

# **LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District: South Holland District Council**

**Application number: H07-0173-23**

**Application Type:**

**Proposal: Proposed change of use from agricultural land to equestrian including amenities, stable block and tractor shed**

**Location: Land at West Drove, Gedney Hill, Spalding, PE12 0PN**

**Response Date: 17 April 2023**

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

## **General Information and Advice**

### **Outline applications and contributions**

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has

received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

**Application number: H07-0173-23**

**Application Type: Major**

**Location: Land at West Drove, Gedney Hill, Spalding, PE12 0PN**

## **Highway and Lead Local Flood Authority Report**

**Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:**

**Recommendation:**

**No objection.**

**The proposed equestrian use of this field would not be expected to have any significantly greater impact upon the safety or the capacity of West Drove South than its historic agricultural use and therefore, the highway authority does not wish to object to the grant of Consent for this Application.**

**Officer's Name: Jon Sharpe**

**Officer's Title: Principal Development Management Officer**

**Date: 17 April 2023**

Chief Fire Officer: Mark Baxter

My Ref: JF  
Your Ref: H07-0173-23

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

Head of Planning  
Lincolnshire County Council  
County Offices,  
Newland,  
Lincoln  
LN1 1YL

For the attention of Catherine Sutton  
Sent by email to [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk)

29 March 2023

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING CONSULTATION - Land at West Drove Gedney Hill Spalding  
PE12 0PN**

I refer to the planning application reference H07-0173-23. The Fire Authority object to the application on the grounds of inadequate access and water supplies .

It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

**Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.**

**Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 part B5.**

**Lincolnshire Fire and Rescue requires 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.**



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

Yours faithfully

Joshua Frost  
Lincolnshire Fire & Rescue  
Fire Safety Inspector

Telephone: 07880 079299  
Email: [fire.safety@lincoln.fire-uk.org](mailto:fire.safety@lincoln.fire-uk.org)

Ysanne Spafford  
Lincolnshire Fire and Rescue  
Fire Safety Supervisor

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