

BHCC Household Waste Recycling Site, Modbury Way

BH2025/00747

1st October 2025

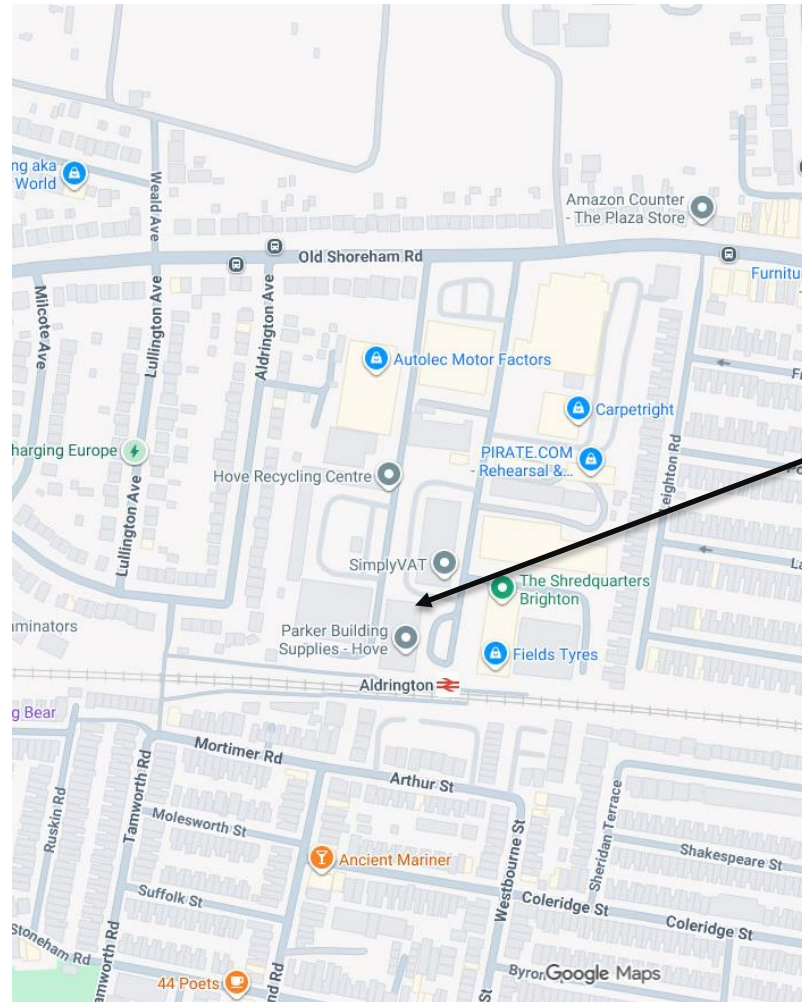


Brighton & Hove
City Council

Application Description

- ▶ Installation of a fire tank and pumphouse to be used in emergencies
- ▶ The tank and pump are required to comply with Environment Agency Fire Protection Plan (FPP) guidance

Map of Application Site

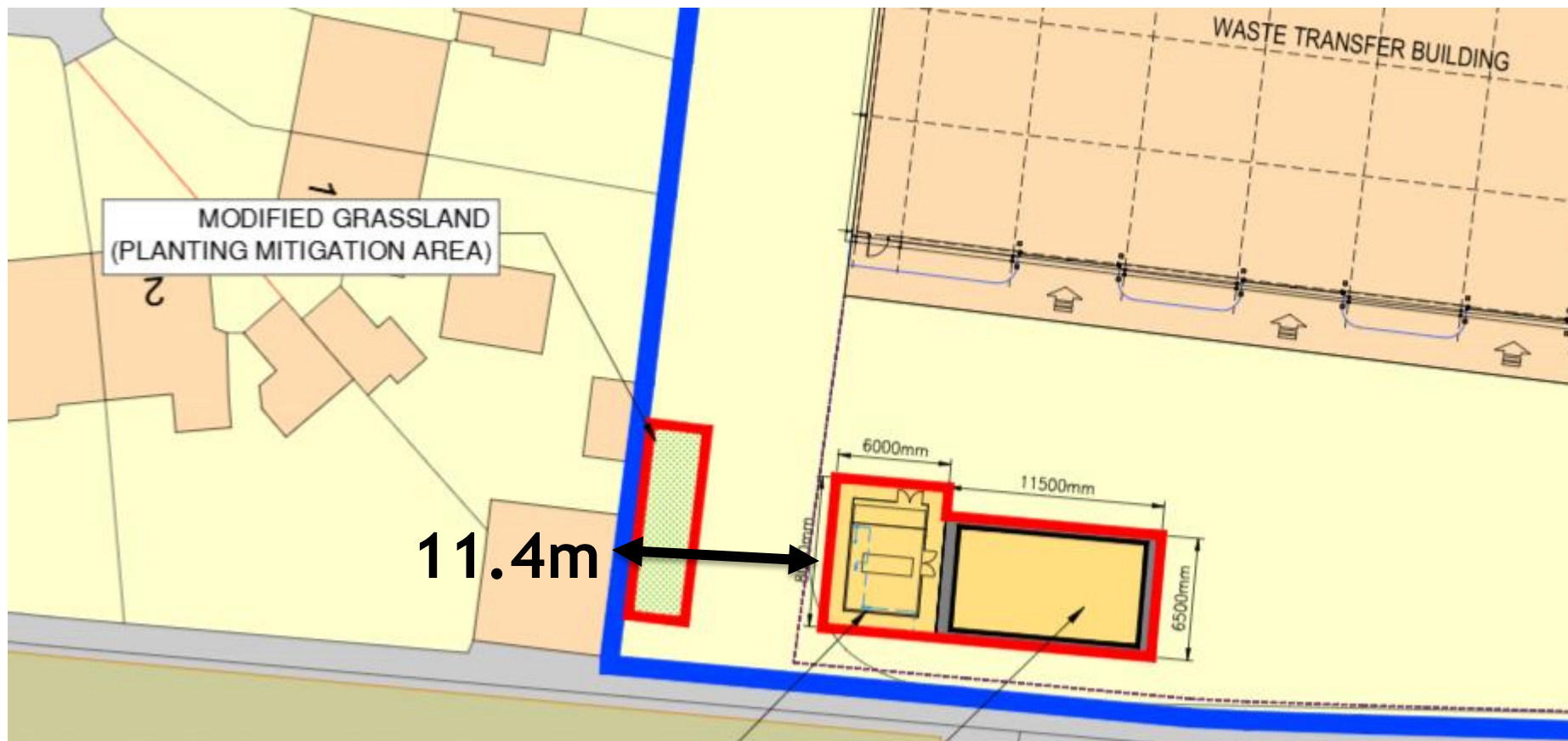


Application
site

Proposed Location Plan



Distance From Neighbour



Aerial Photo of Site



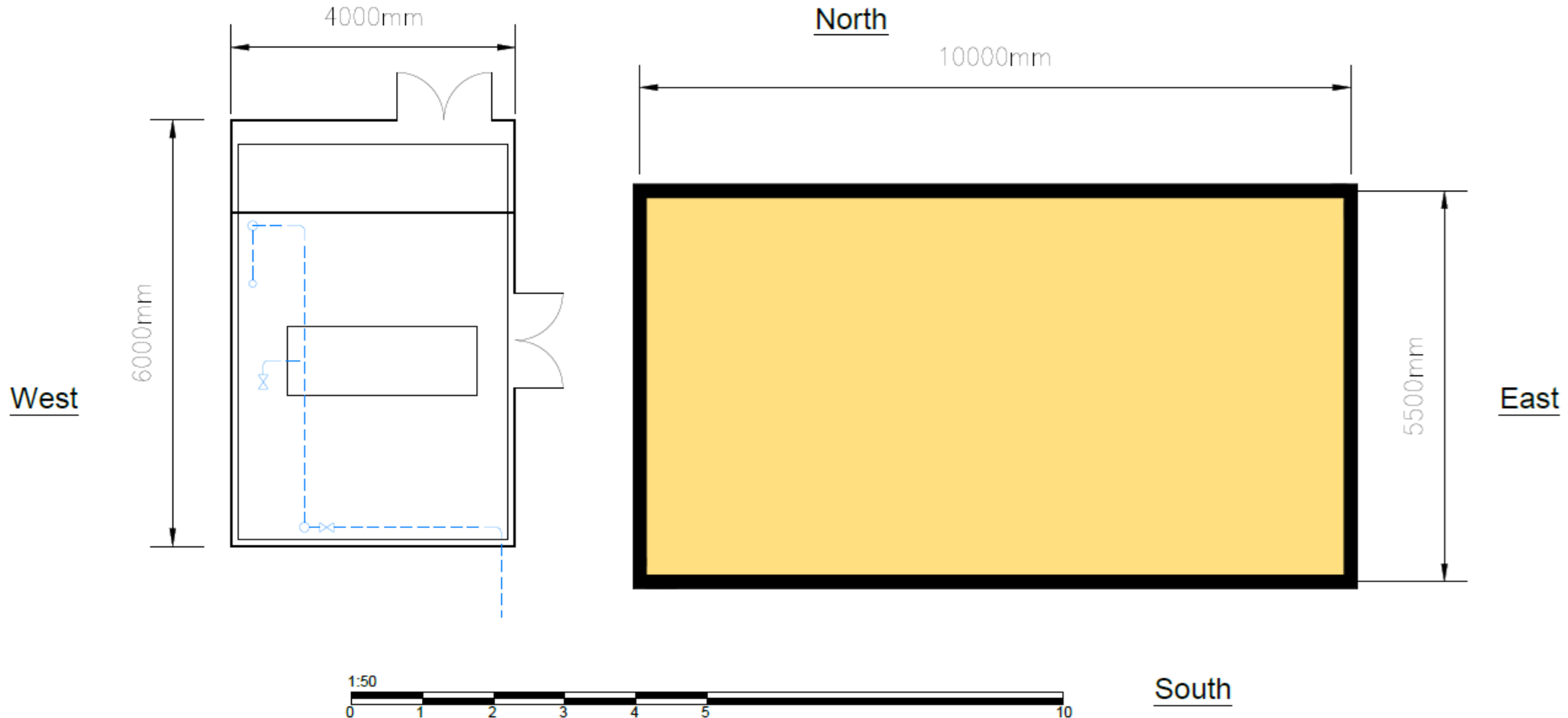
3D Aerial Photo of Site



Floor Plans

Pump house

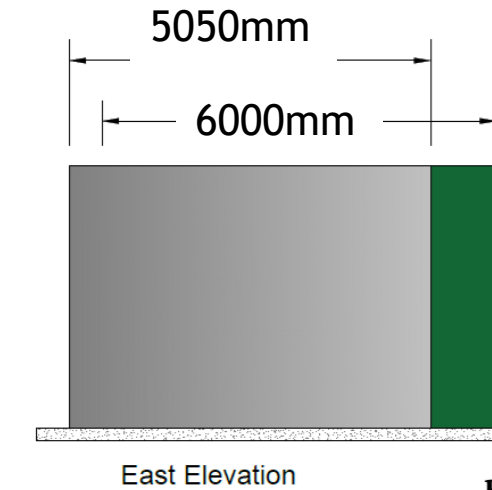
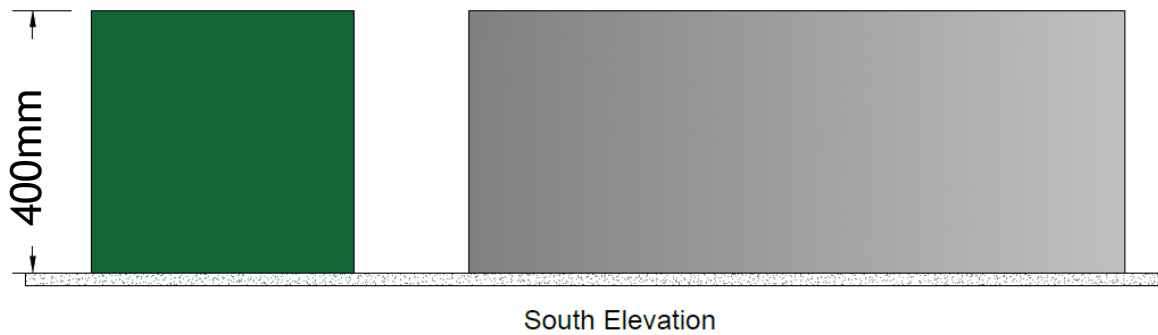
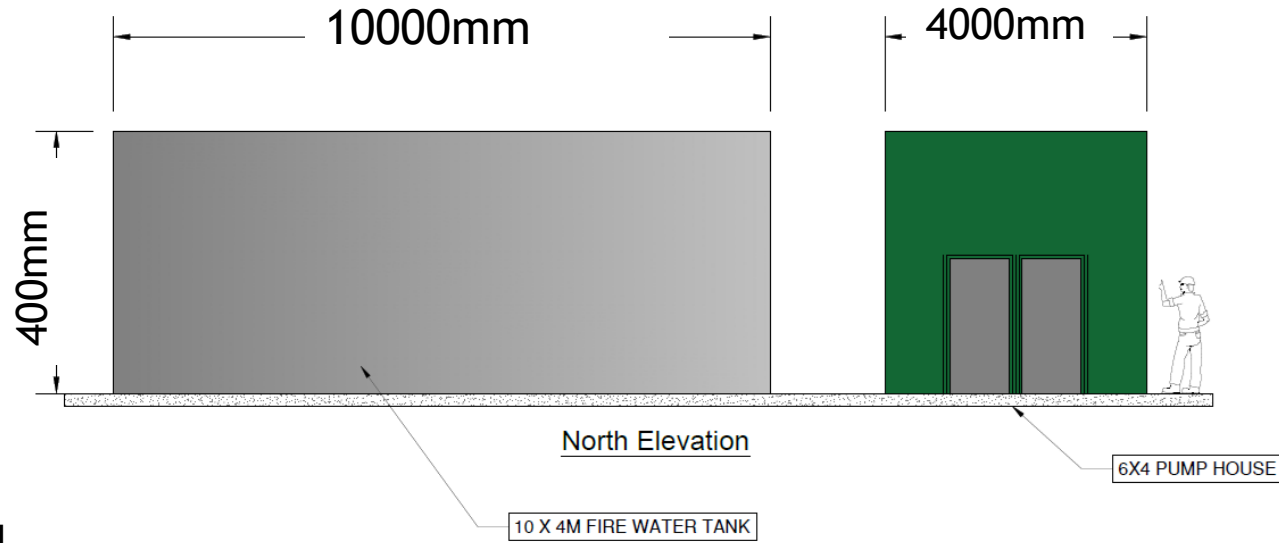
Water Tank



Elevations

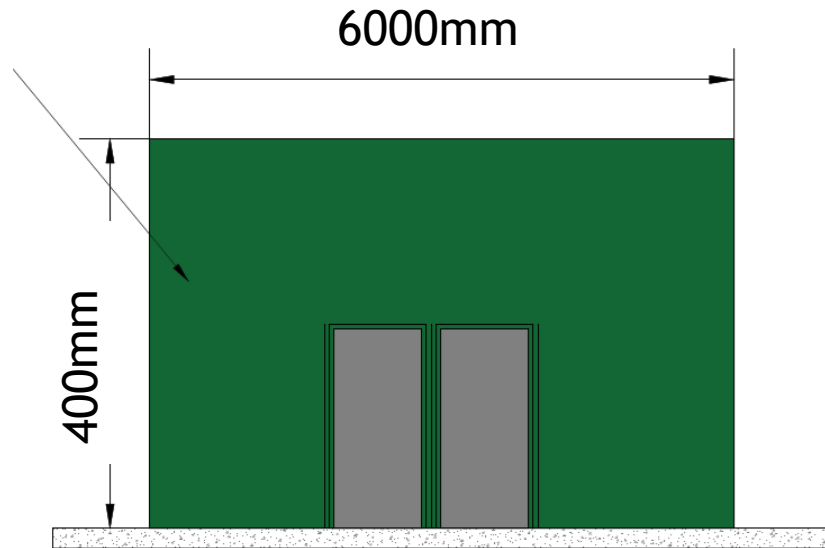
Pump House
Galvanised Steel
- Green

Water Tank
Galvanised Steel
- Grey

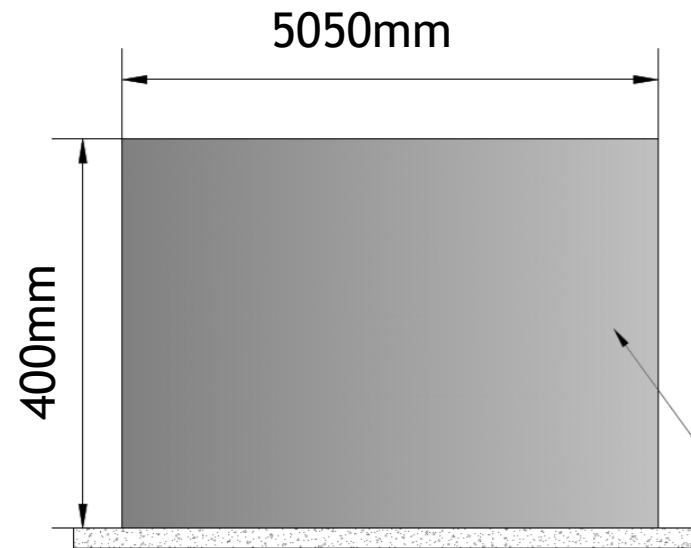


Sections

6 x 4 Pump
House



A:A Elevation
(Pump House East)



B:B Elevation
(Fire Tank West)

10 x 4 Fire Tank



Photographs of the site



Looking towards the Western boundary



Looking towards the rear boundary

Photographs of the site



Looking towards the
eastern boundary



Rear boundary

Representations

Councillor Bageem **objects** to the application.

Eleven (11) objections were received and the following issues were raised:

- ▶ Increase in noise and vibration
- ▶ Increase in smells and flies
- ▶ Visual impact
- ▶ Location and need for the tank
- ▶ Lack of consultation from the site

Key Considerations

- ▶ Impact on character and appearance
- ▶ Impact on amenity
- ▶ Biodiversity

Conclusion and Planning Balance

- ▶ The fire tank and pump house would not be highly visible and would not significantly impact on the character and appearance of the site or the surrounding area.
- ▶ Environmental Health have no objections to the development. A condition is recommended to secure further details of suitable treatment for all plant and machinery. As such there would be no significant harm caused to neighbouring properties.
- ▶ There would be no transport impacts.
- ▶ Provision of onsite or offsite BNG can be appropriately secured by condition as well as precautionary working methods on site to protect any species on site.
- ▶ **Recommend: Approval**

