



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

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

Our ref
CAS-327572
Your ref
20250802
Date
08 September 2025

FAO: Amanda Cue

Dear Amanda,

County of Kent Act 1981 Section 53

Re: Blackthorn Farm, Wrotham Road, Meopham, Gravesend, Kent, DA13 0QW.

Thank you for your email dated 04 September 2025. Following my assessment of Fire and Rescue Service emergency access provisions for outline planning application; 20250802, I would like to make the following observations.

Upon reviewing the available plan drawings, access throughout the proposed site appears satisfactory. However, this is on the basis of all roads and proposed turning areas meeting the minimum requirements of Table 13.1 of ADB Vol. 1.

I note this is a proposal for up to 100 dwellings, with one main access road into the proposed development. Under the Kent Design Guide, there is guidance for a secondary emergency access point in the form of a pedestrianised footpath, or cycle lane in developments in excess of 50 dwellings. Therefore, please consider this when the full planning application is submitted, to ensure emergency access requirements under the above act can be achieved

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 sincerely,

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