Ribble Valley Borough Council,
Planning Department,
Council Offices,
Church Walk,
Clitheroe,
BB7 2RA

Please ask for: Adam Moorcroft
Telephone: 01772 862545
Your Ref: 3/2026/0538
Date: 25 August 2026

Dear Planning Department,

PROPOSED PLANNING APPLICATION CONSULTATION

Proposal: Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall.

Site Address: Eaves Hall, Eaves Hall Lane, West Bradford, BB7 3JG

The proposed Planning Application has been noted and the Fire Authority gives its advice in respect of access for fire appliances and water supplies for firefighting purposes to the site.

The following recommendations are made to make the applicant aware of conditions which will have to be satisfied on a subsequent Building Regulation application. The conditions may affect the elevation of the building and access to them. These recommendations must be included if this application passes to another party prior to Building Regulation submission.

ACCESS - DOCUMENT B, PART B5

It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'.

EXTRACT FROM BUILDING REGULATIONS APPROVED DOCUMENT B
(as amended by Lancashire Fire and Rescue Service to accommodate for the aerial ladder platform)

Table 21 - **Typical vehicle access route specification**

Appliance Type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.7	16.8	19.2	3.7	12.5
High Reach	3.7	3.7	29.0	29.0	4.0	26

Notes:

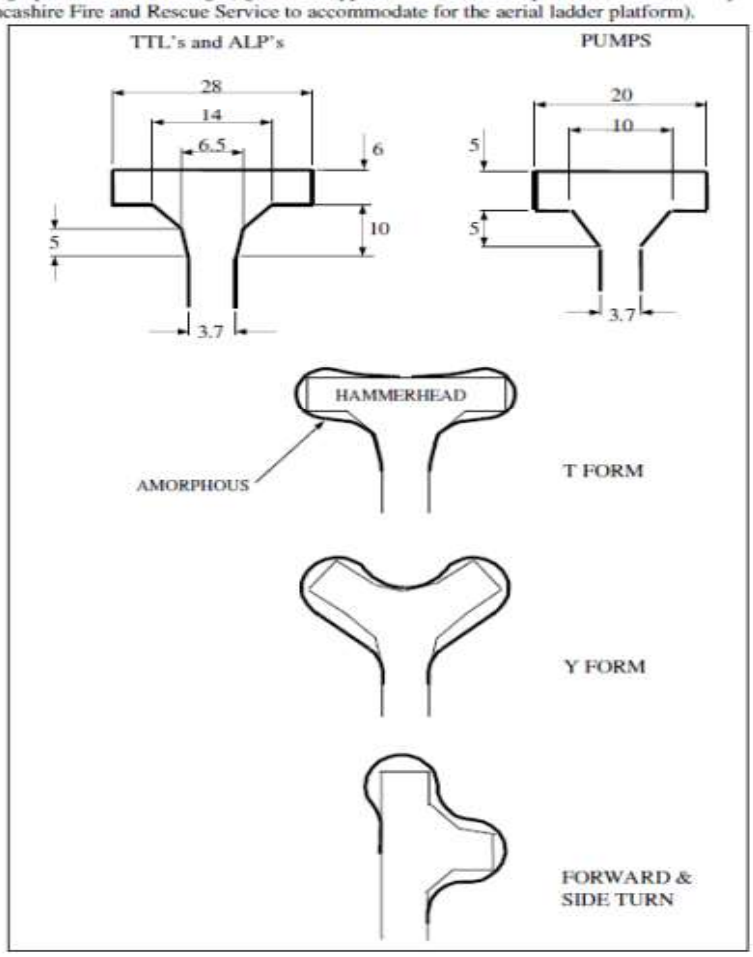
1. Fire appliances are not standardised. Some fire services have appliances of greater weight or different size. In consultation with the Fire Authority, Building Control Authorities and Approved Inspectors may adopt other dimensions in such circumstances.
2. Because the weight of high reach appliances is distributed over a number of axles, it is considered that their infrequent use of a carriageway or route designed to 12.5 tonnes should not cause damage. It would therefore be reasonable to design the roadbase to 12.5 tonnes, although structures such as bridges should have the full **26 tonnes** capacity.

LANCASHIRE FIRE AND RESCUE SERVICE
SAFETY SERVICES DEPARTMENT

NOTE FOR GUIDANCE N° 14

TURNING FACILITIES FOR FIRE SERVICE VEHICLES

The following diagrams show typical turning heads in accordance with table 21, note 1 and paragraph 17.11 of Building Regulations approved document B, part B5 (as amended by Lancashire Fire and Rescue Service to accommodate for the aerial ladder platform).



B5 WATER PROVISION

It should be ensured that the proposal is provided with suitable provision of Fire Fighting water. Any provisions should comply with National Guidance, details of which can be found:
National guidance document on the provision of water for firefighting | Water UK

Guidelines on flow requirements for firefighting (taken from the National Guidance document on the provision of water for firefighting):

Type of building	Minimum main size (mm)	Minimum flow (litres per min)	Ideal flow (litres per min)	Maximum distances between hydrants (m)
Semi-detached house	90	480	1200	150
Detached house	90	480	1200	150
Multi occupied house	100	1200	2100	150
Transportation	100	1500	2100	90
Industry – Up to 2.5 Acres	150	2100	4500	70
Industry - 2.5 Acres to 5 Acres	150	3000	4500	70
Industry – Over 5 Acres	150	4500	4500	70
Shops/Offices/Recreation/Tourism	150	1200	4500	70
Village Halls	100	900	1200	100
Primary Schools	100	1200	2100	100
Secondary School/College	150	2100	4500	70
Hospitals	150	2100	4500	70

A Building Control Body and Fire Service should be consulted at the earliest opportunity where more specific advice can be offered.

Yours faithfully,

Adam Moorcroft

Business Safety Advisor
on behalf of, and duly appointed by Lancashire Fire and Rescue Service