being granted the Fire and Rescue Service would require emergency access, as required under the Building Regulations 2010, to be established.

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.

Building Safety, Fire Engineering Team, Maidstone Fire Station, Loose Road, Maidstone, ME15 9QB

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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 sincerely,


Nathan Murphy AIFireE
Fire Engineering Design Technician.