From: Joshua Frost (LFR) <Joshua.Frost@lincolnshire.gov.uk>
Sent: 17 August 2023 12:06
To: _planningadvice
Subject: Ref: H23-0471-23 - BLEU RAYE FARM
Attachments: SHDC - 2023.08.17 - H23-0471-23 - Planning Consultation Letter - Bleu Raye Farm.pdf

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For the Attention Of Dan Allen

Please find attached letter in relation to the above consultation.

Apologies for the delay in response. Staff absences resulted in this consultation deadline being missed.

Kind Regards

Joshua Frost, BA(Hons)
Fire Safety Inspector
Community Fire Protection
Lincolnshire Fire and Rescue
Fire & Police Headquarters, Deepdale Lane, Nettleham, Lincoln, LN2 2LT

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My Ref: 10002553226/JF
Your Ref: H23-0471-23

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

Head of Planning
South Holland District Council
Priory Road
Spalding
PE11 2XE

For the attention of the Dan Allen
Sent by email to planningadvice@sholland.gov.uk

17 August 2023

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION: ERECTION OF 19 HOLIDAY LODGES, RECEPTION BUILDING, FACILITY MANAGERS ACCOMMODATION & MAINTENANCE SHED, 2 FISHING LAKES AND ASSOCIATED HARD AND SOFT LANDSCAPING - BLEU RAYE FARM MILLGATE.

I refer to the planning application reference H23-0471-23. The Fire Authority would make no objection to the application provided that the following items were included in the development.

ACCESS FOR THE FIRE SERVICE
Suitable and sufficient access for fire appliances and fire fighters should be provided, the criteria of which is specified within Building Regulations 2010 Part B5. Access roads should therefore have:

- Minimum carrying capacity of 18 tonnes (Lincolnshire Fire and Rescue requires this minimum carrying capacity for hard standing for pumping appliances, not 12.5 tonnes as detailed in the Building Regulations 2010 part B5). From the design and access statement provided it appears this has been addressed.
- Minimum 3.7m width between kerbs.
- Minimum width of gateways 3.1m.
- Minimum height access of 3.225m.
- A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long.

These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

ADEQUACY OF WATER SUPPLY

It is important that there is an adequate provision of water supply for firefighting purposes. It is acknowledged that fishing lakes are included within the development. These fishing lakes may be sufficient as a water supply subject to meeting the following criteria:

- 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.

If the fishing lakes do not meet this requirement then Lincolnshire Fire and Rescue will require the installation of one fire hydrant conforming to BS750-2012 within 90m of the premises entrance in respect of this planning application to be provided at the developer's expense. 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.

Alternatively, a charged static water tank with a minimum capacity of 45,000 litres can be provided as a water supply for firefighting purposes.

FIRE POINTS

Fire points should be provided in respect of this proposal.
A fire point is a highly visible location easily recognisable by the people present, that contains equipment to fight fires. The type of firefighting equipment will vary according to the local conditions, what is brought on to the site and the risks to be covered. For example, there may need to be firefighting equipment for tackling fires in vegetation, parking areas, catering facilities and temporary structures. An effective arrangement is to provide well indicated fire points as detailed below:

- where water standpipes are provided on site and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5m from the nozzle, fire points consisting of a standpipe together with a reel of small diameter hose of no less than 30m in length should be provided. The hose should be provided with means of connection to the water standpipe (preferably a screw thread). The hose should end in a small hand-control nozzle. Keep hoses in a box painted red and marked 'FIRE HOSE REEL'.
- where standpipes are not provided or the water pressure or flow is not sufficient, provide each fire point with either a water tank at least 250L in capacity fitted with a hinged cover, two buckets and one hand pump or bucket pump;
- alternatively a suitable number of water-type fire extinguishers; and
- in addition, suitable fire extinguishers should be sited adjacent to special risks, e.g. electrical generators powered by diesel.

The number of fire points provided will depend on the equipment provided. Where standpipes and hose reels are provided, they should be located so that they are no greater than 35m from the areas to be covered. Where water tanks and pumps are

relied upon they should be located no greater than 25m from the areas to be covered.

FIRE SPREAD
To prevent the spread of fire on site caravans should be placed with at least six metres between caravan walls and at least three metres clear between associated equipment (e.g. car, awning) and the adjacent caravan.

Should you wish to discuss this matter, please do not hesitate to contact me on the email below.

Yours faithfully



Joshua Frost
Fire Safety Inspector
Lincolnshire Fire & Rescue
Lincolnshire County Council
Email: fire.safety@lincolnshire.gov.uk

CC. Lincolnshire Fire & Rescue Water Officer