

MISS ALICE DREW  
YOUNGS YARD CHURCHFIELDS  
TWYFORD WINCHESTER  
SO21 1NN

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Application    | F/24/97188                                                                           |
| Please ask for | Rachael Morris                                                                       |
| Direct dial    | 023 8068 8463                                                                        |
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Tuesday 30 July 2024

Application No. F/24/97188

In pursuance of their powers under the above Act and in accordance with your application received on Monday 15 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

|                     |                                                                                                                                                                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Creation of headquarters for Hampshire Isle of Wight Air Ambulance (HLOWAA) and other healthcare services to include offices; the creation of a helipad; change of use and minor alterations to existing building to form a mixed use comprising B2, B8, E(e) and E(g); and other associated works. |
| <b>Site:</b>        | UNIT H, GEORGE CURL WAY, EASTLEIGH, SO18 2RX                                                                                                                                                                                                                                                        |

Subject to due compliance with the following conditions:

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

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: RR24-008-00-GA-247-000001, RR24-008-00-GA-247-000002, RR24-008-00- GA-247-000010, RR24-008-00-GA-247-000011, RR24-008-00-SE-247- 000001, RR24-008-00-SE-247-000002, RR24-008-00-SE-247-000011, RR24- 008-00-SE-247-000012, E-AD-486.01A, E-AD-486.02A, and E-AD-486.03C.

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

- 2 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.

- 3 No development shall be carried out until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include detail in broad accordance to the submitted Biodiversity Net Gain Metric (V2) and Report (April 2024 V2). This plan shall include details of any habitat to be created/ retained on site; details and extent of new planting; details of maintenance regime and management responsibilities; details of proposed species enhancements; and details of treatment of site boundaries. The development shall be carried out in accordance with the approved details. In accord with the provisions in the Environment Act (2021) the habitats must be maintained in the proposed condition for a minimum of 30 years after the completion of development.

Reason: To ensure the protection biodiversity net gain features added to this site, of existing habitat features for wildlife found on the site wider enhancement of the nature conservation value of the site.

- 4 No development shall start until details for the onsite provision of sheltered and secure cycle parking have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the sheltered and secure cycle parking has been constructed in accordance with the approved details and thereafter retained and kept available.

Reason: To ensure the adequate provision of onsite facilities.

- 5 Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Bird Hazard Management Plan shall comply with advice note 3: <https://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-WildlifeHazards-2016.pdf> The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the development's attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

- 6 No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority in consultation with Southampton Airport. Details must comply with Advice Note 3 – Wildlife Hazards (available at <https://www.aoa.org.uk/policycampaigns/operations-safety/>). These details shall include:

- any earthworks
- grassed areas
- the species, number and spacing of trees and shrubs
- details of any water features
- drainage details including SUDS

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Southampton Airport.

Reason: In the interests of aerodrome safeguarding.

- 7 Before development commences details of the permanent lighting scheme(s) for the development shall be submitted to the planning authority for their written approval in consultation with Southampton Airport. Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal.

Reason: In the interests of aerodrome safeguarding where the development is close to the aerodrome and/or aircraft taking off from or landing.

- 8 No development shall take place until Southampton Airport and the Civil Aviation Authority has approved the development plans and the appropriate stage of the CAP 791 (procedures for changes to aerodrome infrastructure) has been completed to the satisfaction of both the airport and the CAA.

Reason: In the interests of aerodrome safeguarding.

- 9 Prior to first operation, details of the measures taken to intercept fuel spillage on site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal would not have potential for significant pollution to land or surface water.

- 10 Unless otherwise agreed by the Local Planning Authority, the helicopter operating from the site shall be restricted to one Airbus EC135 T3, except when unavailable due maintenance needs or in emergencies. In these circumstances, a Eurocopter EC135 T2+ helicopter or an Airbus H145 D2 helicopter may operate from the site.

In any event, only one helicopter shall be operational from the site at any one time.

Reason: To protect the amenities of the neighbouring commercial units and residential dwellings in accordance with policy DM8.

- 11 No building or structure of the development hereby permitted shall exceed the height of the current 'htec' building and in any event the final height of any structure must be approved by Southampton Airport.

Reason: In the interests of aerodrome safeguarding.

- 12 No existing individual trees, shrubs or stands of trees and shrubs on the application site and/or no trees and shrubs planted on the application site as part of the approved landscaping scheme shall be permitted without approval from Southampton Airport.

Reason: In the interests of aerodrome safeguarding.

- 13 The development hereby approved shall follow the recommendations of the submitted BREEAM Pre-Assessment (dated March 2024), and within 12 months of first use of the development, a BREEAM 'very good' 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 'very good' / 'B' energy performance rating.

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

- 14 The development hereby approved shall be used only for the purposes of general industrial, storage and distribution, provision of medical or health services, offices, research & development, and industrial processes (Classes B2, B8, E(e) and E(g)) of the Schedule to the Town and Country Planning [Use Classes] Order 1987 and The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and local amenity.

- 15 The development hereby approved shall accord in full to the submitted Noise Impact Assessment (ref C11045/NIA/1.5a), including Section 5 (mitigation).

Reason: To ensure suitable management of the proposed use

Note to Applicant: For further information on lighting near an aerodrome please refer to Advice Note 2 - Lighting (available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/>).

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land, which is not within your ownership, without the consent of the landowner.

Note to Applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of 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 (available at <https://www.aoa.org.uk/policycampaigns/operations-safety/>).

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (Dec 2023), 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.

### **Environment Act 2021**

1. The development shall accord in full to the biodiversity gain plan (ref April 2024 V2) submitted and approved by the Local Planning Authority.

Reason: To accord with the Environment Act 2021, Schedule 14

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker  
Planning Manager

N.B. See Attached Notes

