

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

**District: South Kesteven District Council**

**Application number: S23/0410**

**Application Type: Full**

**Proposal: Proposed new warehouse and external works.**

**Location: H Z Logistics Ltd, off Spalding Road, Bourne, Lincs, PE10 0AU**

**Response Date: 28 July 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**

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.

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## **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 Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

### **Comments:**

This development will combine to premises which need to work more efficiently with an expanding business. The vehicle movements would not increase due to all HGVs starting at Bourne Depot and having to travel to Holbeach to be loaded.

*The access is existing and designed and constructed to a suitable standard to accommodate the proposed development.*

### **Flood Risk and Drainage**

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. The Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

**Officer's Name: Sarah Heslam**

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

**Date: 28 July 2023**

Chief Fire Officer: Mark Baxter

My Ref CR  
Your Ref S23/0410

Highways SuDS Support  
Lincolnshire County Council  
County Offices, Newland,  
Lincoln LN1 1YL

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

Sent by email to [HighwaysSUDsSupport@lincolnshire.gov.uk](mailto:HighwaysSUDsSupport@lincolnshire.gov.uk).

14 April 2023

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING CONSULTATION – H Z LOGISTICS LTD, OFF SPALDING ROAD,  
BOURNE , LINCS, PE10 0AU**

Lincolnshire Fire and Rescue have no objections as long as the following criteria are met:

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.

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Please find below a list of Lincolnshire Fire and Rescue Authority requirements relating water supplies.

**WATER SUPPLIES**

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.



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*\*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.*

Where at the time, it is not possible to determine the number of fire hydrants required for firefighting purposes, the requirement should be determined at the water planning stage when site plans have been submitted by the water companies.

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

Claire Robinson  
Fire Safety Inspector  
Lincolnshire Fire and Rescue

Telephone: 01754 898980  
Email: [fire.safety@lincoln.fire-uk.org](mailto:fire.safety@lincoln.fire-uk.org)