

R-19 (Rev 21/09/22)



HUMBERSIDE
Fire & Rescue Service

PROTECTION NORTH LINCOLNSHIRE
HUMBERSIDE FIRE AND RESCUE SERVICE
SCUNTHORPE FIRE STATION
LANEHAM STREET
SCUNTHORPE
NORTH LINCOLNSHIRE
DN15 6JP

The person dealing with this matter is:
Kevin Birch
Protection Inspector
Tel: 07811 815588
Email: kbirch@humberfire.gov.uk

Your Ref: PA/2026/397
Our Ref: FS/KB/CB/00401653 (899105)
Date: 7th April 2026

Jennifer Ashworth
North Lincolnshire Council
Business Development
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL

planning@northlincs.gov.uk

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: PLANNING APPLICATION TO VARY / REMOVE CONDITIONS 2, 3, 5, 8, 9, 11, 15, 17, 19, 20, 21, 22, 23, 24, 25, 27, 28 AND 29 OF PA/2017/1386 NAMELY TO INTRODUCE A PHASED APPROACH TO DEVELOPMENT, TO INCORPORATE ADDITIONAL DRAWINGS TO ALLOW FOR PHASED CONSTRUCTION AND INCLUSION OF A NEW SOUTHERN LEG (ACCESS TO VILLAGE 3) AND SOUTH-WESTERN LEG (TEMPORARY LEG) OFF THE EASTERN ROUNDABOUT, REVISE CONDITION TRIGGERS, REFLECT COMPLETION OF PHASE 1, WHERE APPROPRIATE AMEND CONDITIONS TO REFLECT PHASES 2 AND 3 AND REMOVE CONDITIONS; AS SET OUT WITHIN SECTION 7.0 AND ANNEX A OF THE SUPPORTING PLANNING STATEMENT AND OTHER SUPPORTING PLANS AND DOCUMENTS

**PREMISES: FIELDS WEST OF
CARISBROOKE MANOR LANE
BURRINGHAM
DN17 2AB**

APPLICATION NO: PA/2026/397

Further to your electronic consultation received on 2nd April 2026 regarding the above-mentioned application, the following comments are made:

Access for Fire Service

It is a requirement of Approved Document B5, Section 15 Commercial Properties or B5, Section 13 for Domestic Premises that adequate access for fire fighting is provided to all buildings or extensions to buildings.

Where it is a requirement to provide access for high reach appliances, the route and hard standing should be constructed to provide a minimum carrying capacity of 26 tonnes.



Water Supplies for Fire Fighting

Adequate provision of water supplies for fire fighting appropriate to the proposed risk should be considered. If the public supplies are inadequate it may be necessary to augment them by the provision of on-site facilities. Under normal circumstances hydrants for industrial unit and high risk areas should be located at 90m intervals. Where a building, which has a compartment of 280m² or more in area is being erected more than 100m from an existing fire hydrant, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart.

If you require further advice or clarification of any of the above matters, please contact the Protection Inspector at the address above.

Yours faithfully

Kevin Birch

FOR THE CHIEF FIRE OFFICER & CHIEF EXECUTIVE