

Online Comment

Application H18-0085-25
Location Land between East Bank/Gunthorpe Road and Gunthorpe Solar Farm
Walpole Bank PE14 7JJ
Proposal Installation of access track and associated development

Name County Fire Officer
Address Lincolnshire Fire & Rescue Grantham Fire Station Harlaxton Road NG31
7SG

Date Submitted 12-03-25
For/Against Comments

Following comments based on assumption that this application for an access road is related to the Gunthorpe Road Solar Farm application Ref: H18-0448-24. This being the case, I refer you to the Lincolnshire Fire & Rescue response provided 17.7.24. This response outlined the following concerning access requirements for such projects:

ACCESS

1. Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. For small buildings (up to 2000m², with a top occupied storey that is a maximum of 11m above ground level), vehicle access for a pump appliance should be provided to whichever is the less onerous of the following:

- a. 15% of the perimeter.
- b. Within 45m of every point of the footprint of the building

For all other buildings, provide vehicle access in accordance with Table 15.1 of Approved Document. These requirements may be satisfied with other equivalent standards relating to access for firefighting.

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.