

# HAMPSHIRE COUNTY COUNCIL

## Decision Report

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	16 May 2018
<b>Title:</b>	Proposed scheme of 18 one bedroom assisted living units and supporting communal space within the C2 Use Class with associated car parking and landscaping at John Darling Mall, Selborne Drive, EASTLEIGH SO50 4SE (Application No. CS/18/82602) (Site Ref: EAS005 )
<b>Report From:</b>	Head of Strategic Planning

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### 1. Recommendation

- 1.1. That subject to the receipt and consideration of further comments from the Lead Local Flood Authority, that planning permission be GRANTED subject to the conditions listed in Integral Appendix B.

### 2. Executive Summary

- 2.1 The planning application is for the construction of a two-storey building providing assisted-living accommodation in the form of 18 one-bedroom flats for younger adults with learning disabilities.
- 2.2 The application is required to be considered by the Regulatory Committee as it constitutes County Council development that is not of a minor nature. The development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
- 2.3 There are no objections from statutory consultees and no representations were received from members of the public. The proposal will deliver necessary residential accommodation for adults with disabilities on a site formerly used for such a purpose within the existing urban area. The development will be highly sustainable in terms of access to services and facilities and will be of a high-quality resulting in a positive contribution to the character and appearance of the locality.

- 2.4 It is considered that the proposal would be in accordance with the relevant Saved Policies of the [Eastleigh Borough Local Plan Review 2001-2011 \(2006\)](#) (saved policies) and adopted Supplementary Planning Documents. It is recommended that subject to the receipt and consideration of further comments from the Lead Local Flood Authority, that planning permission be GRANTED subject to the conditions listed in Integral Appendix B.

### **3. The Site**

- 3.1 The site is located within the district of Eastleigh, eight miles from Winchester and six miles from Southampton. The South Downs National Park is located three miles to the north east. Eastleigh railway station is one mile to the south-east of the site and Southampton Airport three miles to the south.
- 3.2 The John Darling Mall site is located in an established residential area in Eastleigh. The site is close to Eastleigh Town centre and the local shops at Boyatt Wood Shopping Centre (250 metres to the west). The application site area measures 0.26 hectares and is bounded by two-storey housing, except to the north where the site borders Shakespeare Road. Shakespeare Infant & Junior School is directly to the north, across the road. There is one existing vehicular access point into the site from Selborne Drive, which connects to Shakespeare Road to the north, Beaulieu Road to the east and Mottisfont Road to the south. There are two bus stops close to the site, both within 100 metres, one to the north east and to the north west of the site, for local journeys and travel to Winchester.
- 3.3 John Darling Mall was designed as specialist, respite, short stay, assessment and rehabilitation accommodation for adults with physical disabilities. The building is of a traditional brick construction, erected in 1985. As a large single-storey building, John Darling Mall occupies the majority of the relatively level site. The building is arranged either side of a central arcade that runs the length of the building roughly north south. Along the rear of the building (east elevation), there are 24 bedsits arranged in five irregular groups of four to six rooms. Each bedsit has access to the landscaped exterior. Over sailing the building's accommodation is a large umbrella roof, made of a light steel frame, with a PVC covering. The main entrance lies on the western side of the building, together with a plant room, parking bays and a number of car ports. Apart from the parking area, there is limited external amenity space around the existing building.
- 3.4 Immediately to the west, within the curtilage of the existing site, are trees and evergreen shrubs which provide thick cover and a backdrop to the

street. Beyond the boundary to the west are short rows of two-storey light-buff brick and tile hung terraced housing. Opposite the site entrance is a small grassed open space. On the northern boundary there is a wide grass verge, tarmac pavement, large mature trees and the exterior of the existing building and enclosed walk way. The walk way is bounded by shrubs and separated from the verge by a low wall of matching brick. On the eastern side of the building is a relatively narrow strip of landscaping that runs the length of the building and existing mature trees.

- 3.5 The surrounding buildings are mostly two-storey detached or semi-detached dwellings with pitched roofs, predominantly finished with materials such as brick, wood, tile hangings and render. The wider landscape character area is Residential Post 1945 – Present (Houses, Bungalows and up to three storey flats). Mature trees along can be found along the road. The site is not within a Conservation Area.
- 3.6 There is a Public Right of Way (ROW) (no.22) directly adjacent, along the length of the eastern boundary, separated by a close-board fence. After this footpath are semi-detached properties and pavement. There is also a RoW footpath (nr. 21) on the opposite site of Shakespeare Road heading north.
- 3.7 At present the site benefits from both foul and surface water public sewers, into which the existing site drainage discharges. A Southern Water sewer runs within the site, alongside the eastern boundary. The site is not within an area that is liable to flooding, as the site does not fall within Flood Zone 2 or 3.
- 3.8 There are no designated ecological sites within 0.5 kilometres of the site.

#### **4. Planning History**

- 4.1 A Prior Notification of demolition ([PN/2017/0729](#)) was determined by Hampshire County Council for the demolition of the existing building and clearance of the site on 10 November 2017.

#### **5. The Proposal**

- 5.1 Hampshire County Council is developing assisted living for younger adults with disabilities. Young people with disabilities leaving School, College and the family home increasingly are looking to have their own accommodation with their own front door. To ensure the appropriate accommodation can be provided, The County Council's Adult Services' Transformation to 2017 Programme (T2017) has developed an alternative model for the delivery of

residential facilities for adults with a learning and/or physical disability. This model is based on care being delivered through more individual residential units and shared houses rather than care homes. Respite is now being offered in smaller buildings, that are more adaptable to a range of needs and that take advantage of modern equipment and design principles.

- 5.2 The Adults with Disability Extra Care Housing Programme has been established to deliver around 75-90 new build units, with the County Council retaining the ownership of the units but appointing separate parties to manage the landlord function for the buildings and the provision of care and support services for residents within the building. The objective is to deliver accommodation to be occupied from Summer 2019.
- 5.3 Feasibility studies undertaken for the site demonstrate that the current building is not suited to a conversion for this proposed use, requiring significant capital investment and resulting in a facility that would not meet the design and operational requirements. As part of the consultation on and subsequent decision to close the Respite Service provided by John Darling Mall, the County Council gave an undertaking to re-use the site for similar service users. It is therefore proposed that the site is redeveloped to provide a purpose-built assisted living scheme.
- 5.4 The proposal is to demolish the existing building and replace with modern C2-use accommodation as a block of 18 one-bed assisted living flats. The accommodation will be for adults with learning disabilities who have a need for up to 24 hours a day support.
- 5.5 The scheme is made up of nine flats at ground level and nine flats at first floor level that form an L-shaped footprint. The footprint of the building to be built is 797 metres squared (m<sup>2</sup>) and the total floor space is 1,428m<sup>2</sup>. The flats are designed to look in elevation like houses, as there are flat roofs separating stacked pairs of one-bed flats, creating the feeling of an Almshouse scheme. Each flat will have a Gross Internal Area of 50m<sup>2</sup> comprising kitchen, bathroom, bedroom and living room. On each of the two floors, the block will also include a separate communal area providing an office and/or staff sleeping area, together with dining/kitchen/living area for use for occasional resident events.
- 5.6 The main entrance is central to the building and immediately adjacent to the ground floor communal space, with the first floor communal space directly above. There is a central corridor on each floor with flats accessed off this corridor space. The communal spaces on ground and first floor will be the heart of the building where residents can socialise together and attend

organised activities. In both communal spaces, a fully fitted kitchen is provided for catering. A staff office is provided to the ground floor communal room with adjoining bathroom. The communal facilities are designed to allow the layout to be reconfigured as a single studio-flat, at some point in the future, if required. The block will include common circulation space, stairs, lift and a plant room. All the facilities are linked together by lift and 1.5 metre wide corridor, to provide safe and easy access between the communal space and the individual flats. The layout of the units has been designed with similar uses adjacent to one another e.g. bedrooms adjacent to bedrooms.

- 5.7 It is estimated that a total of 42 vehicle movements would be generated by the site across the day. As described in the Transport Statement (Appendix E) and shown on Proposed Site Plan (Drawing No. P11319-RFT- 00-00-DR-A-0121), a new car park is to be created using the existing site access off Selborne Drive. The car park will provide 15 parking spaces (11, plus four accessible spaces). There are also two spaces for motorcycles and 10 covered bike hoops (for 20 bicycles). The car park has a secure fence line separating vehicles from the garden beyond.
- 5.8 The proposal is designed to achieve 'Very Good' BREEAM standard, without pursuing the final certification. A Sustainability Strategy has been developed for the scheme which focuses on reducing consumption through the use of low-carbon design principles such as orientation, fabric and servicing. The detailed measures are set out within the accompanying Sustainability Statement. The proposal will use passive heating and cooling with high levels of insulation and air-tightness, so that the building requires as little active heating and cooling as possible; whilst taking account of day-lighting and acoustic issues to provide an excellent living and working environment. Smart metering, smart switching, Combined Heat and Power (CHP) and building management systems will be used throughout the facility, and processes to reduce energy usage will be developed.
- 5.9 There will be a minimum amount of care individuals will require to be eligible to live in these properties; this is likely to be a minimum of 20 hours care per week and a need for support on site over night. The individuals will need support with some or all of the following: personal care, administration of medication, daily living skills, such as: cooking, cleaning, shopping, budgeting, accessing the community, staying safe, managing anxiety and/or their own behaviour, maintaining friendships, and communication. The level of care will depend on the individual service user. The accommodation will provide individuals with their own front door (to a tenanted flat) to promote independence, a sense of responsibility, adulthood and self-determination.

- 5.10 A number of jobs will be created through the development of the service. There will be 11 members of staff, with nine on site during the day and two at night.
- 5.11 The surface water drainage strategy is presented in the Drainage Strategy Statement (Appendix K). The proposal is designed to not flood during design conditions (100 year event plus climate change) and flood risk is managed with Sustainable Drainage System (SuDS) techniques and limited discharge to public sewer.
- 5.12 Boundaries will be planted with native mixed hedging, with existing mature hedging retained. New tree planting will include a number of specimen trees located to highlight entrances and access routes for way finding and a line of new trees to Shakespeare Road. The bin store/external plant rooms will be screened and planted with climbers to provide vertical habitat. Existing understorey planting and grass will be retained where feasible, primarily along the eastern boundary. Double sided hit and miss fencing to 1.8 metre height is proposed for boundary security and a greater degree of privacy and also as the screen fencing for the bin stores. Bespoke vertical timber fencing to 1.8 metre height provides a high quality, partial screening fence to the building frontage and provides the inner security boundary. The existing timber main pedestrian entrance gates are proposed to be retained as the access to the road and car park.
- 5.13 It is proposed to improve the access for pedestrians along Shakespeare Road by widening the footway that runs outside but along the northern boundary by one metre in width. A new boundary to the site will be established set-back to achieve the proposed widening with proposed low level planting located to the north of the fence to the edge of the footway, to match the character of footways with verges along the Shakespeare Road.
- 5.14 The proposed development has been assessed under Town & Country Planning (Environmental Impact Assessment) Regulations 2017 and does not constitute Environmental Impact Assessment development.

## 6. Development Plan and Guidance

The following plans and associated policies are considered to be relevant to the proposal:

### 6.1 [National Planning Policy Framework \(2012\) \(NPPF\)](#)

The following paragraphs are relevant to this proposal:

- Paragraph 11: Determination in accordance with the development plan;
- Paragraph 14: Presumption in favour of sustainable development;
- Paragraph 17: Set of core land-use planning principles which should underpin decision-taking;
- Paragraph 50: Delivering a wide choice of high quality homes;
- Paragraph 111: Encouraging the effective use of land.

### 6.2 [Eastleigh Borough Local Plan Review 2001-2011 \(saved policies\);](#)

The saved policies of the Eastleigh Borough Local Plan Review remain the most up to date Local Plan policies. Consideration should be given to relevant policies contained within the plan according to their degree of consistency with the policies in the NPPF. The following Saved Policies are relevant to the proposal:

- Policy 25.NC Promotion of biodiversity;
- Policy 28.ES Waste collection and storage
- Policy 34.ES Reduction of greenhouse gases
- Policy 37.ES Energy efficiency
- Policy 45.ES Sustainable drainage
- Policy 59.BE Design criteria
- Policy 63.BE Car park design
- Policy 73.H Housing mix
- Policy 104.T Off-highway parking
- Policy 105.T Parking in town centres
- Policy 185.IN Protection of existing community facilities
- Policy 186.IN Criteria for new facilities

### 6.3 The following Eastleigh Borough Council Supplementary Planning Documents (SPD) are considered to be relevant to this proposal:

- Accommodation for Older People and those in Need of Care SPD (2011);
- Environmentally Sustainable Development SPD (2009);
- Quality Spaces SPD (2011);
- Residential Car and Cycle Parking Standards SPD (2009).

#### 6.4 [Emerging Eastleigh Local Plan 2011-2036](#)

At the time of writing, the Eastleigh Borough Local Plan 2011-2036 is at pre-submission stage and constitutes an 'emerging' plan for the purposes of this application. Some consideration should therefore be given to relevant policies contained within the emerging plan according to their degree of consistency with the policies in the NPPF (2012). The following policies are relevant to the proposal:

- Policy DM23 Residential development in urban areas
- Policy DM27 Delivering Older peoples housing (provision of specialist accommodation)

#### 6.5 [Technical housing standards – nationally described space standard](#) (March 2015)

### 7. Consultations and Equalities

7.1 **Councillor Clarke** was consulted.

7.2 **Eastleigh Borough Council** has no objection subject to conditions relating to tree management and protection measures, facing and surfacing materials, landscaping, construction management and parking provisions. Eastleigh Borough Council welcomes the proposals to redevelop the site for the provision of new improved C2 Extra Care accommodation, particularly as the property has been empty for some time.

7.3 **Environmental Health Eastleigh** has no concerns regarding environmental impacts due to the proposal being for a residential development within a building that has previously been used for residential use. Recommend that an asbestos survey be undertaken prior to demolition works commencing.

7.4 **Highway Authority** has no objection subject to the adoption of a Construction Traffic Management Plan.

7.5 **Lead Local Flood Authority** requests that additional information be submitted.

7.6 **Southern Water Services Ltd** has no objection.

7.7 **County Ecologist** has no objection subject to condition that the development is implemented in accordance with the mitigation measures set out within the Ecological Appraisal.



7.8 **County Landscape Architect** has no objection subject to condition requiring details of the hard and soft landscaping on site and that the development be implemented in accordance with the Arboricultural Impact Assessment.

7.9 **County Archaeologist** has no objection.

## 8. Representations

8.1 Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.

In complying with the requirements of the SCI, Hampshire County Council:

- Published a notice of the application in the [Hampshire Independent](#);
- Placed notices of the application at the application site;
- Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
- Notified by letter all residential properties within 50 metres of the boundary of the site.

8.2 No public representations were received in respect of the application.

## 9. Commentary

### Principle of the development

9.1 Paragraph 50 of the NPPF states that local planning authorities (LPA) should deliver a wide choice of high-quality homes and create sustainable, inclusive and mixed communities. To achieve this, LPAs should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community, such as people with disabilities. The most recent [Eastleigh Monitoring Report 2016/17](#) states that it is important to make provision for the differing needs and aspirations of those with disabilities and that providing for high-quality, accessible and adaptable developments is vital to ensure well balanced and sustainable communities.

9.2 The Eastleigh Borough Council [Accommodation for Older People and those in Need of Care SPD \(2011\)](#) states that there is a need to plan positively for the changing requirements of those in care. The SPD therefore includes a general presumption in favour of development for C2 uses (Accessible & Adaptable Housing) within the urban edges of settlements. Policy DM23

(Residential development in urban areas) of the emerging Eastleigh Local Plan 2011-2036 states that new dwellings within the urban edge will be permitted where the scheme provides a mix of dwellings to meet local needs. The proposal is considered to be in accordance with the Eastleigh Borough Council Accommodation for Older People and those in Need of Care SPD (2011) and Policies DM23 (Residential development in urban areas) and DM27 (Delivering Older peoples housing (provision of specialist accommodation)) of the emerging Eastleigh Local Plan 2011-2036.

- 9.3 The site is currently occupied by a community facility formerly used for the provision of accommodation for adults with physical disabilities. Saved Policy 185.IN (Protection of existing community facilities) of the Eastleigh Borough Local Plan Review 2001-2011 (saved policies) states that development which results in the loss of an established community facility will be permitted where suitable alternative provision is made. The development will result in the loss of the existing structure, but also its replacement with a new purpose-built facility. The proposal is therefore considered to be in accordance with Saved Policy 185.IN (Protection of existing community facilities) of the Eastleigh Borough Local Plan Review (2001-2011). The development will also consequently re-use previously developed land in accordance with paragraph 111 of the NPPF.

## Design

- 9.4 The scheme has been designed to be sympathetic to its setting and to allow integration with the surrounding community. Materials have been selected to respond to the local residential context in colour and materials. The proposal creates domestic scale buildings, emphasising individual residences rather than an institutional whole. While the majority of the building is brick and tile, the communal spaces are either clad or glazed in contrast to the brick 'houses. The proposed massing replicates the height of the adjacent buildings. Habitable rooms are orientated to offer the residents the most enjoyable environment, with views and access to the communal areas to observe the natural environment. The proposed building is centrally sited in order to avoid the root protection zones of existing trees, with pedestrian access, bin stores, bike storage and car parking in the southern part of the site. Space to the north and south provides access for maintenance and a buffer between the boundary and residents' accommodation for privacy from Shakespeare Road and the proposed car park respectively. Paths are separated from the building, reflecting the Almhouse form of planted spaces offset from the building, providing privacy for the residents' accommodation and a buffer from communal areas beyond.

- 9.5 Resident's gardens include shared community areas to the west formed of a communal terrace and recreation lawns adjacent to the main entrance, in the space which is semi-enclosed by the form of the proposed building. The design creates a series of spaces, communal areas and gardens that relate to the building and will be of great benefit to the residents for organised use, therapy, socialising, meeting and activities such as gardening, outside activity, engaging with nature and events. There will also be a communal area to the east, flanked by communal gardens with raised beds for gardening by the residents. The adjacent grassy areas and native under planting to the trees provide opportunities for sensory engagement with nature. The landscaping will provide a scenic path around the building with specially selected planting, and a range of active and passive social spaces for residents and visitors giving the project distinct front and rear garden areas.
- 9.6 The proposal is considered to be appropriate in mass, scale, materials, layout, density, design and siting in relation to adjoining buildings, spaces and views and natural features. It is compatible with the local character and accords with the guidance given in the [Character Area Appraisal SPD](#). It makes efficient use of the land and will provide a high standard of landscape design. Subject to conditions relating to facing and surfacing materials and landscaping the proposal is considered to be in accordance with the Quality Spaces SPD (2011) and Saved Policies 28.ES) Waste collection and storage) and 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011). Conditions relating to materials and landscaping are set out in integral appendix B.

#### Highway Safety/Capacity & Access

- 9.7 The application is accompanied by a Transport Statement (TS) assessing the impact of the proposal on highway safety and amenity. The Highway Authority has reviewed this information and considers that there are no issues with the design or safety of the roads associated with access to the site. It is considered that the proposal will not have a significant impact on the highway network. The proposal is considered to have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services. Adequate provision has also been made for car parking and the secure storage of bicycles.
- 9.8 The Eastleigh Borough Council [Accommodation for Older People and those in Need of Care SPD \(2011\)](#) states that C2 use proposals should be within

400 metres of a bus stop or other access to public transport and/or provide a suitable pick up/drop off point within the development. The proposal meets the public transport access requirements of the SPD in terms of access to prevailing public transport services, and the access and parking arrangements have been designed in such a way that a Dial-A -Ride service could be accommodated for pick up and drop off.

- 9.9 The proposal is therefore considered to be in accordance with the [Eastleigh Borough Residential Car and Cycle Parking Standards SPD \(2009\)](#), [Accommodation for Older People and those in Need of Care SPD \(2011\)](#) and Saved Policies 63.BE (Car park design), 104.T (Off-highway parking) and 105.T (Parking in town centres) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

### Amenity

- 9.10 Saved Policy 59.BE (Design Criteria) of the Eastleigh Borough Local Plan Review (2001-2011) (2006) requires developments to be an appropriate use for the locality and to avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, overlooking, loss of daylight, loss of outlook, or from floodlighting or security lighting.
- 9.11 The footprint of the new building will be located further away from the boundaries of the site than the existing building, though accommodation will be set out over two storeys rather than the existing single storey arrangement. All windows and facades will be in excess of 10 metres from any adjacent property. The mature tree line to the east, south and west will be retained forming a visual barrier to the adjacent housing. The mature tree line to the north is also retained and provides a buffer zone between the development and Shakespeare Road. The set-back of the development in relation to surrounding built-form together with the modest height of the new building and retention of existing vegetation on and along the boundaries of the site will prevent adverse amenity impacts such as overlooking, or loss of daylight/outlook. Additional planting and vegetation management will further mitigate any impacts.
- 9.12 The proposal includes external lighting within the landscaped grounds and car park for security and accessibility use. The application is accompanied by a Lighting Report and Lighting Schedule, assessing lighting overspill from the proposed development. The Report identifies that the proposed lighting strategy will effectively avoid light-spill beyond the boundaries of the site. The applicant states that use of security lighting will be sensitive to neighbouring residents.

- 9.13 The application is also accompanied by a Noise Assessment which assesses the impact of noise from road traffic on the proposed accommodation and the potential impact of new building services plant on both nearby noise-sensitive properties and inhabitants of the development. The assessment identifies facade specifications necessary to mitigate any potential impact arising from external noise sources. A condition is recommended that the development be constructed in accordance with these specifications.
- 9.14 Eastleigh Borough Environmental Health's comments regarding the potential for the presence and release of asbestos during demolition and site clearance are noted. The principle and method of demolition and clearance of the site including asbestos potential was considered by way of Prior Notification of demolition approval [PN/2017/0729](#). The applicant has confirmed that as a responsible developer, an Asbestos Survey has been undertaken prior to demolition commencing. All asbestos is at present being removed from the building for certified disposal prior to the main demolition works commencing. The proposal is therefore considered to be in accordance with Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011). Integral Appendix B includes an advisory note relating to a Construction Traffic Management Plan.

### Sustainability

- 9.15 Policy ESD 1 of the [Environmentally Sustainable Development SPD \(2009\)](#) requires all multi-residential buildings over 500m<sup>2</sup> to reach the Building Research Establishment Environmental Assessment Method (BREEAM) 'Excellent' standard. The applicant has submitted a Sustainability Statement to supplement the Supporting Statement in demonstrating the sustainable design specification of the proposal. The Sustainability Statement is also accompanied by a BREEAM Pre-assessment estimator output which identifies the expected BREEAM rating that the development will achieve. The estimator predicts that the development as proposed is likely to achieve a BREEAM 'excellent' rating.
- 9.16 The applicant states within the Design & Access Statement that 'the proposals contained within this planning application have been designed and specified with reference to the Eastleigh Borough Council Local Plan Saved Policy 34.ES (Reduction of greenhouse gases) and Environmentally Sustainable Development SPD (March 2009). With increasingly tight funding limits on publicly funded projects, Hampshire County Council has adopted a pragmatic approach of following the Best Practice principles

required by BREEAM without pursuing the final certification'. A suite of measures are therefore proposed which meet, where possible, the best practice criteria of sustainable design and provide a package of sustainability measures without using the formalised BREEAM marking system. The measures proposed are set out within the Sustainability Statement. The applicant states that 'the most appropriate renewable technologies have been selected through investigation including a low carbon Combined Heat & Power (CHP) plant within the boiler plant and the use of pitched roofs designed to allow for the installation of Photovoltaic Solar panel's'.

- 9.17 On balance, the proposal meets the relevant policies of the Environmentally Sustainable Development SPD and overall will match the BREEAM requirements of 'Very Good' and include Sustainable Drainage Systems, CHP, passive heating and cooling, and tree planting pursuant to Saved Policies 34.ES, 37.ES and 45.ES of the Eastleigh Borough Local Plan Review (2001-2011).

#### Ecology & Trees

- 9.18 The application was accompanied by an Ecological Appraisal identifying the ecological value of the site and any potential impact on flora and fauna. This concluded that habitats on site are generally of low-ecological value. The information was reviewed by the County Ecologist who recommends that the development will be acceptable in respect of ecology subject to it being carried out in accordance with the mitigation measures proposed within the Ecological Appraisal. This is conditioned and is set out in integral appendix B. Enhancement measures in the form of native species vegetation planting and the provision of bird and bat boxes are recommended by condition. 9.19 The proposal is subsequently considered to be in accordance with Saved Policy 25.NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

- 9.19 The application was also accompanied by an Arboricultural Impact Assessment and Method Statement. This identified the location and quality of existing trees on site, the majority of which are of low quality. The development has been designed with consideration to the retention of existing trees. This is reflected in the layout of the proposal and its landscaping design. The site will be enhanced with additional tree planting, as shown in the landscape report (Landscape Layout, 240-CDLA-A1-00-DR-L-0200\_00, Appendix F). The retained trees will be protected during construction, in accordance with the Arboricultural Method Statement (AMS). The County Landscape architect has no objection subject to conditions requiring the submission of detailed planting plans and the implementation of

the development accordance with the AMS. These are included in integral appendix B. In light of the above, the proposal is considered to be in accordance with Policy 25.NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

### Flooding

9.20 The surface water drainage strategy for the development is presented in the Drainage Strategy Statement. This has been reviewed by the Lead Local Flood Authority (LLFA) as a statutory consultee on the application. The LLFA recommend within their consultation response that additional information is submitted prior to a decision being made on the application. This information has been requested from the applicant and is expected to be submitted shortly.

### Summary

9.21 The proposal will deliver necessary residential accommodation for adults with disabilities on a site formerly used for such a purpose within the existing urban area. The development will be highly sustainable in terms of access to services and facilities and will be of a high-quality resulting in a positive contribution to the character and appearance of the locality. Subject to the receipt of a positive recommendation from the Lead Local Flood Authority referred to above, planning permission is recommended to be granted.

### Recommendation

9.22 That subject to the receipt and consideration of further comments from the Lead Local Flood Authority, that planning permission be GRANTED subject to the conditions listed in Integral Appendix B.

#### Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C - Location Plan

Appendix D – Layout Plan

Appendix E - Elevations

#### Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=19068>

**Links to the Strategic Plan**

<b>Hampshire maintains strong and sustainable economic growth and prosperity:</b>	No
<b>People in Hampshire live safe, healthy and independent lives:</b>	No
<b>People in Hampshire enjoy a rich and diverse environment:</b>	No
<b>People in Hampshire enjoy being part of strong, inclusive communities:</b>	No
<b>OR</b>	
<b>This proposal does not link to the Strategic Plan but, nevertheless, requires a decision because:</b>	
The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.	

**Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

Document

Location

CS/18/82602

Hampshire County Council

EAS005

John Darling Mall, Selborne Drive,  
EASTLEIGH SO50 4SE

(Proposed scheme of 18 one bedroom assisted living units and supporting communal space within the C2 Use Class with associated car parking and landscaping



## CONDITIONS

### Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

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

### Hours of Working

2. No work relating to the construction of the development hereby permitted, (including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials) shall take place before 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised Public Holidays.

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

### Materials

3. Prior to the commencement of the development samples and/or details of the materials and finishes to be used for the external walls, roofs and external areas of the proposed buildings shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011). This is a pre-commencement condition as the details are required to be approved prior to development commencing on the site.

4. Details for a communal aerial / satellite dish system shall be submitted to and approved in writing by the Planning Authority. The scheme shall be installed and made operational in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

### Highways

5. None of the accommodation hereby permitted shall be occupied until the car parking spaces, cycle parking facilities and refuse bin storage area as shown on the approved plans have been constructed, completed and made available for use. They shall be retained for their respective purposes for the duration of the development.

Reason: In the interests of highway safety in accordance with Saved Policies 63.BE (Car Park design) , 104.T (Off-highway parking) and 105.T (Parking in town centres) of the Eastleigh Borough Local Plan Review (2001-2011).

### Sustainability

6. Precise details of the full suite of measures proposed to ensure an appropriate level of building energy efficiency is secured shall be submitted to and approved in writing by the Local Planning Authority within six months of commencement of development. The agreed details shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change in accordance with the Environmentally Sustainable Development Supplementary Planning Document and Saved Policies 34.ES (Reduction of greenhouse gases), 37.ES (Energy efficiency) and 45.ES (Sustainable drainage) of the Eastleigh Borough Local Plan Review (2001-2011).

### Protection of Amenity

7. The development shall be constructed in accordance with the design specification and guidance contained within paragraph 7.2.2 of the Environmental Noise Assessment by Mach Acoustics (dated 07/12/2017). All works which form part of the facade specifications shall be completed before any part of the noise sensitive development is occupied and shall thereafter be retained and maintained.

Reason: To ensure the hereby approved development is protected from external noise in compliance with BS8233:2014, in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

8. The total Noise Rating Level from any plant or equipment installed at the hereby approved development shall not exceed the Background Noise Level (LA90) at the boundary of the nearest noise sensitive premises at any time in accordance with BS4142:2014. The Background Noise Level (LA90) is deemed to be 51dB LA90 5 mins between the hours of 07:00 to 23:00 and is deemed to be 40dB LA90 (5 mins) between the hours of 23:00 and 07:00.

Reason: To protect the amenity of nearby noise sensitive properties and occupants of the development in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

9. The development hereby permitted shall be implemented in accordance with the Lighting Report (dated 15 February 2018) and Lighting Schedule submitted with the application.

Reason: In the interests of the protection of fauna, landscape character and visual amenity in accordance with Saved Policies 25.NC (Promotion of biodiversity) and 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

### **Landscaping**

10. The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement (dated February 2018).

Reason: In the interests of biodiversity and visual amenity in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

11. Within three months of commencement of development, a detailed scheme of landscaping for the site shall be submitted to and approved by the Local Planning Authority in writing. The scheme shall specify the types, size and species of all trees and shrubs to be planted; details of all trees to be retained; and details of fencing/enclosure of the site, phasing and timescales for carrying out the works, and provision for future maintenance. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The approved landscaping scheme shall be

implemented in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Reason: In the interests of visual amenity in accordance with Saved Policy 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011).

### **Ecology**

12. Works shall be carried out in accordance with measures set out in section 5 of the Ecological Appraisal (HCCET, April 2017) submitted with the application unless otherwise approved in writing by the Planning Authority.

Reason: To provide adequate mitigation for protected species and ecological enhancements in accordance with Saved Policies 25 NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011).

### **Plans**

13. The development hereby permitted shall be carried out in accordance with the following approved plans: **P11319-RFT-00-00-DR-A-0100-S4RevP03, P11319-RFT-00-00-DR-A-0120-S4RevP04, P11319-RFT-00-00-DR-A-0121-S4RevP09, P11319-RFT-00-XX-VS-A-1300-S4-RevP04, P11319-RFT-00-GF-DR-A-0201-S4RevP09, P11319-RFT-00-01-DR-A-0202-S5RevP09, P11319-RFT-00-02-DR-A-0203-S4-RevP05, P11319-RFT-00-00-DR-A-2500-S4-RevP02, P11319-RFT-00-ZZ-DR-A-0301-S4RevP08, P11319-RFT-00-ZZ-DR-A-0400-S4RevP04, 240-CDLA-A1-00-DR-L-0200Rev03, P11319-RFT-00-XX-VS-A-3001-S4RevP05, L6088/JDM/SP1, 17211-WFB-ZZ-ZZ-DR-C-0050RevP02**

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

### **Note to Applicants**

1. In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2012), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. The preparation of a Construction Traffic Management Plan to be submitted and approved by the Local Highway Authority, including lorry routes, parking and turning provision to be made on site and measures to prevent mud from being deposited on the highway is advised in order to ensure the safety of school children and the general public.
3. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts