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Application	F/23/96629
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Friday 13 June 2025

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

Application No. F/23/96629

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 11 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of 70-bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to White Stork Road (AMENDED DESCRIPTION)
Site:	Land at White Stork Road, adjacent to the roundabout with Winchester Road.

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 and documents numbered:
 - H.21.61/(9-) 1 "Existing Site Location Plan"
 - H.21.61/(9-)3 "Topographical Layout"
 - H2161-ADG-ZZ-GF-DR-A-0001 rev 15 "Proposed Ground Floor Plan"
 - H2161-ADG-ZZ-01-DR-A-0002 rev 15 "Proposed First Floor"
 - H2161-ADG-ZZ-02-DR-A-0003 rev 13 "Proposed Second Floor"
 - H2161-ADG-ZZ-03-DR-A-0004 rev 6 "Proposed Roof Plan"

- H2161-ADG-ZZ-XX-DR-A-0101 rev 7 “Proposed South and South East Elevations”
- H2161-ADG-ZZ-XX-DR-A-0102 rev 8 “Proposed North East, North West and East Elevations”
- H2161-ADG-ZZ-XX-DR-A-0103-rev 11 “Proposed North and West Elevations”
- H2161-ADG-ZZ-XX-DR-A-9002 rev AA “Proposed Site Plan”
- H2161-ADG-ZZ-XX-DR-A-9010 rev 2 “Proposed Bin Store”
- H2161-ADG-ZZ-XX-DR-A-9011 rev 2 “Proposed Cycle Store”
- H2161-ADG-ZZ-XX-DR-A-9020 “Proposed Site Sections Sheet 1”
- H2161-ADG-ZZ-XX-DR-A-9021 rev 1 “Proposed Site Sections Sheet 2”
- H2161-ADG-ZZ-XX-DR-A-9022 “Proposed Site Sections Sheet 3”
- PRI24389 11G “Soft Landscape Proposals”
- PRI24389 12C “Hard Landscape Proposals”
- ACD Environmental’s “Soft Landscape Specification” (reference PRI24389, dated December 2023)
- PRI24389-03E “Tree Protection Plan”
- ACD Environmental’s “Arboricultural Impact Assessment & Method Statement (Including Tree Survey Schedule) rev E (reference PRI24389aia_ams, dated 14.10.24)
- 23094/DS01 rev P3 “Drainage Strategy Layout”

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

- 3 The development hereby approved, excluding the Community Hub, shall be used only for purposes within Class C2 “Residential Institutions” of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), (or in any provision equivalent to that/those Class in any statutory instrument revoking and re-enacting that Order with or without modification) and for no other purposes.

Reason: In the interests of proper planning, highway safety, local amenity and in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended).

- 4 No construction or demolition work shall start on site until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved management plan which shall include:

- a) Means of access for construction work;
- b) A programme and phasing of demolition and construction work, including access, car parking and landscaping;
- c) Location of temporary site buildings, compounds, parking of site operatives and visitors, construction material and plant storage areas used during demolition and construction;

- d) The arrangements for deliveries associated with all construction works, including lorry routing, loading / unloading of plant, machinery & materials and restoration of any damage to the highway (including vehicle crossovers and grass verges);
- e) Protection of pedestrian routes during construction;
- f) A noise and vibration assessment which takes into account the impact of demolition, piling works and noise generating plant on existing and proposed noise sensitive properties, including a scheme of mitigation measures for protecting from noise and vibration;
- g) Provision for storage, collection, and disposal of recycling / waste from the development during construction period;
- h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards 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) Measures to control the emission of dust and dirt during construction (having regard to the details contained in the IAQM's "Guidance on the assessment of dust from demolition and construction" (January 2024 Version 2.2) and the Mayor of London's "The control of dust and emissions during construction and demolition" Supplementary Planning Guidance (July 2014);
- j) Safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site, including suspended solids, and measures to protect nearby waterways from pollution impacts;
- k) Protection of trees and ecology (to include Habitats Regulation Assessment requirements);
- l) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- m) Temporary lighting;
- n) No burning on site during construction and fitting out of the development.

Reason: To limit the impact the development has on the amenity of the locality.

- 5 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

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

- 6 No development shall take place until the following has been submitted to, and approved in writing by, the Local Planning Authority:

- a) A site investigation report, documenting the ground conditions of the site and

incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and unless otherwise agreed with the Local Planning Authority;

b) If required, 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. 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 site users.

- 7 The development hereby permitted shall not be occupied / brought into use until there has been submitted to and approved in writing by the Local Planning Authority verification by the competent person approved under the provisions of condition 6(b) that any remediation scheme required and approved under the provisions of condition 6(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 accord with UK Land contamination risk management (LCRM) national guidance. 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, 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 6(b).

Reason: To minimise the risk from land contamination for the safety of the future site users.

- 8 The development must accord with the arboricultural report reference PRI24389aia_ams Rev E. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as

per the tree protection plan reference PRI24389-03 Rev E. 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 Local Planning Authority.

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

- 9 No excavation, demolition or development related works shall take place on site until an arboricultural monitoring statement proposal, detailing supervision for arboriculturally sensitive activity and reporting of monthly inspections of tree protection measures, has been submitted to and approved in writing by the Local Planning Authority. The approved arboricultural monitoring statement proposal must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority. This condition may only be fully discharged upon completion of the proposed development, subject to submission of all monitoring reports as detailed in the approved arboricultural monitoring statement.

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

- 10 The development hereby permitted shall not be occupied/brought into use until the access, including the footway and / or verge crossing has been constructed in line with a S278 agreement with Hampshire County Council

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

- 11 No development above slab level shall start until details and samples of the materials 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.

- 12 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the letter from Ecosupport to Lisa Malter dated 9.1.25, titled "RE: Ecology response 10/10/24 for F/23/96629 Land at Fieldfare Road, adjacent to the roundabout with Winchester Road".

Reason: To protect and enhance biodiversity.

- 13 No development above slab level shall commence until details of all heating, cooling, and ventilation plant and equipment to be installed have been submitted to and approved in writing by the Local Planning Authority. These details shall include any measures to minimise air emissions, in compliance with the Air Quality Objectives set out in the UK Air Quality Strategy and Eastleigh Borough Council's Air Quality Action Plan, and relevant DEFRA guidance. All equipment must be installed, operated, and maintained in accordance with the manufacturer's specifications for the approved details.

Reason: To ensure the development does not adversely affect local air quality and to safeguard public health and the environment.

- 14 No development above slab level shall commence until a fully detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with the approved Soft and Hard Landscape Proposals shown on drawings PRI24389_11G and PRI24389_12C and shall cover all soft and hard landscaping, including trees and detailed designs for the associated soil cells and soil volumes and provide large-scale details of all boundary treatments. Details of timings for all landscaping shall also be included. 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.

- 15 No development above slab level shall commence until a landscape management plan and maintenance schedule has been submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall thereafter be managed in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality.

- 16 The tree pits shall be installed in accordance with the approved details, including soil cell and soil volume details, and, prior to surfacing of the car park, a verification report prepared by the installers of the soil cells confirming their correct installation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

- 17 Prior to the planting of the species-rich grassland in the areas shown on the approved Soft Landscape Proposals shown on drawing PRI24389_11G, details of the soil testing undertaken to establish the most appropriate meadow mixture for the soil conditions shall be submitted to and approved in writing by the Local

Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To protect and enhance biodiversity.

- 18 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: In the interests of the visual amenities of the locality.

- 19 Within 3 months of the first occupation of the development hereby approved a BREEAM New Construction Post Construction certificate at 'Excellent' standard 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 support a comprehensive approach to high quality environmentally sustainable design.

- 20 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 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 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 (as amended) and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 21 Prior to the first occupation of the development hereby proposed, a scheme to demonstrate that the internal sound levels within habitable rooms will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, whilst providing satisfactory ventilation, shall be submitted to and approved in writing by the Local Planning Authority. In bedrooms the scheme must achieve noise levels of 35dB LAeq or lower between

the hours of 07:00 and 23:00 and 30dB LAeq or lower between the hours of 23:00 to 07:00. In living / resting rooms the scheme must achieve a noise level of 35dB LAeq or lower between the hours of 07:00 and 23:00. The development hereby approved shall then be implemented in accordance with the approved details prior to occupation of the premises and retained as such thereafter.

Reason: In the interests of residential amenity.

- 22 The combined sound from all external plant, mechanical ventilation and flues shall be designed to achieve a rating level (L_{Ar,Tr}) 5dB below the measured background noise (LA₉₀) as measured one metre from the nearest affected window of the nearest affected habitable room, unless agreed in writing by the Local Planning Authority, as defined in British Standard BS 4142: 2014 +A1:2019 'Methods for rating and assessing industrial and commercial sound'. An assessment to demonstrate that the design can achieve this standard shall be carried out for three separate periods of interest: 07:00 hours to 18:00 hours; 18:00 hours to 23:00 hours and 23:00 hours to 07:00 hours and submitted to the Local Planning Authority for approval. The external plant and flues shall be constructed in accordance with the approved details and retained as such for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

- 23 The development hereby permitted shall not be brought into use until the existing access(es) from the site to White Stork Road have been permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

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

Reason: To make provision for off street parking and cycle parking for the purpose of highway safety and enabling sustainable travel.

- 25 The development hereby permitted shall not be brought into use until a Car Park Management Plan has been submitted to and approved in writing by the Local

Planning Authority. The Plan shall provide details of the how the car park shall be managed to enable use by staff, care home visitors and community hub users and details shall include confirmation of the dedicated car parking space for the community hub, with details of how it is to be identified on-site, and details of the electrical vehicle charging points to be installed. The car park shall be managed in accordance with the approved details.

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

- 26 The development hereby permitted shall not be brought into use until a Refuse Collection Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall stipulate the maximum size of the refuse vehicle to be contracted to collect refuse internally from the site. This vehicle must be no larger than the Small Refuse Vehicle measuring 6.623m x 2.200m shown on the Swept Path Analysis plans contained in Appendix 3 of Connect Consultant's Transport Statement, dated June 2024. The refuse collection for the development shall be in accordance with the approved details.

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

- 27 Notwithstanding the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended), the development hereby permitted shall not be brought into use until a Signage Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall set out the location, size and style of all signage related to the development and the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

- 28 Any windows or balcony screens marked on the approved plans as obscure glazed shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the windows and screens shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

Notes to Applicant:

In accordance with paragraph 39 of the National Planning Policy Framework, Eastleigh Borough Council take 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.

Due to the site's location please be aware of the requirements within the UK Civil Aviation Authority's CAP1096 "Guidance to crane users on the crane notification process and obstacle lighting and marking".

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