

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

Application	F/22/94034
Please ask for	Summer Sharpe
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Thursday 3 August 2023

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

Application No. F/22/94034

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: 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.

Site: MOORHILL, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:

- Location Plan 3127-HIA-XX-ZZ-DR-A-0100
- Existing Site Plan 3127-HIA-XX-ZZ-DR-A-0110
- Topographical Survey LDS/15926 TP1 Rev A
- LDS/15926 TP2 Rev A

- LDS/15926 TP3 Rev A
- Proposed Site plan 3127-HIA-XX-ZZ-DR-A-0101 (received 18 May 2023)
- Landscape General Arrangement Plan DD560L01 Rev E
- Landscape Illustrative Plan DD560L02 Rev E
- General Arrangement Elevations – West and South Elevations 3127-HIA-01-XX-DR-A-0301 (dated 3 February 2023)
- General Arrangement Elevations – East and North Elevations 3127-HIA-01-XX-DR-A-0302
- General Arrangement Elevations – Courtyard Elevations 3127-HIA-01-XX-DR-A-0303 (dated 3 February 2023)
- Proposed Ground Floor Plan 3127-HIA-01-00-DR-A-0202
- Proposed First Floor Plan 3127-HIA-01-01-DR-A-0211
- Proposed Second Floor Plan 3127-HIA-01-02-DR-A-0221
- Proposed Roof Plan 3127-HIA-01-ZZ-DR-A-2701
- External Materials Schedule 3127-HIA-ZZ-XX-SP-A-0001
- Window Jamb Details 3127-HIA-01-XX-DR-A-2150
- Section CC- Section DD 3127-HIA-01-XX-DR-A-0403
- External Bin Store 3127-HIA-XX-ZZ-DR-A-9001
- External Sub Station 3127-HIA-XX-ZZ-DR-A-9002
- Cycle Store 3127-HIA-XX-ZZ-RA-A-9003
- External Plant Compound 3127-HIA-XX-ZZ-DR-A-9004
- General External Ancillary 3127-HIA-XX-ZZ-DR-A-9005
- Moorhill, Moorhill Road, West End – Transport Statement (dated October 2022)
- Moorhill, Moorhill Road, West End – Travel Plan (dated October 2022)
- Refuse Vehicle Tracking 024.0050.005 Rev E
- Site Layout Vehicle Tracking 024.0050.008 Rev C

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

- 3 Prior to the commencement of any demolition or construction works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The works shall only take place in accordance with the approved CEMP, which shall include:
 - (a) A programme of methods and phasing of demolition (if any) and construction work;
 - (b) The provision of long-term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works (including loading / unloading of plant and materials);
 - (d) The parking of vehicles for site operatives and visitors;
 - (e) The arrangements for the routing/ turning of lorries and details for construction traffic to access and egress the site;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction materials/ chemicals and plant and equipment storage areas;
 - (h) Details of the methodology for ensuring dust/ dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwads mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during

the process;

- (i) Safeguards to be used within the construction process to ensure surface water contains no pollutants (chemicals/ sediments/ fuel run off) on leaving the site into nearby watercourse(s) and SINC, which should include safeguards for fuel and chemical storage and use;
- (j) Provision for the storage, collection, and disposal of rubbish from the development during the construction period;
- (k) Details of noise and vibrational protection measures (including piling);
- (l) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing (where appropriate);
- (m) Temporary lighting to be used during construction which shall be designed in accordance with best practice to protect commuting and foraging bats.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: To limit the impact the development has on the amenity of the locality and neighbouring residents, in the interests of highway safety, and to ensure no adverse impact on biodiversity and hydrology during the construction process.

- 4 No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:
- a. An updated report of a site investigation (including an amended site plan, site investigation and risk assessment and any subsequent mitigations as a result of findings) documenting the ground conditions of the site and incorporating chemical and gas analysis in accordance with UK Land contamination risk management (LCRM) national guidance, and BS10175:2011+A2:2017, and BS 8576:2013 and as agreed with the LPA. This document should also include reference to the agreed Preliminary Investigation Report (comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment).
 - b. Detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring
Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 5 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 4(b) that any remediation scheme required and approved under the provisions of condition 4(b) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation).

Unless agreed in writing with the Local Planning Authority such verification shall comply with UK Land contamination risk management (LCRM) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information,
 - b. a description of the remediation objectives and remedial works carried out
 - c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
 - d. Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly
- Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4(b).

