

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

District: East Lindsey District Council

Application number: S/023/02218/23

Application Type: Full - Major Planning Application

Proposal: Planning Permission - Change of use of land for the siting of additional touring caravans

Location: Sycamore Lakes, Skegness Road, Burgh le Marsh, Skegness, PE24 5LN

Response Date: 11 January 2024

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

Comments:

This proposal is for the change of use of land for the siting of additional touring caravans, increasing the total number of pitches to 92. The site is located to the East of Burgh Le Marsh, in close proximity to the A158 with good network connections. The proposal will utilise the existing access from Skegness Road which serves the current facility and adequate parking provision is proposed within the limits of the site.

The increase in touring caravans pitches and the movements associated with the units would not be during the traditional peak time periods and spread out during the day. Therefore, this would not have a severe residual cumulative impact on highway safety or capacity issues in accordance with the National Planning Policy Framework.

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. There is sufficient undeveloped area within the site that will allow surface water to continue to run off from the impervious areas to infiltrate and therefore not be cast onto neighbouring land. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

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.

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 11 January 2024

Chief Fire Officer: Mark Baxter

My Ref: 100030792038/JF
Your Ref: S/023/02218/23

Lincolnshire Fire & Rescue HQ,
Community Fire Protection –
Business Support,
Deepdale Lane
Nettleham, Lincoln
LN2 2LT

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

For the attention of Jane Baker

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

23 November 2023

Dear Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION: CHANGE OF USE OF LAND FOR THE SITING OF
ADDITIONAL TOURING CARAVANS**

**LOCATION: SYCAMORE LAKES, SKEGNESS ROAD, BURGH LE MARSH,
SKEGNESS, PE24 5LN**

I refer to the planning application reference S/023/02218/23. The Fire Authority object to the application on the grounds of inadequate access. It is the opinion of the Fire Authority that in order to remove the objection the following measures are required.

1. ACCESS

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. Access roads should therefore have:

- **Minimum 3.7m width between kerbs**
- **Minimum width of gateways 3.1m**
- **Minimum height clearance of 3.7m**
- **A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long.**
 - **Minimum 16.8m turning circle between kerbs**
 - **Minimum 19.2m turning circle between walls**

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. This weight limit would also apply to any private/shared access roads in order to achieve the above item.



2. FIRE POINTS

Fire points should be 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.

3. 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 details below.

Yours faithfully

Joshua Frost
Fire Safety Inspector
Lincolnshire Fire & Rescue
Lincolnshire County Council
Email: fire.safety@lincolnshire.gov.uk
Tel : 01522 553868