

MOORHILL - HIGHWOOD - CONSULTEE COMMENTS - RESPONSES SCHEDULE



03 February 2023

Application ref: F/22/94034 - Proposed 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition and clearance of the existing site.

DATE OF COMMENT	CONSULTEE	COMMENT SUMMARY & KEY ISSUES TO BE ADDRESSED	INPUTS BY	HIGHWOOD RESPONSE / COMMENTS
15/11/2022	EBC Conservation	"... Will help meet the need for care home places with a well-articulated low maintenance envelope for 70 residents in a building that does not have the appearance of doing so and has the benefit of a rural outlook on the edge of a settlement without impinging on any historical assets. No objection".	EDP	Positive assessment of site and context is welcome and supported.
23/11/2022	EBC Environmental Health	No objection subject to the following conditions: Report of preliminary investigation, Report of Site investigation and detailed site specific scheme for remedial works. Nomination of a competent person to oversee the implementation of works. No occupation until remediation scheme report is implemented. Imported soil demonstrated to be suitable for intended end use and receive LPA approval prior to use. CEMP required. Lighting to not exceed 3000 Kelvin or lower if required by Ecology. Advise expoure to electromagnetic radiation is checked from the proposed electrical substation.	Highwood Omnia	Our advisors, Omnia have been attempting to liaise with Jon Pyke to discuss the wording of the proposed draft conditions, but without response. We would like to see the first two parts of the proposed draft condition withdrawn as the work has already been completed - or failing that a re-wording that clearly defines a proposal for the addtional work arising.
24/11/2022	EBC Landscape	No objection, just design comments below: Present near viewpoints individually with descriptive test. More distance viewpoints and longer distance views. Any trees removed for parking bays within RPZ of retained trees should be replaced on a minimum 2 for 1 basis. These bays should have permeable solution such as reinforced gravel with steel edger. Parking Bays 22&23 are too close to Grade B Sweet Chesnut and should be relocated to E. Reinforce gravel on the bays. Detail required of hedge planting along Moorhill Road. Minimum 1.5m high with drip irrigation for 2 years until established. More shade tolerant boundary planting required at north SINC. Additional trees west of parking bay 1 and east of bay 16. 1m high maximum hedge along centre of planting area between parking bays 1-3 and bays 4-9, linking with frontage hedge. Soft landscape treatment at GL below retained trees. Substation visible, enclosure with screen or planting. Additional planting including new tree between sub station and bike store. What boundary fence detail is proposed along north and south boundary from the CBF. Add planting to soften the line of CBF that encloses the rear garden where it can be seen from frontage areas. Applies if welded mesh fence is used instead). Rear Garden Design Comments: Increase number of trees to ensure provision of GI and bolster SINC. Planting required along eastern boundary to the SINC such as hedgerow. Infiltration basins need to be rejigged to make space for new hedge. Exposed CBF on southern boundary not acceptable. Central courtyard focal tree will be a key feature and should be large canopy species. Infiltration basins need to avoid being sterile engineering shapes. Safety fencing needs planting to soften views. South basin pulled off the SINC boundary and be relocated to South East corner (depending on retained vegetation here). North basin further north if in line of the CBF. Arrangement of basins is currently squeezed. Deacon Design Landscape General Arrangement Plan: 1.8m metal fence should be steel welded mesh fence finished in dark grey or black. Not acceptable in frontage areas. Estate railings or post & rail timber fence preferred. Accuratly plot existing native woodland planting to be retained Wildflower turf maintained as long mown grass, mown margin along paths for neatness? See comment regarding continous planted buffer along sensative boundries to SINC. See comment regarding location, design and fencing around infiltration basins. Ecological gains to be maximised and fencing softened. New tree planting to bolster GI. Details of rain gardens required. Recommend some of roofscape is green roof. Any roof terraces/ gardens proposed need further detail. Details of external lighting, drainage and service drawings required to ensure no conflicts. Confirm exisiting/ proposed levels do not require retaining walls/ structures.	Highwood Deacon Design HIA James Fuller	Deacon Design have provided the following response. This is in the context of extensive consultation having been undertaken with EBC Landscape officers pre-application which has informed the application scheme and proposals as submitted. 1. As requested, LVIA viewpoints (agreed pre-application) have been extracted from the PDAS and are provided separately. 2. Please see amended plans which address concerns of landscape and tree officers in relation to proximity to trees close to spaces '22 and 23'. The orientation of the spaces are now provided in an arrangement that gives more space for trees to be retained along the northern boundary. The Arboricultural Method Statement has been updated accordingly. 3. As per pre-application discussions, we propose to replace the existing unsightly close board fencing and gates present along the site frontage with new formal native hedge and estate style railings as shown in submission documents. 4. The landscaping plans indicate understorey planting in SINC buffers. 5. Re planting within the car parking area - our scheme will provide a similar effect to that suggested. There is no room for additional tree planting as it will sit within the rain shadow of the existing tree canopy. 6. Existing ground level cover will be retained where relevant to provide biodiversity net gain. 7. Our landscaping plan provides for planting in proximity of the sub-station as shown on landscaping plans. 8. We have added planting between substation and bike store as requested. 9. As shown on submitted Deacon Design drawings, boundary treatment along boundaries highlighted will be 1.8m high metal palisade fence and screen planting is provided. 10. We disagree with comments on rear garden GI and planting. GI is not just about tree planting. We are looking to achieve a natural woodland edge feel that currently doesn't exist. This will be a mix of trees, understorey shrubs and groundflora. Together this will also create an attractive environment for residents to interact with the natural environment.

MOORHILL - HIGHWOOD - CONSULTEE COMMENTS - RESPONSES SCHEDULE



03 February 2023

Application ref: F/22/94034 - Proposed 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition and clearance of the existing site.

DATE OF COMMENT	CONSULTEE	COMMENT SUMMARY & KEY ISSUES TO BE ADDRESSED	INPUTS BY	HIGHWOOD RESPONSE / COMMENTS
		Consider low, natural mounding on central island area. All hard & soft landscaping to be conditioned including 5 year landscape maintainance plan, landscape specification plus a condition requiring 5 year replacement of any failed planting.		11. 1.8m high metal palisade fence is proposed on site boundaries to N, E and S. Buffer planting is proposed along the edge with woodland SINC already but can increase slightly. It will will naturally encroach anyway subject to a suitable management regime. 12. The woodland SINC boundary is not the edge of site, it is set back beyond the Southern Water access track beyond the eastern boundary of the site. We have reviewed the ponds, but we are constrained in terms of moving them south due to ownership constraints. 13. We disagree re boundary treatment suggestion for steel welded mesh fence and will retain proposed metal palisade fence in proposals. We are providing estate railings and hedge along site frontage as suggested. 14. Please can plotting of native/retained woodland planting be conditioned if considered necessary? 15. We welcome comments on detailed planting/management which will be incorporated at detailed design stage. 16. We are providing new planting in accordance with EBC Trees & Development SPD. Please see amended plans to reflect the above.
25/11/2022	EBC Planning Policy	"... Providing that the case officer is satisfied that there are noadverse impacts on the character of the area, the proposal meets the general principles for development in the countryside in policy S5 and Planning Policy does not object to this development."		Policy officer's positive, pragmatic assessment of site and national/local policy in context of critical need to plan for and deliver older peoples housing is welcome and supported.
26/11/2022	HCC Highways	Recommended 0.3m hard surfaced step out strips added to the sides of parking spaces located against landscaping. Provision of internal footway onto proposed Moorhill Road footway should be investigated. No objection subject to the following contributions: £26,000 for bus stop/ shelter improvements and pedestrian improvements. £6,000 to implement TROs No objection subject to the following conditions: Existing accesses should be closed and verge reinstated prior to development commencement. Construction Method Statement Required. No development until lines of sight splays are provided.	Paul Basham Assoc Highwood HIA James Fuller	Hampshire County Council have commented on the desire to extend the footway into the site further than the bellmouth where it can be reached away from traffic movements, particularly mindful of the elderly residents of the facility. Unfortunately this footway extension would not be possible due to site constraints, including impact upon off-site trees. Additionally, the proposed access cannot be moved further south to accommodate an internal footway as this would negatively impact visibility due to the retained trees along the site frontage to the south. The proposed pedestrian access has been subject to an independent Stage 1 Road Safety Audit which did not raise concern on this item, and would be subject to further detailed design and Stage 2 Road Safety Audit at the Section 278 stage. As a compromise solution, please see amended plans which provide for an extended shared surface with demarked route for pedestrians from site access footway to the building entrance. We do not believe that the absence of a separated internal footway link would cause any safety issues, whilst acknowledging that residents of the care facility would be more vulnerable elderly persons, they would always be supervised by family/care workers on the infrequent occasion that they are leaving the home on foot. The shared surface nature of the internal roads is not considered an issue, as this will be a lightly trafficked and slow speed environment.

MOORHILL - HIGHWOOD - CONSULTEE COMMENTS - RESPONSES SCHEDULE



03 February 2023

Application ref: F/22/94034 - Proposed 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition and clearance of the existing site.

DATE OF COMMENT	CONSULTEE	COMMENT SUMMARY & KEY ISSUES TO BE ADDRESSED	INPUTS BY	HIGHWOOD RESPONSE / COMMENTS
				Re HCC proposed conditions: The draft condition regarding closure of the existing accesses seems unnecessarily complex “Before use of the development is commenced” would surely read better as “Prior to occupation”? For the Access Construction condition, prior to occupation should be more appropriate, and whilst we, Highwood may want to get this in very early in the process to aid construction traffic movements to/from the site, HCC are also asking for a pre-commencement condition relating to a Construction Method Statement which includes access/egress for plant/machinery. In which case, HCC have a mechanism to ensure they are happy with construction traffic access separate from the need to deliver the final access.
02/12/2022	EBC Tree Officer	2 designated SINC near the site, defer to the Ecology on this. Concerns regarding sightlines for the entrance, appears pine tree is outside these. Defer to Highways but this would make it vulnerable to removal later on. Why has the entrance been moved north when one already existed? Means that T39 is removed (a B category sweet chestnut) and exposes a potential issue with T41 – a 3rd party tree. Concerns regarding the dominance of trees to south and, to a lesser extent, from shading. Positions of the trees relative to the structure will put post-development pressure of the trees to be further pruned. The successful use of cellular confinement for the car park and entrance must be demonstrated before it is agreed. Several parking spaces are well within the RPAs of tree. The report states that this area around T41 will be hand dug, but we will require a contingency plan to be provided if significant roots are found in this area. “Parking bays 22 & 23 are too close to a grade B Sweet Chestnut and should be relocated to the E. Please use reinforced gravel ('Nidagravel' or similar) on as many of the bays as possible. Please see our comments regarding the use of cellular confinement, above. “Should PP be granted, all landscape details to be conditioned, including a maintenance plan, specification plus a condition requiring 5-year replacement of planting.” The SPD states that it is now a 10-year replacement regime. Finally, the report states that “8 ‘U’ Grade trees (Trees 21, 24, 27, 28, 30, 31, 32 and 38) located within the site will be removed regardless of any proposed design layouts”, but unless PP is forthcoming, their removal will be subject to the TPO Regulations.	Highwood JFA HIA Deacon Design	Parking spaces 22 and 23 have been amended to give more room for retained trees. This area will be subject to ‘No Dig’ construction with a load suspension system. Levels within the RPA’s of the retained trees will not be lowered. The site access has not moved north, it is proposed to be widened. From an arboricultural perspective, whilst proposing removal of a small number of low value trees, this solution retains those trees of greatest amenity value and importance, not least the large pine tree to the south of the entrance on Moorhill Road. Vac-ex system will be utilised to excavate soils around sensitive RPAs including Tree 41. Please refer to updated/amended Arboricultural Method Statement. Regarding post-development pressure on trees to south, there will need to be some regular pruning to avoid branches causing direct damage to the building, but there will not be any need for excessive pruning. The trees will provide a beautiful backdrop to the gardens and much needed shading in the summer months for occupants of the care home to spend time outside. There is a large amount of outside space provided, so there won’t be a need to prune the trees to create more light. These trees are also protected by a TPO, therefore EBC have full control over how much pruning can and is carried out. Cellular Confinement system - It has been discussed and agreed with Paul Basham Associates (Consulting Engineers) that the site levels work and the proposed use of a cellular confinement can be utilised on site. Parking under trees - there are numerous examples of trees being in close proximity to roads, car parking, buildings etc etc where excessive pruning isn’t required. The trees on site will need to be inspected regularly for any signs of hazards and appropriate management detailed. Ultimately, these trees are still protected by a TPO, therefore any Tree Works Applications will need to be approved by EBC. Excessive works will not be allowed and if they are needed they will be justified and considered by all parties.
02/12/2022	Southern Water	Informatives	Highwood Paul Basham Assoc	Standard SWS response. Points are noted and no comment necessary.

MOORHILL - HIGHWOOD - CONSULTEE COMMENTS - RESPONSES SCHEDULE



03 February 2023

Application ref: F/22/94034 - Proposed 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition and clearance of the existing site.

DATE OF COMMENT	CONSULTEE	COMMENT SUMMARY & KEY ISSUES TO BE ADDRESSED	INPUTS BY	HIGHWOOD RESPONSE / COMMENTS
13/12/2022	Winchester & Eastleigh Design Review Panel	Mostly positive feedback again, complimenting the changes made since the last pre-app Design Review Panel. Reorientated building has more N facing bedrooms. Scope to provide E & W aspects to the end bedrooms via corner windows. Or create an internal feature of the N facing windows if this would compromise internal layouts. Could light the top floor rooms via rooflights above. Concerns over the view from the W facing windows, particularly ground floor rooms with parking spaces outside. Surfacing material of the car park should be considered. Site sections should be provided to assess the buildings relationship with the trees and reservoirs surrounding the site. Award design elements now included such as blank sections of brick wall at the N end of the W elevation. The size and position of the windows is homogeneous and all the same despite different elevations and outlooks. This should be reviewed to bring a sense of hierarchy to the elevations informed by the impact of solar gain on internal spaces. This could identify the need for external shading which could alter external elevations. Mounting of PV Panels to the roof must be considered, as well as heating and cooling ducting, safety barriers etc which will be visible above the parapet. Strong recommendation into researching internal drainage options. Subtle of the brickwork needs to be retained through the detailed design stage and are not value engineered out. Recommended these details are secured via planning conditions.	Harris Irwin Highwood Deacon Design JB Hopkins	We have reviewed DRP comments and provide the following amendments and additional details as requested: - JB Hopkins 'Thermal Comfort Study' rev A - Amended Turley Sustainability Statement rev A with updated Energy Modelling - Amended Plans - External Materials Schedule - Updated DAS (P4) - Illustrative CGIs showing details/downpipes and other details as requested Key points: - Energy/Thermal Comfort reports confirm that no brie soliel is needed - PV panels are indicated on drawings and roof plans informed by energy assessments - Plant enclosure (GF) has been added to site plan (informed by JB Hopkins) - Window details provided within DAS - Elevations/plans updated with additional details such as downpipes etc - Amended surfacing details provided in car park
18/12/2022	Hampshire & Isle of Wight NHS Trust	Whilst we recognise that not all the occupants of the proposed care home will be new to the area, we make the Health Care planning assumption that this application will generate up to 70 high acuity additional residents. The resulting growth in local population will inevitably seek registration with a local GP surgery and place additional pressure on existing NHS services; NHS services in primary, community and secondary care settings. Our estimate on the level of additional demand will be placed on NHS Primary Care does not, in our view, warrant the commissioning of an additional GP surgery. The increased demand will be accommodated by the existing GP surgeries open to new registration requests from people living in the area of the proposed development. However, additional capacity for the practices will be required. The ICB considers that the application should be required to make an appropriate financial contribution to the capital investment that the NHS will make in this regard. The proposed contributions formula for developments under 2000 dwellings is: No of additional residents (70) divided by average list site (1800) x 16 (size of a consultation room) x £375 (cost of rent and other additional expenses with regard to premises) x 20 (number of years expected on a lease). This means that the Clinical Commissioning Group will be looking for a contribution of £4,666 for planning gain for health.	Highwood	Highwood agree to this contribution being included within the section 106 legal agreement.
11/01/2023	EBC Ecologist	Objection as contrary to DM11 and overdevelopment. Telegraph Woods SINC is located to the east of the site and West End Covered Reservoir SINC is located to the north. TPO protected trees are located on the southern and western boundaries of the site. To avoid impact on the Telegraph Woods SINC and the West End Covered Reservoir SINC Eastleigh Borough Council require a 20 m buffer free of all development from the woodland canopy edge of the SINC boundary. Whilst this appeared to be achievable in the pre-app plans, this proposed building, the bin and cycle stores, garden paths and SuDS features are shown right up to the northern edge of the site, leaving no buffer at all. The eastern end of the site plan shows 2 SuDS infiltration basins and garden paths very close to the site boundary. The SINC buffer zones are not sufficient. The Landscape Illustrative plan for the current proposal also shows several parking spaces under tree canopies along the northern boundary and along the western and southern edges of the proposed car park. This will most certainly in future require excessive works to the trees as they age and the possibility of branches falling on cars increases. The Bat Survey Report by TetraTech (August 2022) states that two bat activity surveys were done on tree TN31 which is the only tree which has moderate bat roost potential and is proposed to be removed. No bats were recorded roosting at that time. These results will be considered valid until 31 August 2023 after which time additional review will be required. If the tree is to be removed, recommendations for soft felling under ecological supervision were provided in the report. This can be conditioned, however if any signs of bats are found at that time all work must stop and a bat licensed ecologist must be called for advice.	Highwood Tetra Tech Paul Basham Assoc (James Fuller Harris Irwin Deacon Design)	A meeting between our ecology consultants, Tetra Tech and EBC Ecologist, Lisa Malter took place on 23 January 2023. The response of Tetra Tech on ecology matters is attached to this schedule, which considers potential effects upon adjoining SINCs, need for any on-site buffers, proposed planting and site hydrology. Tetra Tech conclude that there is no potential for significant effects to occur on the adjacent SINCs as a result of disturbance or hydrological changes and consider the areas of planting which constitute the buffer zones within the site to be sufficient. The BNG assessment for the development has not been updated as changes to the scheme arising are de minimis.

MOORHILL - HIGHWOOD - CONSULTEE COMMENTS - RESPONSES SCHEDULE



03 February 2023

Application ref: F/22/94034 - Proposed 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition and clearance of the existing site.

DATE OF COMMENT	CONSULTEE	COMMENT SUMMARY & KEY ISSUES TO BE ADDRESSED	INPUTS BY	HIGHWOOD RESPONSE / COMMENTS
		The Biodiversity Net Gain Assessment by TetraTech (October 2022) is based on the current proposal. It will need to be redone after the appropriate SINC buffers have been applied to the development and I will review an amended version at that time.		We accept the comment that current ecological survey data should be reviewed following 31st August 2023 should tree works not have been completed. Also, that soft felling is conditioned that if signs of bats are identified that works must stop, and advice sought from a bat licensed ecologist.
	EBC Ecologist continued	SuDS The Flood Risk and Drainage Strategy by Paul Basham Associates (October 2022) proposes the runoff from the building roof shall drain via infiltration through basins 1 and 2 located in the northeast and southeast corners of the site. The roof run-off that is being taken into the southern Basin will flow via lined rain gardens located in the landscaped areas around the southeast corner of the building. Meanwhile, runoff from the carparks and a portion of the building will drain via infiltration crates installed below the carparks. A catchpit has been specified upstream of the crates to reduce the build-up of silt in the crates and enable infiltration to also take place at the base of the crates. There is a small portion of the site that is at risk of long-term flooding from surface water, located near to the southern boundary, this can be seen in Figure 6. To mitigate this, a series of shallow filtration trenches (filter drains) have been specified to drain any surface run off which may pond in this area. The report states that the plot size is approximately 0.72 ha. DM6 states that on sites of between 0.5 hectares and 1 hectare, SuDS schemes should include at least two forms of naturalised filtration. Rain gardens and attenuation basins are two forms of naturalised filtration, however the proposed attenuation basins are located within 20 m of the SINC woodland canopy boundary, and must be relocated out of this buffer zone. The car park and access road are proposed to be drained by permeable block paving and permeable asphalt respectively, with infiltration crates below the car park. Some of the building roof drainage is also proposed to be channelled through the infiltration crates. There is an area of high flood risk within the site and a series of filter drains are proposed to eliminate ponding in this area. It is not clear from the site plan where these are proposed to be located or where this drainage is discharged from the filter drains. The CIRIA SuDS pollution mitigation index must be used to demonstrate that the proposed SuDS features provide sufficient pollution mitigation. The drainage strategy diagram is located in Appendix F on page 18 of the pdf of part 5 of the Flood Risk Assessment and Drainage Strategy with a catchment plan on page 19. This shows drainage from the buildings piped to the attenuation basins. The drainage from the southern side of the building appears to go through rain gardens but the drainage from the northern side of the building is piped directly to the attenuation basin and is not routed through any rain gardens. Exceedance flows on the eastern side of the site would enter Telegraph Woods SINC, which could affect the hydrology of the SINC. This is not acceptable.	Highwood Tetra Tech Paul Basham Assoc (James Fuller Harris Irwin Deacon Design)	See enclosed Ecology resopnse from Tetra Tech.