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 6 Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 7 The surface water drainage scheme shall be installed in accordance with the approved details (Proposed Site Plan 3127-HIA-XX-ZZ-DR-A-0101, Landscape General Arrangement Plan DD560L01 Rev E, Landscape Illustrative Plan DD560L02 Rev E, Drainage Strategy 024.5050.502 Rev E, Catchment Plan 024.5050.503 Rev C, Paul Basham Associates 024.5050 North Basin (30 year Return Period) Page 0, Page 1, Page 2 & Page 3, Paul Basham Associates 024.5050 North Basin (1 year Return Period), Paul Basham Associates 024.5050 North Basin (100 year Return Period) Page 0, Page 1, Page 2 & Page 3, Paul Basham Associates 024.5050 South Basin (30 year Return Period) Page 1, Page 2, Page 3 & Page 4, Paul Basham Associates 024.5050 South Basin (1 year Return Period) Page 1, Page 2, Page 3 & Page 4, Paul Basham Associates 024.5050 South Basin (100 year Return Period) Page 1, Page 2, Page 3 & Page 4). Within 3 months of implementation of the development, verification that the drainage scheme has been undertaken in accordance with the approved details shall be submitted to the Local Planning Authority. The scheme shall thereafter be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: To reduce the surface water run-off from the site, prevent an increased risk of flooding, and to ensure future maintenance of the surface water drainage system.

- 8 No development shall commence until details for the disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and in consultation with Southern Water. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of foul drainage.

- 9 No construction or demolition related activities or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

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

- 10 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.

- 11 Prior to first occupation of the development hereby permitted, the existing access(es) from the site to Moorhill Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason: In the interests of highway safety.

- 12 The development hereby permitted, shall not be brought into use until the access, including the footway and/or verge crossing has been constructed, and lines of sight provided in accordance with approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

- 13 The development hereby permitted shall not be brought into use until the associated car park has been constructed, surfaced and marked out in accordance with the approved plans. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles.

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

- 14 Prior to commencement of development, the Lighting Assessment (by Tetra Tech October 2022) shall be updated, to accord with the latest landscape scheme, and set out mitigations for nocturnal activities, and submitted to and approved in writing by the Local Planning Authority. The approved measures

shall then be implemented and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting wildlife.

- 15 Prior to first occupation a Biodiversity Environmental Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall include the following:
- Details of all biodiversity mitigation, compensation and enhancement measures and proposed specifications;
 - Details of maintenance and management regimes;
 - Timings for the implementation / carrying out of the biodiversity mitigation, compensation and enhancement measures;
 - Details of management responsibilities including the body or organisation responsible for implementation of the BEMP and details of the legal and funding mechanism(s) by which this will be secured.
- The works shall thereafter be carried out and managed in accordance with the approved details.

Reason: In the interests of amenity and to ensure the protection of wildlife and supporting habitat found on the site and to provide.

- 16 Prior to first occupation, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping, including trees and boundary treatments and other means of enclosure, as well as ecological enhancements to be incorporated into the scheme, and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality, and biodiversity.

- 17 For a period of no less than 10 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: To ensure the development meets the essential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development', and in the interests of the visual amenity of the locality.

- 18 Notwithstanding the approved plans /details, no development above slab level shall commence until full details of the following:
- Parapet/ coping details
 - Details of fenestration insets/ frames
 - Junction details between different facing materials
 - Underside of balconies
 - Details of rainwater goods
- and materials (and samples where requested) to be used in the construction of

the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 19 Notwithstanding the information submitted to date, no development related works shall take place on site until a revised Arboricultural Method Statement and Tree Protection Plan (B.S.5837:2012 Trees in Relation to Design, Demolition and Construction) has been submitted to and approved in writing by the Local Planning Authority. The revised Method Statement must include: the use of cellular confinement, hand digging and excavation, and a contingency plan. The approved Method Statement shall be adhered to in full in accordance with the approved plans and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 20 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs (nitrates) arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the impacts of additional nutrients arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 21 The development hereby approved shall follow the recommendations of the submitted Sustainability Statement, and within 12 months of first occupation of the C2 care home, a BREEAM 'excellent' final stage certificate/ a final Non-Domestic Building Energy Performance Certificate shall be submitted to the Local Planning Authority, demonstrating that the completed development has achieved a minimum BREEAM 'Excellent' / 'A' energy performance rating.

Reason: To ensure the development meets the essential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

- 22 The development hereby permitted shall be used for a Use Class C2 Care Home and for no other purpose (including any other purpose in Use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The proposal is permitted on the basis of the particular circumstances of the case giving justification for the development in this countryside location.

- 23 No food produce shall be grown on site unless situated above ground level in protected containers with non-contaminated soil.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 24 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.

Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: Please ensure the necessary plant/ equipment/ extraction systems comply with the relevant British Standards and EMAQ+ publication "Control of Odour and Noise from Commercial Kitchen Exhaust Systems".

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes