



**Kent** Fire &  
Rescue Service

**together**

To  
Folkestone & Hythe District Council  
Civic Centre  
Castle Hill Avenue  
Folkestone  
Kent  
CT20 2QY

Contact  
Terence Ginley

Direct line  
01622 212421

Email  
buildingsafety.Canterbury@kent.fire-  
uk.org

Our ref  
CAS-066092

Your ref  
24/0194/FH

Date  
15 March 2024

FOA: Folkestone & Hythe District Council  
Planning

Dear Sir/Madam,

**County of Kent Act 1981 Section 53**

**Re: Oathill Barn, Adlington Road, Lympne, Kent, CT21 4LX**

Following my assessment of Fire and Rescue Service emergency access provisions for application number 24/0194/FH, I would like to make the following observations.

It appears from the plan drawing: Proposed Block Plan- CB-003, that the minimum width of the access route from Adlington Road leading to Oathill Barn is too narrow and unsuitable for a fire appliance, resulting in extended hose lay distances beyond the 45m access requirements. In my opinion, the emergency access requirements for the Fire and Rescue Service, under the above 1981 Act, have not been met.

Applicants should be aware that in the event of planning permission being granted the Fire and Rescue Service would require emergency access, as required under the Building Regulations 2019 edition incorporating 2020 and 2022 amendments, to be established.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2019 edition incorporating 2020 and 2022 amendments 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 faithfully,  
*Terence Ginley*

**Terence Ginley**  
Building Fire Safety Advisor

**Building Safety, Fire Engineering Team, Maidstone Fire Station, Loose Road, Maidstone,  
ME15 9QB**

**[FET@kent.fire-uk.org](mailto:FET@kent.fire-uk.org)**

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