
Proposed replacement fire hydrant tanks and pump house with associated works and landscaping

Site: 32 New Lane, Havant, PO9 2NG

Application: APP/22/00895

Applicant: Havant Property Investment LLP (HPI)

Date: 5th December 2022

Author: Fellows Planning Limited

I. Introduction

- I.1 This application has been prepared by Fellows Planning Limited, on behalf of Havant Property Investment LLP (HPI), the developers of the 32 New Lane employment site.
- I.2 This Statement seeks to outline the proposed plans to erect two smaller fire hydrant tanks and a new pump house with associated works and landscaping. The fire hydrants are proposed in the same location as previous infrastructure used in the north-eastern area of the site when it was occupied by Pfizer.
- I.3 The proposal seeks changes that are minor revisions to the approved design for a new distribution centre, albeit have been submitted as a full, standalone planning application for consideration.
- I.4 Given its location in the north-eastern area of the site which forms part of a new ecological enhancement area, the ecology and associated landscaping masterplans have been updated to reflect the new infrastructure sought.
- I.5 The above proposals are outlined in the following accompanying drawings and reports listed below;
- DPO1-SMR-00-ZZ-DR-A-2302-S4-P3 Proposed Hydrant Boundary
 - LLD2177-LAN-DWG-010-09 Landscape Masterplan Strategy
 - LLD2177-LAN-REP-001-07 Landscape Design Strategy
 - LLD2177-ECO-REP-001-04 ECIA 2 Ecological Impact Assessment
 - LLD2177-ECO-LET-001-00 20 Covering letter by Lizard Landscape Design and Ecology, dated 27th October 2022
 - 7379-SMR-00-ZZ-DR-A-2303-S4-PI Proposed hydrant and pump house elevations
 - 65-250 1500 LTR-MIN 8.0 BAR Armstrong fire pump operational and technical data manual
 - A118298 New Lane, Havant - Noise Assessment prepared by Tetra Tech (September 2022)
- I.6 The proposals also show the concurrent amendments sought to the approved scheme to the access so these are consistent with the S278 agreement approved, which avoids gas infrastructure to the north

of the existing access, alongside other minor layout and elevation changes sought under a Non-Material Amendment application to ensure they can be implemented together.

2. Context and Planning History

- 2.1 Full Planning Permission was granted by Havant Borough Council on the 22 October 2021 under reference APP/21/00200 for;

“Demolition of existing buildings and redevelopment of site comprising erection of distribution warehouse (class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure.”

- 2.2 The above planning application was amended by a S73 application which sought to vary a number of planning conditions attached to the permission. The proposal under planning reference APP/21/01244 sought a:

“Variation of condition No's 4 (Operational Management Plan), 9 (Livery/Branding), 10 (Traffic Monitoring) and 28 (Employment and Skills Plan) of planning permission APP/21/00200 and the introduction of a new Community Liaison Strategy Condition.”

- 2.3 The S73 application was approved on 7th February 2022.
- 2.4 HPI have discharged several of the planning conditions associated with the consent and engaging with the relevant officers at the Council on those that remain under the S73 approval.
- 2.5 There has also been the submission of the Non-Material Amendment application (under Section 96A) for minor changes to the site layout and design, relating mainly to the retention of access arrangements, fencing changes, internal warehouse changes and resulting fenestration (vents and window positioning) alterations including the insertion of canopies, and associated infrastructure updates. The plans submitted show this wider updated context to ensure it sits alongside these other changes. Please the application APP/22/00919 for further details.

3. Proposals

- 3.1 This full planning application seeks the reinstatement of the hydrant tanks and pumping station in the north-eastern corner of the site as a result of the Building Regulations / Hampshire Fire Service comments made during the detailed design process. It has become clear that a certain water pressure and water source is needed in the event of a fire, and without this infrastructure the pressure is not sufficient.
- 3.2 The hydrant tanks are similar to those previously located in this area albeit much smaller in scale. The two fire hydrant tanks measure 3.67m in height and 3.875m wide in terms of its diameter. The pump house measures 6.3m by 5.3m in length and 3.3m in height.

- 3.3 The site is being redeveloped albeit this area is part of an active construction site. The main buildings are near to completion.
- 3.4 The proposals are illustrated below figures 01-05, alongside the aerial photographs and site plan extract before it was redeveloped.

Figure 01 - Proposed Site Plan



Figure 02 – Extract from landscaping masterplan



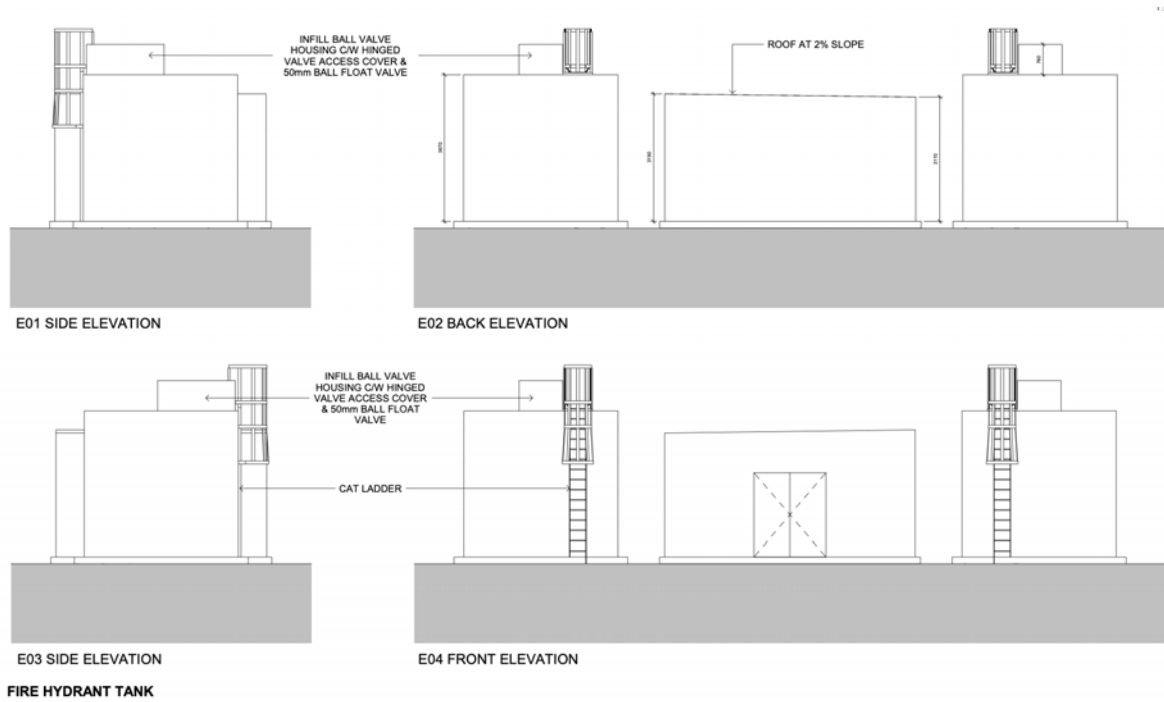


Figure 03 – Proposed elevations of the replacement hydrants / pump house above and floor plan below

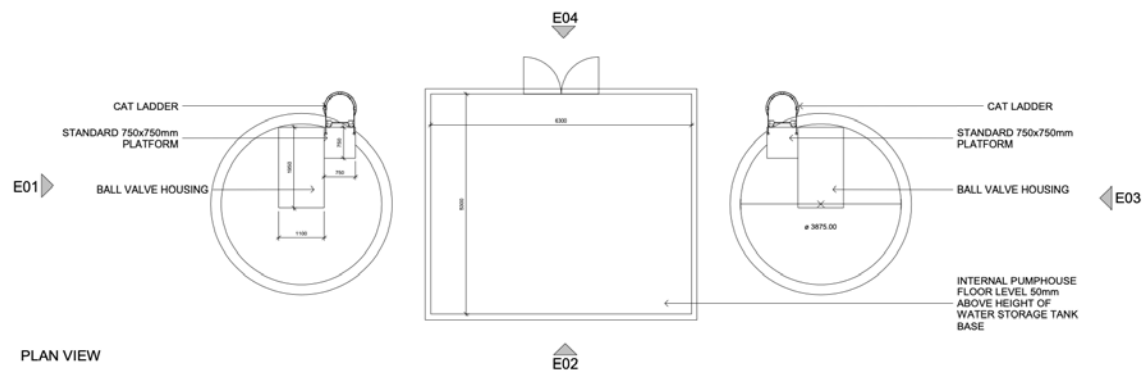
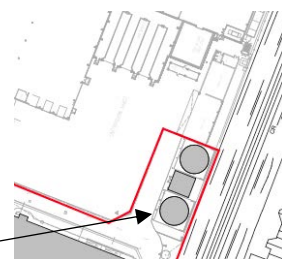


Figure 04 - Previous hydrants and pump house which were much larger in the north-west corner of the site (extract from previous existing plan and aerial photograph from 2019).



- 3.4 At the time of the original ecology survey in December 2020, the existing fire hydrant structures and surrounding hard surface, were considered of negligible ecological value. These have since been removed and this remaining section of site was approved as an ecological enhancement area with native shrubs, grassland and trees subject to low-intensity management. The proposal now is to replace the existing fire hydrant tanks and pump house, resulting in a minor loss of potential enhancement land.
- 3.5 The loss of a small area of this section of site would not significantly impact any protected species, and the proposals would still result in a net gain. None of the proposed ecological enhancements would require relocation, but 2no. small native trees proposed would no longer be planted.
- 3.6 The remainder of this area could be enhanced for ecology as proposed with the surroundings of the hydrant tanks and pump house laid to grass. It is understood access to the hydrant would only be required for emergency use i.e. fires, and for occasional servicing and maintenance. As such disturbance of the surrounding habitats would be very limited.

4. Planning Assessment

- 4.1 In summary the application proposes:
- Very small changes to the development already granted
 - The reinstatement of the hydrant tanks and pumping station with new equipment will ensure they are fit purpose. The proposals include a footpath to the pumping station / enclosure, but the majority of the ecological enhancements remain in this area apart from the footprint of these structures and the access provision required via the creation of a short path. The hydrant tanks are much smaller than the previous structures located in the corner of the site.
 - The landscaping scheme and ecology reports have been updated to reflect the new fire hydrant infrastructure proposed. The proposals will result in two trees not being planted but is minor in nature given the amount of planting taking place both here and elsewhere within the site.
 - The application is supported by an updated Noise Impact Assessment to take into account the new plant proposed. Whilst the Fire Pump (Motor Size > 110-220 kW) has a sound pressure of 96.0 Db @ 1m, as the fire hydrants and pump house are considered emergency plant, they are only likely to be in use for testing or in the event of an emergency and therefore are not considered to be an intrinsic part of the overall sound emanating from the premises. However, a planning condition restricting testing to be carried out only during the working week i.e. Monday to Friday, between the hours of 09:00 to 17:00 which will minimise any disturbance to residential amenity.
 - The provision of car and cycle parking spaces remain unchanged and will not give rise to highway safety concerns or impacts.
- 4.2 The above proposals are necessary to make the buildings and premises safe in the event of a fire and their location considered appropriate both in visual and residential amenity terms. They seek to replace similar infrastructure that was located in this corner of the site previously.

- 4.3 The landscaping plans have been updated to include the updated layout for consistency and demonstrates that this area alongside the other planting proposed will still lead to overall ecological and landscaping enhancements when compared to the previous site condition.
- 4.4 The fire hydrants proposed are considered acceptable in visual appearance terms and will not give rise to residential amenity concerns given they are designed to only be used in an event of an emergency.

5. Planning Assessment

- 5.1 The proposed development would help to deliver high-quality employment premises and valuable commercial floorspace contributing to Local Plan regeneration agenda, located within the New Lane Industrial Employment area.
- 5.2 The site is sustainable, and it benefits from good accessibility both by road and public transport, with local facilities nearby for employees. The safe vehicular access arrangements to the site have been updated to reflect the S278 agreement now approved and retains the gas infrastructure near the northern entrance. The approved parking and cycling provision will be maintained for both visitors and employees within the updated layout and new fire hydrant infrastructure. This is done whilst having regard to the constraints of the site and still providing an efficient use of land.
- 5.3 The proposed replacement fire hydrant infrastructure will not have any material impacts on the scheme, nor in respect of the following;
- Ground conditions, air quality/noise/emissions or health
 - Ecology or biodiversity, mitigation or enhancement
 - Drainage
 - Trees
 - Architecture
 - Third party amenities
 - Other conditional requirements
- 5.4 The proposed changes are very modest and have no material impact on the design and appearance of the development. This application should therefore be considered and approved without delay. Should there be any points of query please contact the planning consultant directly.