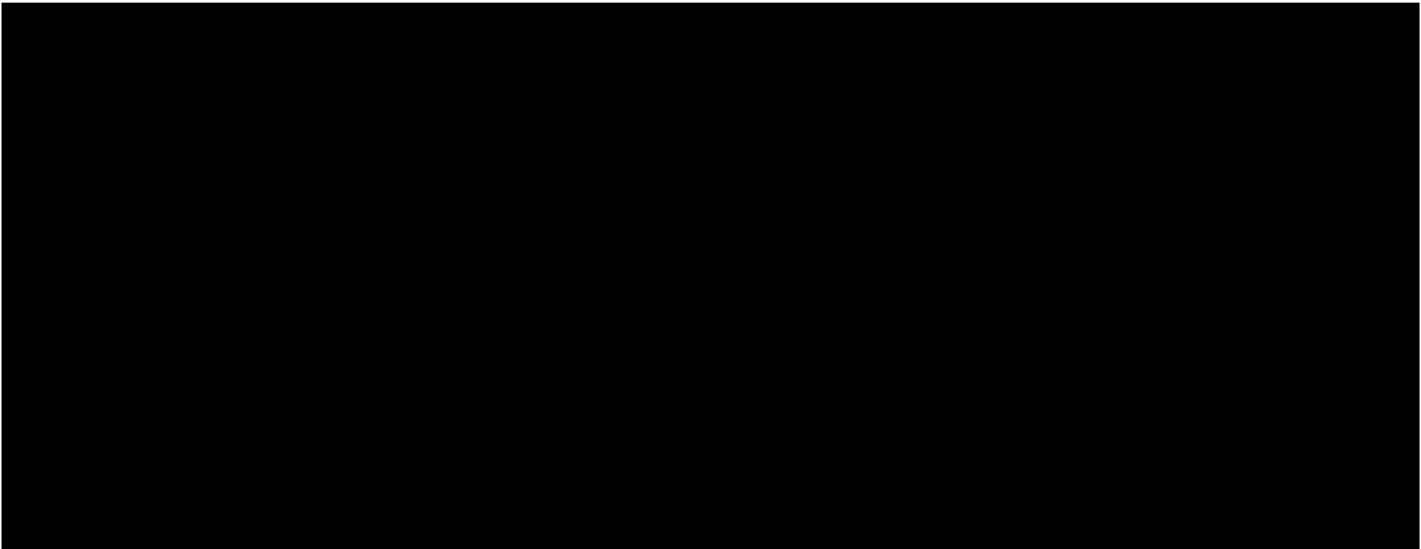
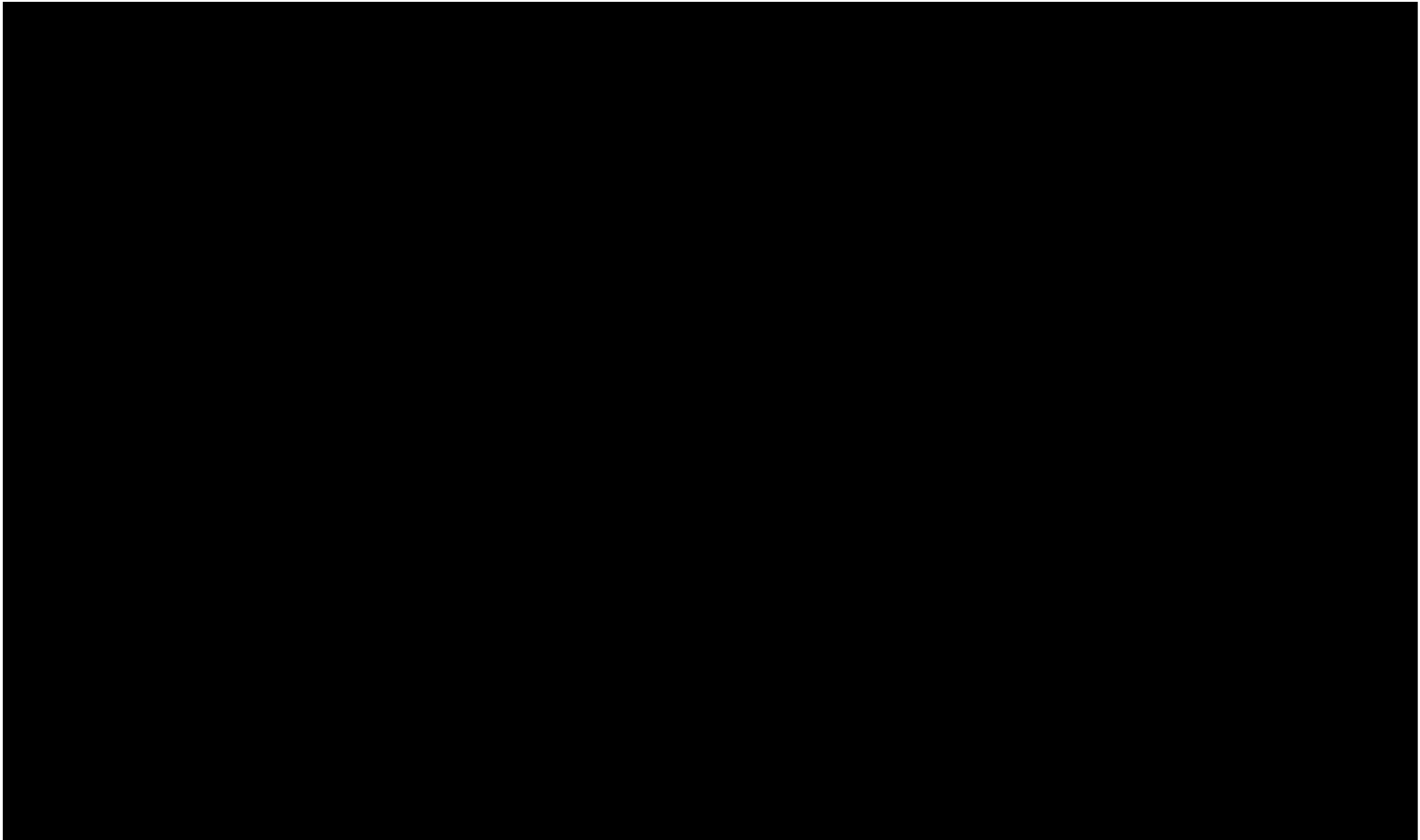
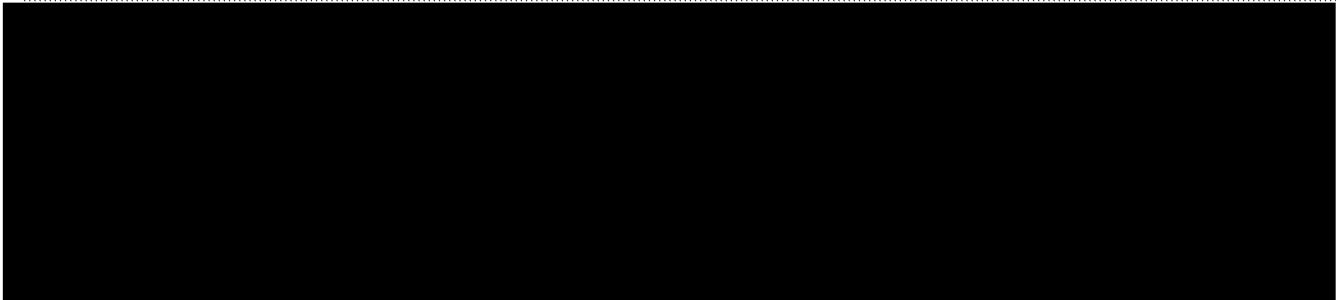




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Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 13 January 2021 17:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Croft Works Site Access Driveway

Please scan as consultee response

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Ian Stocks [REDACTED] On Behalf Of FRS Water and Access
Sent: 13 January 2021 17:05
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Stephen Garrard [REDACTED]
Subject: RE: Croft Works Site Access Driveway

Dear Anita,

Having viewed the plan attached and read the e-mail below, the current intensions do not meet with the requirements of Approved Document – B Volume 1: 2019 edition B5 section 13 for Fire Appliance access. The minimum access width for a fire appliance is 3.7 metres between curbs and 3.1 metres through a gateway in a straight line, so there is adequate access width, would then need suitable space to turn and make an exit, which may also be possible.

However for houses fully sprinklered in accordance with British Standard (BS) 9251: 2014 or BS EN 12845, BS 9991:2015 para 50.1.2 does allow the distance between the fire appliance and any point within all houses to be up to 90 metres. The distance from the main road to the furthest point is approximately 80 metres so within this required distance. This does however put additional stress on the fire crews attending as all equipment required will need to be carried to and from the site.

If access to the properties is not suitable for a fire appliance there is no reason to have a fire hydrant along the access driveway. Fire hydrants provide water to the fire appliance not the scene of the fire; there is insufficient water supply pressure from water mains to fight fires, this water then keeps the supply tank full on the fire appliance that feeds a pump that increases the pressure to 25 bar, suitable for firefighting. There is an existing fire hydrant within 30 metres of the access point.

