

From: Ian Stocks [REDACTED] on behalf of FRS Water and Access
Sent: 14 May 2021 10:48
To: Glenn Charles
Cc: Prabin Limbu; Ashley Maltman
Subject: RE: Development at Woodgate Road, Woodgate Emergency Access

Morning Glen,

Having walked the route with you yesterday I am satisfied that Oak Tree Lane would give adequate access to the site providing the access onto the new housing estate meets with the requirements identified below and the requirements of AD-B volume 1 2019 edition: B5 section 13 (measurements given in Table 13.1).

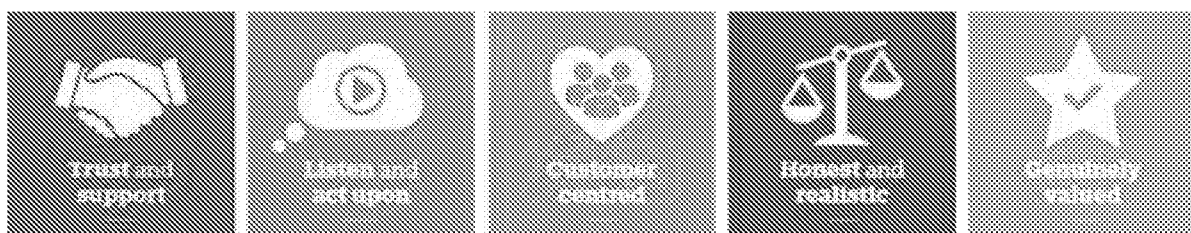
The route can be gated or have removable or drop bollards to prevent general use if required. Whatever is used will need to be easily and quickly opened by the Emergency Services for access if required; remembering that the Ambulance Service and the Police do not carry bolt croppers or any equipment to remove padlocks, so this may need to be considered when deciding on how to secure them shut.

Regards

Ian Stocks

Ian Stocks – Water and Access Manager
Water and Access Office
West Sussex Fire and Rescue Service West Sussex County Council
Location: Bognor Fire Station, West Meads Drive, Bognor, PO21 5TB
[REDACTED]

Living Our Values Every Day



From: Glenn Charles [REDACTED]
Sent: 14 May 2021 09:47
To: Ian Stocks [REDACTED]
Cc: Prabin Limbu [REDACTED] Ashley Maltman [REDACTED]
Subject: Development at Woodgate Road, Woodgate Emergency Access

Ian,
Many thanks for your time yesterday, our discussion was very helpful.

As discussed the provision of an emergency access would be prudent for the 220 proposed dwellings coupled with the existing 37 dwellings on Woodgate rd.

As such we discussed the potential provision of the emergency access via the existing private access known as Oak Tree Lane that the site currently enjoys.

Having walked the length of Oak Tree Lane and the metalled drive to the existing buildings on site. It was agreed that this route is suitable for an emergency access to the proposed development.

The Fire Brigade would require a clear 3.1m width if there is just a fence/hedge either side of the access or if a corridor built up on either side, 3.7m width is required.

The access could have cropable bollards or a gate. to stop the public using it other than cyclists and pedestrians. On the development side it would be preferable to have an adopted pavement or road carriageway to land on. However a clear private drive 3.7m wide with no obstructions may be acceptable but not preferred.

Once again many thanks for your time. It would be appreciated if you would respond confirming the above is correct and/or adding anything that I may have misinterpreted or left out.

I look forward to your response.

Regards

Glenn Charles

B.Eng (Hons) Chartered MICE,

MIEAust CPEng NER APEC Engineer IntPE(Aus)

MANAGING DIRECTOR



Website [LinkedIn](#)

Hampshire.
Landmark House,
Station Road, Hook,
Hampshire, RG27 9HA



Kent.
Park House, Park Farm,
East Malling Trust Estate, Bradbourne Ln.
Aylesford, Kent, ME20 6SN



Charles & Associates

Registered in England No. 08136641

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
