From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 02 September 2024 15:16:21 UTC+01:00
To: "Amanda.Wilkes" <Amanda.Wilkes@horsham.gov.uk>
Subject: RE: DISC/24/0197 Greenway Academy

Hi Amanda,

The requirement identified in the condition is no different to the requirements identified in AD-B: Volume 2 B5 - section 15 2019 Edition. If you have a version older than 2019 this then it is an updated version, if you are looking at 2019 edition you are looing at the right Approved document. As I have mentioned if the access route is 3.7m wide or greater and any gateway or narrowing is 3.1m or greater, then the access route will be acceptable on width.

My concern is the gateway into the courtyard, that gives Fire Service access to 15% of the perimeter (AD-B paras 15.1) is 3.1m wide, but it looks close to the retained building and there is no turning facility identified in this area, meaning the fire appliance will be expected to reverse back out through a 3.1m gateway, past an existing building which could become an issue if the fire hydrant needs to leave the site quickly if the situation were to change and threaten their safety.

The courtyard looks to be longer than 20m. AD-B Volume 2 Para 15.10 clearly states any dead-end route longer than 20m requires a turning facility, and yet I have not seen any information that confirms either the courtyard is less than 20m in length or it is over 20m and does require a turning facility. There may well be a suitable turning facility, but it has not been identified. If the courtyard is less than 20m long, then the gateway will need to be 3.7m wide not 3.1m to enable the fire appliance to reverse out safely.

Hope this helps explain why my previous report stated Providing the access route complies with AD-B Volume 2 B5 requirements the condition raised will be met, as there was and is insufficient details provided for the courtyard area.

Regards

Ian

Ian Stocks
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My pronouns are he/him/his
Click here to find out why we use pronouns in our signatures



From: Amanda.Wilkes <Amanda.Wilkes@horsham.gov.uk>
Sent: Monday, September 2, 2024 12:47 PM
To: Ian Stocks <ian.stocks@westsussex.gov.uk>
Subject: DISC/24/0197 Greenway Academy

****EXTERNAL****

Hi Ian

As the approved document is different to that set out in the condition can you advise what the differences are and whether it is an updated version of the previous?

Also are you happy with the width of the access track itself, do you require any further details to demonstrate that it complies with the approved document?

Kind regards

Amanda

Amanda Wilkes

Senior Planning Officer (Monday-Wednesday)

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Email: Amanda.Wilkes@horsham.gov.uk





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