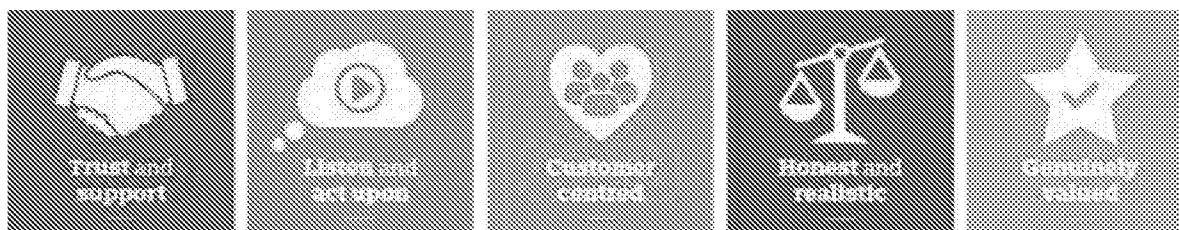
The closer a fire appliance can get to a property the more equipment is directly available to the fire crew and less time is spent setting up equipment for attending a fire. A 50 metre hose connected to the pump on an appliance is run out and used immediately on arrival. If the fire appliance is not within 45 metres of all parts of all dwellings then flat wall hoses then have to be run out, connected and pressurised before a fire can be approached, all of which takes valuable time. So the preference would be to gain access to the properties, if this cannot be achieved each property will need to be fully sprinklered.

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

Living Our Values Every Day



From: Stephen Garrard [REDACTED]
Sent: 13 January 2021 08:00
To: FRS Water and Access [REDACTED]
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Croft Works Site Access Driveway

Good Morning,

Please can you provide comments to the case officer on this application.

Many Thanks

Stephen Garrard – Planning Technician

Information Management Team, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

[REDACTED]

Working Hours : Monday – Friday : 07:30 – 15:30

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 11 January 2021 16:23

To: Stephen Garrard [REDACTED]

Subject: FW: Croft Works Site Access Driveway

Hi Stephen,

Please see comments from agent below re width of access road and provision of sprinklers/fire hydrant.

Would you/ your fire safety officers be happy with their comments which state 'there is no intention to allow a fire vehicle within the site; the dwellings will instead likely employ sprinklers and / or a fire hydrant along the access driveway dependant on what is agreed with Inspectors at Building Regulations Stage. This approach is commonplace when dwellings utilise a driveway without turning facilities for a large vehicle.'?

Thanks

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Adam King [REDACTED]

Sent: 10 January 2021 20:22

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: Croft Works Site Access Driveway

Hi Anita,

Further to our discussion on Friday, I have visited site and taken a number of measurements going down the access driveway. I have taken a number of photos during this visit and these are contained in the link below along with their descriptions;

[REDACTED]

In summary, there are some small discrepancies between the OS/Title plans that we have used and the dimensions on the ground. This has seemingly been through fences being placed in different positions to the legal title over time, with the neighbours to the south seemingly encroaching slightly on the title.

Broadly speaking, the width of the entrance point is very close to the noted 4.65m at around 4.5m, and there is the potential to revise the northern fence slightly to remove the concrete posts and renew the fence to a higher quality one. There is a pinch point at around the centre of the access driveway where this reduces to 3.3m wide. At the end of the driveway the dimension measures 3.85m to the timber post which is slightly less than the 4.1m on the title plan.

Notwithstanding the differences between the title plan information and the driveway when measured, as discussed the driveway is both existing and provides unrestricted access to a number of commercial buildings. As we agreed,

the proposal for 2 dwellings will decrease the traffic movements to and from the site when compared to the approved use, particularly when the use is unrestricted. The existing site could easily park 8-10 vehicles, and I have also included photographs showing three large vehicles parked on the site at the moment! The proposed 2 no. dwellings only have 6 parking spaces and there is therefore a clear reduction in vehicle movements.

Given this, there are no grounds whatsoever to refuse the application on access grounds. Whilst WSCC have already commented and confirmed that there is no issue, I understand that you will want to re-consult them to re-confirm that your Committee cannot use this to refuse the application.

Having reviewed the tape of the Committee Meeting, the Committee Members voting for a deferral seemed to be mainly concerned with access for emergency vehicles. As was stated in the DAS and confirmed by Karl at the meeting, there is no intention to allow a fire vehicle within the site; the dwellings will instead likely employ sprinklers and / or a fire hydrant along the access driveway dependant on what is agreed with Inspectors at Building Regulations Stage. This approach is commonplace when dwellings utilise a driveway without turning facilities for a large vehicle.

What did you want to do regarding the dimensions on the Site Plan? We can adjust it accordingly, noting the above comments, so that it is as accurate as possible for the next Committee meeting.

I look forward to hearing from you.

Kind Regards,

Adam King BA (Hons) BArch RIBA
Director

ECE Architecture

ECE Director Adam King outlines five key considerations when designing a nursing or care home. Read more [here](#).



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