

Your ref:
Our ref: 01/040307/GM0298/SEK



For the attention of Lucy Davison
Development Team
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

rbc.planning@rugby.gov.uk

Warwickshire Fire & Rescue Service

Gabriella Mackenzie
Fire Protection Department
Service HQ, Warwick Street
Leamington Spa
CV32 5LH
Tel: 01926 466 263
firesafety@warwickshire.gov.uk
www.warwickshire.gov.uk

01 September 2025

FPP2
Rev. Oct 2018

Dear Madam,

THE BUILDING REGULATIONS 2010

Planning Application Number: R25/0565

Development: Land South East of Rugby Road, Clifton Upon Dunsmore, CV23 0DB

Unique Property Reference Numbers (UPRN's) are the cornerstone of the built environment's data and search criteria. These are used in all systems relating to property and are allocated at the inception (planning stage) of a building's life. Therefore, all future consultations **must have the UPRN of the premises included** in the documentation.

Following notification of the Planning Consultation, Warwickshire Fire and Rescue Authority offers no objection to the application, subject to the below criteria being met, as required by Approved Document B, Volume 1, Requirement B5 – Access and Facilities for the Fire Service:

Dwellings:

- A fire appliance to gain access to within 45 metres of all points inside each dwelling
- Minimum width of the access road is 3.7 metres along the entire length
- Minimum width of any gateways is 3.1 metres
- Minimum height clearance is 3.7 metres
- Minimum carrying capacity is 12.5 tonnes
- Dead-end access routes longer than 20 metres require turning facilities
- Turning circles should be a minimum of 16.8 metres between kerbs or 19.2 metres between walls.

Flats:

- Minimum width of the access road is 3.7 metres along the entire length.
- Minimum width of any gateways is 3.1 metres.
- Minimum height clearance is 3.7 metres.
- Minimum carrying capacity is 12.5 tonnes.
- Dead-end access routes longer than 20 metres require turning facilities.
- Turning circles should be a minimum of 16.8 metres between kerbs or 19.2 metres between walls.
- A fire appliance to gain access to within 45 metres of all points inside each flat of a block, measured along the route of the hose. Where this cannot be achieved, fire mains should be provided in accordance with paragraph 13.5 and 13.6 of ADB, Volume 1.

- Blocks of flats with a top storey more than 11m above ground level should be fitted with a sprinkler system, compliant with the current British Standard 9251, throughout the building,

Please include an advisory note drawing the applicant's attention to the need for the development to comply with Approved Document B, Volume 1, Section B5 – Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc. regarding this can be found at; www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning

Where compliance cannot be met, please provide details of alternative measures you intend to put in place.

Please also note The Warwickshire County Council Guide 2022, Transport and Roads for Developments, Section 3 (para 3.13) Emergency Vehicles.

For Consideration:

Warwickshire Fire and Rescue Authority fully endorse and support the fitting of Sprinkler installations, in accordance with the relevant clauses of BS EN 12845 : 2004, associated Technical Bulletins, and or to the relevant clauses of British Standard 9251: 2014, for residential premises.

Warwickshire Fire and Rescue Authority ask you to consider and ensure that access to the site, during construction and once completed, are maintained free from obstructions such as parked vehicles, to allow Emergency Service vehicle access.

Should you require clarification of any of the foregoing or any further Fire Safety advice please do not hesitate to contact **Gabriella Mackenzie**.

Yours faithfully,



Gabriella Mackenzie
For and on Behalf of
BEN BROOK
Chief Fire Officer