From: Jessica Rousseau (LFR) <Jessica.Rousseau@lincolnshire.gov.uk>
Sent: 05 May 2026 10:32
To: _planningadvice
Cc: S106_DevMan
Subject: H16-0278-26
Attachments: Planning consultation - Land off Meadow Way Spalding.pdf

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For attention of Mark Niland

Please find letter attached in relation to above consultation,

I appreciate this is a planning application – however I ask for this to be added onto the planning decision notice, as the developer needs to be made aware of hydrant requirements prior to the building regulations stage.

Kind regards,

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

Lincolnshire FIRE & RESCUE

Lincolnshire COUNTY COUNCIL Working for a better future

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My Ref: H16027826/JR
Your Ref: H16-0278-26

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the attention of Mark Niland
Sent by email to planningadvice@sholland.gov.uk

05/05/26

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION

DEVELOPMENT: Demolish existing factory/warehouse to facilitate proposed residential development consisting of 230 dwellings including associated infrastructure and public open spaces.

LOCATION: Land off Meadow Way Spalding

Thank you for your notification of the proposed development described as above. The information for all requirements can be found at the following:

- **Fire safety: Approved Document B - GOV.UK**
- National Guidance Document on the Provision of Water for Firefighting (4th edition; June 2025) NFCC (corrected).pdf

We would ask that fire hydrants are installed in number and location at the developer's cost as follows otherwise we would object to this development:

Fire Hydrant Placement Regulations: Building regulations require that there must be a fire hydrant located within 90 metres of any building so that firefighters have access to a water source in case of a fire. On a residential site we will need one hydrant at least every 180 metres – with no property further than 90 meters from the nearest hydrant.

Alternative supply of water
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.

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.

We would also ask you to consider vehicle access which would normally be dealt with at the Building Regulations consultation stage and is referenced in Approved Document B vol 1 and 2 section B5. In particular, to ensure compliance is met and specifically as below with respect to dwelling houses:

- Vehicle access for a pump appliance to within 45m of all points within a dwelling house.
- Turning facilities should be provided in any dead-end access route that is more than 20 m long. Access routes should not be shortened by restricting vehicular access to an address in order to achieve a maximum of 20m. A turning facility can be by a hammerhead or turning circle, designed on the following table.

Vehicle Access Route Specification Table 2:

Table 2: Typical Vehicle Access Route Specifications (*Based on Lincolnshire FRS vehicals)

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 (Tonne) *
Pump	3.7	3.1	16.8	19.2	3.7	18
High Reach	3.7	3.1	26.0	29.0	4.0	18

If the criteria for fire appliance access to within 45 metres as set out above cannot be reached for residential premises, the Building Control and Fire Authority should be consulted at an early stage, as alternative arrangements may be acceptable. Typically, this is either because the new site is landlocked or because the new access is too narrow to get an appliance close enough.

The following options are available if access is within:

- 45 - <60 meters - Domestic/residential sprinklers required.

- 60 - 90 meters - Domestic/residential sprinklers and a fire hydrant installed immediately by the access driveway.
- Over 90 meters - Not acceptable

In addition to the formal guidance or requirements, I would add that where possible consideration is given to access for the hydrants, so they are positioned on pathways/pedestrian areas, close to but not within vehicle standing areas where they are likely to be obstructed by parked cars/lorries (e.g. in an area designated for parking or loading as part of the development).

If you propose to deviate from the commendations of Approved Document B vol 1 and 2 section B5, you are advised to ask the Building Control Authority to carry out a non-statutory consultation on this issue in accordance with the Building Regulations and Fire Safety Procedural Guidance.

Please do not hesitate to contact me should you require further clarification.

Yours faithfully,

Jessica Rousseau

Jessica Rousseau
Water Planning Manager
Lincolnshire Fire and Rescue
Email: Fire.Safety@lincolnshire.gov.uk
Cc: S106Devman@lincolnshire.gov.uk