

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

District: West Lindsey District Council

Application number: 147099

Application Type: Full

Proposal: Planning application for change of use of land for siting of 47no. static caravans

Location: Watermill Farm, Leisure Park, Station Road, Moortown, Market Rasen, LN7 6HZ

Response Date: 14 December 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:

The application is for change of use of land for the siting of 47no. static caravans which is located within the established site of Watermill Leisure Park.

The access from Station Road is capable of accommodating the proposed changes, and the existing dimensions of the access allow two cars to pass safely in opposing directions. The site's internal layout is designed to facilitate the movement of vehicles, allowing for access and egress in a forward gear. Therefore, there is no anticipated adverse impact on highway safety.

There is no precise definition of "severe" with regards to NPPF Paragraph 111, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

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. This application will make use of land drains, and direct infiltration. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Informatives:

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Justine Robson

Officer's Title: Development Management Officer

Date: 14 December 2023

Chief Fire Officer: Mark Baxter

My Ref: 10013811880/JF
Your Ref: 147099

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

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

For the attention of Holly Horton

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

1 September 2023

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION: PLANNING APPLICATION FOR CHANGE OF USE
OF LAND FOR SITING OF 47NO. STATIC CARAVANS**

**LOCATION: WATERMILL FARM, LEISURE PARK, STATION ROAD,
MOORTOWN, MARKET RASEN, LN7 6HZ**

I refer to the planning application reference 147099. The Fire Authority would make no objection to the application provided that the following items were included within 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).
- 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.



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ADEQUACY OF WATER SUPPLY

It is important that there is an adequate provision of water supply for firefighting purposes. It is acknowledged that ornamental ponds are included within the development and that there are nearby ponds to the north and south of the development. These sources of water 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 ponds 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

It is acknowledged that fire points have already been included as part of this development. 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.

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

Yours faithfully

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