

From: Jessica Rousseau (LFR) <Jessica.Rousseau@lincolnshire.gov.uk>
Sent: 30 October 2025 13:34
To: Niland, Mark
Cc: _planningadvice
Subject: South Holland DC Planning - Consultation request

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Hi Mark,

From a Lincolnshire Fire and Rescue point of view this does not change,

I have attached below a reference from approved document B – looking at the site plans there seems to be a building being built and therefore would not comply.

Provision of private hydrants

- 16.8 A building requires additional fire hydrants if both of the following apply.
- a. It has a compartment with an area more than 280m².
 - b. It is being erected more than 100m from an existing fire hydrant.
- 16.9 If additional hydrants are required, these should be provided in accordance with the following.
- a. For buildings provided with fire mains – within 90m of dry fire main inlets.
 - b. For buildings not provided with fire mains – hydrants should be both of the following.
 - i. Within 90m of an entrance to the building.
 - ii. A maximum of 90m apart.
- 16.10 Each fire hydrant should be clearly indicated by a plate, fixed nearby in a conspicuous position, in accordance with BS 3251.
- 16.11 Guidance on aspects of provision and siting of private fire hydrants is given in BS 9990.

Alternative supply of water

- 16.12 An alternative source of water supply should be provided where any of the following apply.
- a. No piped water supply is available.
 - b. Pressure and flow in the water main are insufficient.
 - c. An alternative source of supply is proposed.
- 16.13 The alternative source of water supply should be one of the following, subject to consultation with the local fire and rescue service.
- a. A charged static water tank with a minimum capacity of 45,000 litres.
 - b. A spring, river, canal or pond that is capable of fulfilling both of the following conditions.
 - i. Providing or storing a minimum of 45,000 litres of water at all times.
 - ii. Providing access, space and a hardstanding for a pumping appliance.
 - c. Any other water supply that the local fire and rescue service considers appropriate.

Kind regards,

Jessica Rousseau
Water Planner Manager – Operational Support
Lincolnshire Fire and Rescue Headquarters
Deepdale Lane,
Nettleham
Lincoln
LN2 2LT



Website: www.lincolnshire.gov.uk/lincolnshire-fire-rescue

From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 30 October 2025 10:43
To: Jessica Rousseau (LFR) <Jessica.Rousseau@lincolnshire.gov.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>
Subject: RE: South Holland DC Planning - Consultation request

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Hi Jessica,

Thank you for the quick response and it is noted that we should direct to Fire.safety@lincolnshire.gov.uk which we will do going forward. However just one last question, this proposal is for a substation (there is no dwelling proposed) does this alter your position?

Thanks
Mark

From: Jessica Rousseau (LFR) <Jessica.Rousseau@lincolnshire.gov.uk>
Sent: 30 October 2025 10:18
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: RE: South Holland DC Planning - Consultation request

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Hi Mark,

For future reference, please email Fire.safety@lincolnshire.gov.uk for any fire safety-related queries. This inbox is monitored, and requests will be directed to the appropriate inspector based on availability.

I've reviewed the compliance report. Regarding the transformers, they appear to be compliant and using the appropriate sections of the BESS guidance. However, under Building Regulations 2010 (Approved Document B - ADB), a fire hydrant should be located within 90 metres of a dwelling entrance.

While I understand there is no BESS on site—meaning a hydrant is not legally required in that section - the site does include a building. Therefore, the current setup does not comply with ADB, as there is no hydrant within the required distance of the dwelling, and therefore the reason of the initial objection.

I hope this helps,

Kind regards,

Jessica Rousseau
Water Planner Manager – Operational Support
Lincolnshire Fire and Rescue Headquarters
Deepdale Lane,
Nettleham
Lincoln
LN2 2LT



From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 30 October 2025 10:00
To: Jessica Rousseau (LFR) <Jessica.Rousseau@lincolnshire.gov.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>; LFR Fire Safety <Fire.Safety@lincolnshire.gov.uk>
Subject: South Holland DC Planning - Consultation request

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Hi Jessica,

Application Ref: H05-0439-25
Address: Land West of Branches Lane
Proposal: Use of site to construct new primary substation

I hope you don't mind us contacting you regarding the above application. We note that you have already provided some comments and 'CC'd' in the previous case officer Gillian Pinna-Morell. The applicant has now provided a compliance report for you to consider, please can you let us know if we are correct in sending this through to you, or not if you could direct us to the correct department that would assess such information. We would be grateful if you could make us aware if this changes previous comments in anyway.

Kind Regards

Mark

Mark Niland | Planning Officer | South Holland District Council

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www.sholland.gov.uk



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