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Enquiries to: Katherine Snell

Our ref: E05246

Tel: 0370 779 3103

Your ref: F/22/93703

Date: 18.11.22

Email: Katherine.snell@hants.gov.uk

Dear David

Planning update for Application F/22/93703 - Hampshire Fire and Rescue
Service Headquarters, Leigh Road, Eastleigh

Dear David

Thank you for sight of the consultee responses- ecology and Environment
Health Officer - and request for supporting information.

In response the below comments seek to address the issues as raised.

Ecology

An updated Ecological Desk-Based Assessment has been produced. This makes reference to slow-worms being recorded at neighbouring site (paras 3.12, 4.17, 4.21). Taking into account these recent findings, the report concludes that no further survey or assessment work is recommended as it is considered that the project site is of negligible value to protected and notable species.

However, there remains a small risk of accidental damage to adjacent reptile habitat and any reptiles present in that habitat. Measures are presented that would ensure impacts to reptiles are avoided (para 5.8).

HCC Property Services, Three Minsters House, 76 High Street, Winchester, Hampshire, SO23 8UL
www.hants.gov.uk/propertyservices



Hampshire
County Council

In response to the ecological concerns, the proposal will now omit the proposed temporary parking area to the north. This is now possible due to other project factors and is illustrated in plan no E05246-HCC-ZZ-DR-B-7006-P2.

As a point of clarification, the small area of scrub referenced in the previous planning application is no longer within the application site and there are no plans to alter this by the applicant. Therefore, the only non-concrete area within the application site is a small grassed area to immediate south of building housing redundant pumping chamber, covering approximately 12m x 8m, and does not support any other vegetation or ecological habitat.

Drainage

Surface water from existing concrete hardstanding areas within the site will discharge to the existing surface water drain to the north via a new interceptor, as illustrated within the new supporting planning drawing 'Proposed Drainage Layout – PJT10307-WML-122-XX-D-C-1001'.

There will be no significant additional increase in the volume of water proposed to be discharged off site as the area of roof and hard surfacing is similar to the existing (with approximately 120m² loss of grass, within the wider site of 2046m²). Surface water drainage from the roof will discharge into the drainage system alongside the surface water drainage. Whilst all options to reduce runoff for the new roof have been considered, a green roof would not be practical due to structural limitations of modular building and the requirement for PV to the roof.

Soakaways have been evaluated and found not to be practicable due to ground conditions therefore the Ciria SuDs manual mitigation indices are not applicable at this site. In any case, the water will not cause pollution to nearby waters as there are adequate interceptors within the car park area which will retain any pollutants within a closed system.

As a point of clarification, the vehicle cleaning bay is only for cleaning forensic equipment within the enclosed environment, not for washing down the vehicle.

As detailed above the surface water from the site will be captured by a new interceptor and discharge to the existing surface water drain to the north, and so enter the existing drainage network which is a closed system. Foul water from the new building is drained to the existing sewage network which runs to the East in turn connected to Southern Water's adopted system. Full details are shown on the Proposed Drainage Layout. (PJT10307-WML-122-XX-D-1001)

Environmental / Air Quality

The applicant (Office of the Police and Crime Commissioner- OPCC) was fully aware of relocated fire trainer development when putting forward the development proposal and considers that occupants of the proposed office building would be suitably protected from the live fire training activities. This is because the new Fire Training Facilities will have benefit of a new purpose-built smoke extract / scrubber system as opposed to the current partial system. We do not envisage that the very limited occasional smoke release will have a detrimental effect on our building which will also be primarily mechanically ventilated, allowing greater control of the air makeup (please see application F/22/93473 for full details).

In addition, the proposed OPCC office building is primarily mechanically ventilated by necessity to meet energy / carbon reduction targets and so air makeup can be controlled.

I trust this answers the queries sufficiently.

I look forward to hearing from you. Please get in touch with any queries.

Kind regards
Katherine Snell