

MR JON BRAY
HIGHWOOD GROUP
THE HAY BARN
UPPER ASHFIELD FARM
HOE LANE
ROMSEY
SO51 9NJ

Application	F/19/86946
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14 September 2020

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application No. F/19/86946

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 26 November 2019 the Council, as Local Planning Authority hereby Permit the following:

Description: Creation of continuing care retirement community (C2) including erection of buildings, works to and conversion of existing coach house and granary buildings, creation of roads, car parking, footpaths, landscaping, drainage works and associated infrastructure, following demolition of existing buildings (application for subsequent consent to EIA development with EIA addendum)

Site: Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

- 1 The development hereby permitted shall be begun within three years from the date of this permission.

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be implemented in accordance with the plans and documents detailed in the Application Documents and Drawings List (V4) dated 10.09.20.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities

- 4 No development shall take place above DPC level of the development hereby permitted until the following final details have been submitted to and approved in writing by the Local Planning Authority. The development must then accord with these approved details:
- i Swift boxes
 - ii Cycle and bin storage
 - iii Provisions for electric vehicle charging

Reason: to ensure properly planned and sustainable development

- 5 No development shall take place above DPC level of the development hereby permitted until plans and particulars at 1:20 scale showing the proposals for the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority. The development must then accord with these approved details:
- i Details of rainwater goods.
 - ii Details of fascias and soffits
 - iii Balcony details
 - iv Details of chimneys
 - v Door and window details and designs, including heads and cills
 - vi Porch details

Reason: in the interests of visual amenity and quality

- 6 Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees

- 7 No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. a Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant. b.Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment such as tree pits); schedules of plants, noting species, plant sizes and proposed numbers/densities. c. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area

- 8 No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme. Any trees or plants which die or become diseased in the first 5 years following planting shall be replaced.

Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to enhance the character of the development in the interest of visual amenity and contribute to the character of the local area

- 9 Unless otherwise agreed in writing by the Local Planning Authority, tree protective measures installed in accordance with JFA Arboricultural Method Statement v2 and shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier unless otherwise stated within the JFA Arboricultural Method Statement.

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase.

- 10 All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase

- 11 No development shall take place (including site clearance and any other preparatory works) until a scheme setting out the appointment of a project arboriculturist and provision of arboricultural supervision has been submitted to and approved in writing by the Local Planning Authority. Arboricultural supervision as agreed in discharge of this condition to be implemented for the duration of the project.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase

- 12 No development shall begin until a final detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment has been submitted and approved in writing by the Local Planning Authority. The submitted surface water drainage scheme details should include: a) Management of exceedance flows routes including areas of the site that will be allowed to flood and conveyance of flood waters. This should include expected flood depths and extension. b) A maintenance and management plan for the entire surface water drainage system, including a plan illustrating the organisation responsible for each element, should be submitted to the LPA and LLFA. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development provides the satisfactory provision of foul and surface water drainage

- 13 Occupation of the development shall not commence until foul sewage provisions (as agreed with Southern Water Services) shall have been provided.

Reason: To ensure the development provides the satisfactory provision of foul and surface water drainage

- 14 Within 6 months of the first occupation of any building (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), a report and BRE certificate detailing full compliance with the BREEAM New Construction 2014 Excellent standard and in accordance with the submitted BREEAM Pre-Assessment for the entire Village Centre building shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To provide sustainable development in accordance with the Council's Environmentally Sustainable Development SPD

- 15 No works to the existing Public Right of Way Footpath 56 shall take place on site until full details and the method of construction of works to Footpath 56, including materials and finishes, to provide a means of access to the development site from Stoneham Lane have been submitted and approved in writing by the Local Planning Authority. The approved works shall be completed prior to first occupation of the development hereby permitted.

Reason: to retain the public rights of way appropriately.

- 16 The details and provisions of the approved Lighting Assessment (WYG, 4 Nov 2019, Ref A11493 Rev2) shall be fully implemented prior to the first occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of visual amenity, safety and to protect biodiversity

- 17 The development hereby permitted shall be implemented in accordance with the report and recommendations of the submitted Ecological Appraisal (WYG March 2018 V3), Bat Report (WYG March 2018 V3), Great Crested Newt Report (WYG December 2018 V2), amended landscape and woodland management plan rev C April 2020 and Ecology letter April 2020

Reason: To ensure the protection of protected species

- 18 Prior to the commencement of development, a badger survey will be undertaken, the details of which, including mitigation measures if badgers are found on site, will be submitted to and approved in writing by the local planning authority. The development must accord with these details.

Reason: To ensure no disturbance to badger setts.

- 19 No development shall start until a method statement for the disposal of Japanese knotweed has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved method statement and the Environment Agency's "Code of Practice for the Management, Destruction and Disposal of Japanese Knotweed" .

Reason: To maintain the value of the locality for biodiversity.

- 20 No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated

- 21 The roads and footways as shown on the approved plans shall be laid out and made up to base course in accordance with the approved details prior to the first occupation of the development and to wearing course at Practical Completion of the relevant phase hereby permitted.

Reason: To provide appropriate pedestrian and vehicular access.

- 22 The development shall not be occupied until the areas shown on the approved plan for the parking and turning of vehicles shall have been made available, surfaced and marked out, with markings to be agreed beforehand by the Local Planning Authority. The parking areas shall then be permanently retained and reserved for that purpose at all time.

Reason: To make provision for off-street parking for the purpose of highway safety.

- 23 No private parking management scheme shall be implemented on the site and no additional or altered vehicle parking areas shall be provided on any part of the development without the prior written approval of the Local Planning Authority.

Reason: In the interests of proper planning.

- 24 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties

- 25 No construction or demolition work shall take place except between 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 26 Before development commences, a Construction and Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
- i the timing and phasing of the works and lorry routing
 - ii the incidental recovery of minerals for construction works;
 - iii the location of temporary site buildings and plant and material storage areas,
 - iv the arrangement for construction deliveries and access
 - v dust impacts and controls
 - vi temporary construction car parking both on and off-site,
 - vii temporary lighting,
 - viii mud on the road mitigation,
 - ix a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - x the protection of pedestrian routes during construction,
 - xi storage of and collection of waste
 - xii controls for the volume and the quality of surface water runoff,
 - xiii watercourse crossings and any proposed diversions (temporary or permanent),
 - xiv a map of plan showing habitat areas to be specifically protected (identified in the ecological reports) during the works and any necessary mitigation for protected species to include:
 - 1. a) The timing of the works b) Watercourse crossings and any proposed diversions (temporary or permanent); c) The measures to be used during construction in order to minimise environmental impact of the works on habitats (considering both disturbance and pollution prevention)
 - xv Information on the persons/bodies responsible for particular activities associated with the construction phase.
 - xvi the use and siting of any temporary power supplies (generators)

All works shall be carried out in accordance with the approved CEMP.

Reason: in the interests of amenity, highway safety and protection of ecological features.

- 27 Development shall be carried out in accordance with the archaeological provisions set out in that document (edp 1574-r009a dated April 2020).

Reason: To ensure the protection of heritage assets.

- 28 Details of fenestration with confirmation that it will achieve the internal guideline levels recommended in Table 4 of BS8233:2014 shall be submitted to the Local Planning Authority for approval prior to installation. The approved fenestration to be installed prior to first occupation and thereafter maintained.

Reason: to protect residential amenity

- 29 Prior to construction above ground level, details of a system for ventilating the residential properties to protect thermal and acoustic comfort of future occupants shall be submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details before occupation and thereafter maintained.

Reason: to protect the amenity health and wellbeing of future occupiers.

Informative – The applicant should refer to the ANC/IOA/CIEH Guidance “Acoustics, ventilation and overheating Residential Design Guide 2020” in designing a suitable scheme.

- 30 Details of the building sound insulation for the spa, gym, and café/restaurant design to prevent breakout noise shall be submitted to the Local Planning Authority for approval prior to installation. The approved plant design to be installed prior to first occupation and thereafter maintained.

Reason: to protect the amenity health and wellbeing of future occupiers

- 31 Prior to its installation, a scheme detailing all plant, machinery, chimneys, ducting, filters or extraction vents, including noise and odour control information, to be used in connection with the use have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented prior to the use commencing and thereafter retained.

Reason: to protect the amenity, health and wellbeing of future occupiers.

- 32 For all plant including air handling and extraction plant, details of a plant noise assessment, carried out as detailed in BS4142:2014+A1 with confirmation that the Rating level will not exceed the background level at the nearest noise sensitive location shall be submitted to the Local Planning Authority for approval prior to installation. The approved plant design to be installed prior to first occupation and thereafter maintained.

Reason: to protect the amenity, health and wellbeing of future occupiers

- 33 Prior to the first occupation of Blocks A1 and A2 as shown on plan PL032RevA (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), the following information for these units shall be submitted to and approved in writing by the Local Planning Authority: as built stage SAP data and as built stage water calculator confirming energy efficiency and the predicted internal mains water consumption to achieve:
- ☐ In respect of energy efficiency, a standard of a 19% improvement of dwelling emission rate over the target emission rate as set in the 2013 Building Regulations
 - ☐ In respect of water consumption, a maximum predicted internal mains water consumption of 105 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details."

Reason: To support a comprehensive approach to high quality design across the site; in line with the guidance set out in the Government's Ministerial Statement of 25 March 2015 which states that Local Planning Authorities should, from the date of its publication, take into account the government's intentions in the statement and not set conditions with requirements above a Code level 4 equivalent.

Notes to Applicant:

- i Eastleigh Borough Council has taken all environmental information including the Environmental Statement dated February 2015, the Non-Technical Summary dated February 2015 and the Addendum to the Environmental Statement Issue 3 April 2020 into consideration in reaching this decision. In dealing with the application, Eastleigh Borough Council has in accordance with the National Planning Policy Framework worked with the applicant in a positive and proactive manner.
- ii Attention is drawn to the regular bell-ringing activities at St Nicolas Church, Stoneham Lane and the potential noise implications.
- iii The applicant's attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>
- iv No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist.
- v The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
- vi The various trees standing within this site are all protected by virtue of standing within a Conservation Area / Tree Preservation Order TPO.55.TVS12. Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees. Tree damage may lead to the prosecution of those undertaking the work and those causing or permitting the work.
- vii Attention drawn to the associated Section 106 legal agreement
- viii The applicant should contact Hampshire Countryside Service to discuss the temporary closure and diversion of the public footpath. Temporary Closure Orders should be applied for at least 6 weeks prior to the commencement of works and details of how to apply can be found at <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/temporaryclosures>
- ix In dealing with the application, Eastleigh Borough Council has in accordance with the National Planning Policy Framework worked with the applicant in a positive and proactive manner.

Yours faithfully

A handwritten signature in black ink that reads "A Grandfield". The signature is written in a cursive style with a large, looped 'A' and a trailing 'd'.

Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes