

DELEGATED OFFICER REPORT

Application Ref: F/22/93528

Site Address: HAMPSHIRE FIRE AND RESCUE SERVICE HEADQUARTERS, LEIGH ROAD, EASTLEIGH, SO50 9SJ

Case Officer: Alex Webb

Description: Installation of new sprinkler system to the HQ Fleet building with a sprinkler tank and pump house to the rear of the existing building.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA, Ramsar Aviation safeguarding Airport Safeguarding Zones Nutrient Neutrality Catchment		

Planning History?	Yes ☒	No ☐
S/11/69403 - Retention of temporary classroom building for a temporary period of 3 years – temporarily approve 15/09/2011 F/16/78296 - Erection of crane training tower – permitted 17/05/2016 F/17/80244 - Two storey rear extension to provide additional meeting rooms and office accommodation – permitted 31/07/2017		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No response		
Pollution	For emergency purpose, such as back up generator for example, we allow slightly higher noise impact than ordinary day to day ordinary mechanical equipment or premises. The applicant proposes regular testing of the sprinkler pumps and diesel engine (once per week) and use of course in an emergency. The current location proposed for the sprinkler pumps and diesel engine is close to dwellings than we have seen before. Now 30m from dwellings. Our ordinary noise limit is Rating Level of the noise is five decibels lower than the Background Sound Level. And a relaxation on this for emergency use is acceptable. The applicant's noise calculation results in plus six to 10 decibels over the Background Sound Level. Looking at the control on diesel generator noise (exhaust) proposed, this is significant and high. It may be the case this is a practicable limit or highest attenuation feasible without compromising the performance or effectiveness of the generator. We note a balanced planning decision is of course needed considering other constraints raised by the applicant about location and from colleagues on other impact. If noise cannot be reduced more, we recommend times of testing are agreed with applicant such as after 0930, not between 1200 and 1400 and not after 1700 hours and only Monday to Friday, not on a weekend or public holiday. These would avoid testing during the sometimes more sensitive times of the day and not on respite days of the week.		
Trees	The location of the now proposed sprinkler system appears to be of low arboricultural impact, subject to the compliance with the arboricultural documents.		

	Therefore, we raise no arboricultural objection , subject to conditions.
Southern Water	The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SuDS). Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance. Please Note: There is a private surface water sewers crossing the development site.

Site Visit:	Yes ☒	No ☐
Details: 05/09/2022		

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14, and DM15. Supplementary Planning Documents: Quality Places; Character Area Appraisals.
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Assessment: The application site is located on the north side of Leigh Road, Eastleigh within the Hampshire Fire and Rescue Service Head Quarters. It is a small area of land to the north of the authorised personnel carpark and south east of the HQ fleet building. The area of land is to hold a new external sprinkler pump house and tank. The application site is within an existing employment site as allocated within the Eastleigh Borough Local Plan 2016-2036. Policy DM15 allows for the redevelopment and intensification of use of these sites subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas. The proposal for the new sprinkler system would therefore comply with this policy. The proposal is considered to be appropriate in the context of the site and wider area. It is necessary for the continued functionality and efficiency of the fire station. The design, style and scale are considered appropriate, with the proposed structure set back some way from the public highway. The location would have no adverse impact on the visual amenity of the locality. The proposal therefore complies with the general criteria for new development as set out under local plan policy DM1. In terms the impact on the residential amenities of the adjacent residents, there is potential for interference or disturbance. However, the applicants have supplied a detailed noise assessment specifying mitigation measures which has been approved by the Council's Environmental Health officer. A condition will be imposed to restrict hours of maintenance. It is felt that with this condition, the proposal will not result in unacceptable harm to the residential amenities of nearby residents. The current access and parking arrangements will remain as existing and would accommodate any vehicle movements generated by this planning proposal.
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The technical requirements of noise pollution, protecting public sewers and watercourses will be addressed by the imposition of suitable planning conditions.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: For reasons set out above, this application is recommended for permission subject to conditions.

Recommendation: **PERMIT** ☒

REFUSE ☐

Comments ...