

MR MARTIN HAWTHORNE
HIGHWOOD
THE HAY BARN,
UPPER ASHFIELD FA...
HAMPSHIRE
SO51 9NJ

Application	F/24/98678
Please ask for	Gary Osmond
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Wednesday 4 March 2026

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

Application No. F/24/98678

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 9 January 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a 70-bed care home (Use Class C2), with associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures (amended plans received).

Site: Land East of Chickenhall Lane,, Eastleigh, SO50 6AF

Subject to due compliance with the following conditions:

- 1 Implementation timeframe
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 Approved plans
The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 0101 P5 – Site Location Plan
 - 0102 P22 – Proposed Site Plan
 - 0201 P11 – Proposed Ground Floor Plan

- 0211 P11 – Proposed First Floor Plan
- 0221 P11 – Proposed Second Floor Plan
- 2701 P2 – General Arrangement Roof Plan
- 0301 P9 – Proposed Elevations – Sheet 1
- 0302 P9 – Proposed Elevations – Sheet 2
- 9005 P1 – Proposed Demolition Plan
- 9006 P1 – Proposed Bike Store
- 9007 P1 – Refuse and Sub Station
- 9008 P2 – Proposed Garden Building
- 0403 P3 - Proposed Site Sections
- DD679L01 G – Landscape General Arrangement Plan
- Proposed River Barton Buffer Zone plan

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

3 Habitats regulations

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

4 Contaminated land remedial scheme

No works shall commence on site until a 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 has been submitted to and approved by the LPA, in accordance with the agreed Ground Conditions Assessment Report (Ground Conditions Consultants, October 2024, Version 2.0. Report reference J24-018-R03). 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/ users of the development, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

5 Contaminated land verification

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 3 above (remediation) that any remediation scheme required and approved under the provisions of condition 3 has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). 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 work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition above (remediation)

Reason: To minimise the risk from land contamination for the safety of the future occupiers/ users of the development in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

6 Construction Environmental Management Plan

The construction of the development shall take place in accordance with the details and methodologies set out in the Construction Environmental Management Plan Version 5 (Highwood Construction, 2025), or in accordance with alternative details that shall have first been submitted to and approved in writing by the Local Planning Authority through formal condition submission.

Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity, in accordance with Policies DM1, DM8 and DM11 of the Eastleigh Borough Local Plan 2016-2036.

7 Tree protection

The development must accord with the Arboricultural Method Statement reference JFA0340 V3. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

8 Access provision

No development shall start on site until the access, including the footway, shall be constructed and lines of sight provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1m in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

9 Parking provision

Prior to occupation of the development hereby permitted, provision for parking shall have been made in accordance with the approved plans and shall thereafter be retained.

Reason: To ensure adequate on-site car parking provision for the development and in the interest of highway safety in accordance with Policy DM13 of the Eastleigh Borough Local plan (2016-2036).

10 Materials

Prior to any development above foundation / slab level, full details of the proposed external materials for the development, including facing and roofing materials, window, parapet, balcony and rainwater goods details and hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

11 Drainage strategy provision and maintenance

The drainage scheme shall be installed and thereafter managed and maintained in accordance with the details and associated plans set out in the Flood Risk Assessment & Drainage Strategy Report (Jubb, November 2024, ref. 24305_FRA01) and the Technical Note V3 (Jubb, 16.03.2025).

Reason: To ensure suitable drainage to prevent flood risk and pollution to watercourses, in accordance with Policies DM5 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

12 Finished floor levels

The finished floor levels of the development shall be set no lower than 11.60.AODm above Ordnance Datum (AOD) as stated in section 2.1.1 of the Technical Note V3 (Jubb, 16.03.2025), and shall be retained as such for the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy DM5 of the Eastleigh Local Plan (2016-2036).

13 Ecological mitigation

The development shall be carried out in accordance with the ecological and protected species mitigation measures set out in the submitted Ecological Impact Appraisal (FPCR Environment & Design, dated June 2025).

Reason: To ensure that protected species are not harmed by the development

and to achieve biodiversity enhancements in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

14 Lighting

The external lighting scheme for the development shall be carried out and thereafter maintained in accordance with the details set out in the submitted Artificial Lighting Assessment Version 3 (Dice Environmental, 9 December 2024, ref. 101358), or in accordance with alternative details that shall have first been submitted to and approved in writing by the Local Planning Authority through formal condition submission.

Reason: In the interest of visual amenity and to avoid harm to protected species, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

15 Boundary treatment

Notwithstanding the details shown on the approved plans, no development above foundation / slab level shall take place until full details of all boundary treatments and enclosures, to include details of the substation enclosure, have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall thereafter be installed in accordance with the approved details.

Reason: In the interest of visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

16 Roof mounted plant and equipment

Prior to any development above foundation / slab level, details of any roof mounted plant and equipment including solar PV panels, and details of any barriers and enclosures, shall be submitted to and approved in writing by the Local Planning Authority. The plant and equipment shall thereafter be installed in accordance with the approved details.

Reason: In the interest of visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

17 Landscaping

a) The landscaping shall be carried out in accordance with Landscape General Arrangement Plan 'DD679L01 REV G', and in accordance with detailed planting plans to 1:200 scale that have first been submitted to and approved in writing by the Local Planning Authority.

b) The landscaping shall be carried out in accordance with the approved details in the first planting season following occupation of the development, or completion of the development (whichever is sooner), unless an alternative timetable is first submitted to and approved in writing by the Local Planning Authority.

c) If, within a period of 10 years after planting, any tree or plant is removed, dies

or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interest of visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

18 Refuse and recycling

Prior to occupation of the development hereby permitted, the facilities for the storage of refuse and recycling shall be provided in accordance with the approved plans and retained for such purposes thereafter.

Reason: To ensure suitable refuse storage in the interest of amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

19 Cycle storage provision

Prior to occupation of the development hereby permitted, the cycle storage facilities for staff and visitors shall be provided in accordance with the approved plans and retained thereafter.

Reason: To encourage the use of sustainable means of transport in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

20 Travel Plan implementation

Measures to encourage sustainable travel shall be implemented in accordance with the details set out in the Travel Plan prepared by Paul Basham Associates dated December 2024 (ref. 024.0060/TP/3).

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

21 Noise mitigation

The development shall be carried out in accordance with the noise mitigation measures set out in the Noise Impact Assessment Version 5 (Dice Environmental, 9th December 2024, ref. 101358) and the Noise Impact Assessment Addendum Version 3 (Dice Environmental, 17th June 2025, ref. 101358).

Reason: To ensure that future occupants will be protected from adverse noise impacts in accordance with Policy DM8 of the Eastleigh Local Plan (2016-2036).

22 Noise mitigation verification

Prior to the first occupation of the development hereby approved, a post-completion acoustic assessment shall be carried out by a suitably qualified acoustic consultant. The assessment shall demonstrate that the internal noise

levels within habitable rooms and external amenity areas meet the criteria set out in the Noise Impact Assessment Version 5 (Dice Environmental, 9th December 2024, ref. 101358) and the Noise Impact Assessment Addendum Version 3 (Dice Environmental, 17th June 2025, ref. 101358).

Reason: To ensure that future occupants will be protected from adverse noise impacts in accordance with Policy DM8 of the Eastleigh Local Plan (2016-2036).

23 BREEAM

Within 3 months following occupation of the care home, a report demonstrating how the development meets the relevant BREEAM requirements including a New Construction Post Construction certificate at 'Excellent' standard, shall be submitted to and approved in writing by the local Planning Authority. Reason: To ensure that the development meets required sustainability standards in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

24 Electric vehicle charging

The development shall not be occupied until electric vehicle (EV) charging infrastructure has been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Details must include:

- Total number, type, location and operation of EV charging points;
- Passive provision for future EV charging;
- A timeline for installation and maintenance.

Reason: To promote sustainable travel to reduce air pollution and support climate change mitigation, in accordance with Policies DM3 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

25 Bird Hazard Management Plan

The development shall be carried out in accordance with the mitigation measures set out in the Bird Hazard Management Plan (FPCR, November 2024).

Reason: To reduce the risk to birds due to the close proximity to Southampton Airport.

26 Nutrient mitigation

The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs 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 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 nutrient impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

27 **Conditions to comply with the Environment Act 2021**

BNG management and monitoring

On-site habitat shall be created, managed and monitored in accordance with the details set out in the Habitat Management and Monitoring Plan V.01 (FPCR, 29/09/2025), unless any amendments are first submitted to and agreed in writing by the Local Planning Authority. This shall include monitoring of habitats for a 30 year period, with monitoring reports submitted to the Local Planning Authority for approval in years 2, 3, 5, 10, 15, 20, 25 and 30.

Reason: To ensure delivery of at least 10% biodiversity net gain as required by the Environment Act (2021) and to comply with policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

28 BNG verification

Notice in writing shall be given to the Local Planning Authority when the:

a) Habitat creation and enhancement works as set out in the Habitat Management and Monitoring Plan V.01 (FPCR, 20/09/2025), have commenced, and;

b) Habitat creation and enhancement works as set out in the Habitat Management and Monitoring Plan V.01 (FPCR, 20/09/2025), have been completed.

Reason: To ensure delivery of at least 10% biodiversity net gain as required by the Environment Act (2021) and to comply with policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: The access works will require a separate S278 Legal Agreement to be entered into. Details can be found via the following link: [Section 278 agreement | Transport and roads | Hampshire County Council](#)

Note to applicant: Given the nature of the proposed development, it is possible that a crane may be required during its construction. Please note the requirement within the British Standard Code of Best Practice for the 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.

Note to applicant: Southern Water will require a formal application for connection and on-site mains to be made by the developer. This can be made via Southern Water's online Get Connected service at: Home

- 32 Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes