



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

*Please ask for:* Adam Moorcroft  
*Telephone:* [REDACTED]  
*Your Ref:* 3/2026/0635  
*Date:* 25 September 2026

Dear Planning Department,

## **PROPOSED PLANNING APPLICATION CONSULTATION**

**Proposal:** Proposed erection of 39 no. dwellings with associated access, gardens, parking and landscaping areas.

**Site Address:** Land east of Clitheroe Road, Whalley

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:**

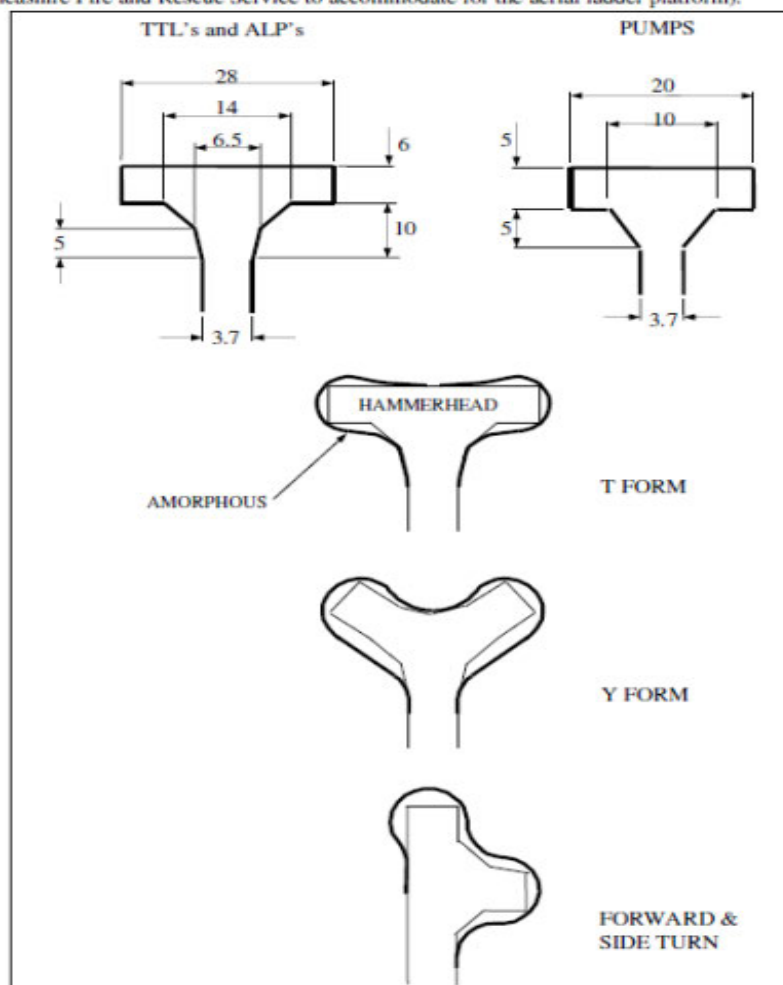
1. Fire appliances are not standardised. Some fire services have appliances of greater weight or different size. In consultation with the Fire Authority, Building Control Authorities and Approved Inspectors may adopt other dimensions in such circumstances.
2. Because the weight of high reach appliances 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