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**From:** Katarzyna Kukiel (LFR) <Katarzyna.Kukiel2@lincolnshire.gov.uk>  
**Sent:** 17 January 2024 18:39  
**To:** \_planningadvice  
**Subject:** RE: Consultation - H16-1096-23: Land between A16 and Rangell Gate  
**Attachments:** PLANNING CONSULTATION A16 Rangell Gate.pdf

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Hi,

Please find attached advisory notes from LFR in response to this consultation. Please accept my apologies for a delay in response.

Regards

*Kasia*

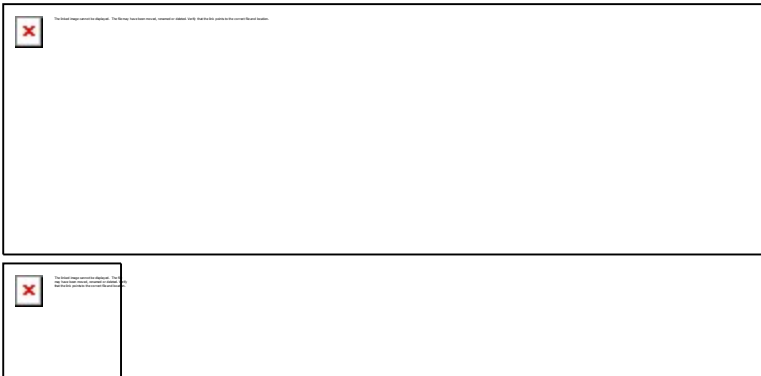
**Katarzyna Kukiel**  
Fire Safety Inspector  
Watch Manager – CFP Central  
Lincolnshire Fire & Rescue  
Fire and Police Headquarters  
Deepdale Lane  
Nettleham  
Lincoln  
LN2 2LT

**Phone:** 01522 553 868

**Email:** [fire.safety@lincoln.fire-uk.org](mailto:fire.safety@lincoln.fire-uk.org)

**Teams:** [Chat with me](#)

**Website:** [www.lincolnshire.gov.uk/lfr](http://www.lincolnshire.gov.uk/lfr)



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**From:** planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>

**Sent:** Thursday, December 21, 2023 12:28 PM

**To:** LFR Fire Safety <Fire.Safety@lincolnshire.gov.uk>

**Subject:** Consultation - H16-1096-23: Land between A16 and Rangell Gate

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## PLANNING CONSULTATION

**Reference Number:** H16-1096-23

**Type:** FULL

**Proposal:** Proposed Anaerobic Digester Plant

**Location:** Land between A16 and Rangell Gate Spalding

**Applicant:** Naylor Farms

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **14th January 2024** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Mark Niland** who is dealing with this application.

**Note:**

If this is a Householder Application, in the event of an appeal against a refusal of planning

permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.

Chief Fire Officer: Mark Baxter

My Ref: LandA16andRangellGate/KK  
Your Ref: S23/0341

Lincolnshire Fire and Rescue  
Skegness Fire Station  
Churchill Avenue  
Skegness  
Lincolnshire  
PE25 2RN

Mark Niland  
South Holland District Council  
Planning & Development  
Council Offices  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE

Sent via email to [planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)

14 January 2024

Dear Sir or Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING CONSULTATION – NOTES FROM THE FIRE AND RESCUE  
AUTHORITY**

**REFERENCE: H16-1096-23 Proposed anaerobic digester plant  
Land between A16 and Rangell Gate Spalding**

In order to be successful in firefighting, adequate access to buildings for fire appliances and immediate access to adequate supplies of water, must be provided. The access to, and proximity of, those water supplies directly affects the resources that Fire and Rescue Authorities need to provide in protecting and mitigating their communities from the effects of fire.

Please find below a list of Lincolnshire Fire and Rescue Authority requirements relating to access for fire appliances and firefighting water supplies.

**ACCESS**

1. Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010, Approved Document, Volume 1, Part B5.

For flats, either of the following provisions should be made.

- a. Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose. Every elevation to which vehicle access is provided should have a suitable door(s), not less than



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750mm wide, giving access to the interior of the building. Door(s) should be provided such that there is no more than 60m between each door and/or the end of that elevation (e.g. a 150m elevation would need at least two doors).

- b. Provide fire mains in accordance with paragraphs 13.5 and 13.6 (ADB)

Lincolnshire Fire and Rescue requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 part B5.

2. If it is not possible to provide access to the proposed development in accordance with the guidance details within Part B5 of Approved Document B, as compensation, Lincolnshire Fire and Rescue may accept the provision, at the developer's expense, of an automatic sprinkler system, designed, fitted and maintained in accordance with the relevant sections of BS5306/BSEN12845:2004.

Should this option be considered, our Fire Safety advisers must be provided with detailed plans of the proposed sprinkler installation. Any scheme proposed should not be of a lesser standard than any provision as may be required by the Building Regulations.

## **WATER SUPPLIES**

3. A building requires additional fire hydrants if both of the following apply.
  - a. It has a compartment with an area more than 280m<sup>2</sup>.
  - b. It is being erected more than 100m from an existing fire hydrant.

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.

*\*All fire hydrants should conform to BS750-2012 Each fire hydrant should be clearly indicated by a plate, fixed nearby in a conspicuous position, in accordance with BS 3251.*

*Guidance on aspects of provision and siting of private fire hydrants is given in BS 9990.*

*Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker "H" plate will be fitted nearby.*

*Following adoption the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the fire hydrant.*

4. Where at the time, it is not possible to determine the number of fire hydrants required for fire fighting purposes, the requirement should be determined at

the water planning stage when site plans have been submitted by the water companies.

5. Where no piped water supply is available, or there is insufficient pressure and flow in the water main, or an alternative arrangement is proposed, the alternative source of supply should be provided in accordance with the following recommendations
  - a. a charged static water tank of at least 45,000 litres capacity;or
  - b. a spring, river, canal or pond capable of providing or storing at least 45,000 litres of water at all times of the year, to which access,space and a hard standing are available for a pumping appliance;or
  - c. any other means of providing a water supply for firefighting operations considered appropriate by the fire and rescue authority.

Failure to comply with the above requirements at planning stage can seriously compromise firefighting operations resulting in unnecessary risk to life, loss of property and unnecessary damage to the environment.

Should you wish to discuss adequacy of access or water supplies to your proposed development, please do not hesitate to contact me on the telephone number below.

Yours faithfully



Kasia Kukiel  
Fire Safety Inspector  
Lincolnshire Fire and Rescue

**Phone:** 01522 553 868

**Mobile:** 07824461380

**Email:** [firesafety@lincolnshire.gov.uk](mailto:firesafety@lincolnshire.gov.uk)