

Consultee	Name	Comment	Response/Action
Project Engineer	Steve Mountain	No observations	OK
Operations Team Leader	Chris Haynes	if this care home is privately run the waste generated could be deemed as trade in which case a private trade waste contractor would be responsible for collecting all waste at this new location	A trade waste collector will be appointed to manage the disposal of the unit
Sustainable Places	Verity Giles	Having assessed the planning application with regard to the development type and location of the proposal, we can confirm that we have no bespoke comments to make	OK
Environmental Health	L.T. Glass	The development hereby shall not commence until a scheme for protecting the propped habitable rooms on the north and western elevation from traffic noise from the Hambledon Road has been submitted to and approved in writing by the Local Planing Authority. The dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme. N.B The configuration of double glazed window units shall not contain panes of equal thickness and the maximum noise level (predicted 15years from completion of dwellings) in habitable rooms, with windows clsoed and other means of ventilations Daytime 35dB LAeq, 16h Night time 30dB LAeq, 8h	Sound Acoustic Solutions report issued on 05/11 @ 13:35 1) The report confirms that a glazing specification of 4/14/6 with standard trickle vents looks to address the noise pollution from the Hambledon Road. 2) There have also been a number of objections rasied against the development in respect of noise pollution created from the plant room, the report under pages 19-20 states that the plant room noise levels must not exceed the minimum noise levels recorded within the report. The could obviously be a condition of approval if you so wish
Southern Water	Developer Services (Stuart Ward)	We request that should this application receive planning approval the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been subnmitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."	For the avoidance of doubt, Taylor Wimpey as part of the larger MDA are bound under contract to provide Highwood with agreed flow capacities to facilitate the operation of the extra care facility. Highwood are of the understanding that the flow rates have been incorporated into the S104 capacity which forms part of the larger MDA.
Hampshire Constabulary	S York	1) Appropriate boundary treatments should be put in place to prevent: access to the patios along the northern elevation of the building, and the site being used as a short cut between the Main Avenue and the Hambledon Road 2) to reduce the opportunities for crime I recommend that the cycle store is moved to a position with greater natural surveillance from within the facility. If the cycle parking is for staff use access should only be from within the care home. 3) The proposal creates a building with multiple occupants to provide for the safety and security of residents and visitors: A) Communal access doors should be certificated to LPS1175 SR2 B) Apartment front doors should be certificated to PAS24:2012 C) An audio visual access control system should be installed	Although SBD will no doubt be a condition on planning, please see comments below in response to the items raised; 1) Railings will be used as the boundary treatments as shown on the landscape arrangement plan 2) Cycle store moved inside the boundary of the railings 3a) Agreed 3b) The extra care facility will be secure and therefore PAS24 not necessarily required 3c) Audio Visual will be installed into all of the apartments
Environment & Neighbourhood Quality	Louise Gilbertson	This looks rather squeezed in - It is a shame that it could not be set back a little more to achieve more tree planting to soften the facade. 1) I will raised concerns over the large parking area with very little green breaks - there are runs of 9 spaces in a hard environment - our design guide requests trees every 5 spaces - The car park contrasts to the communal garden area when they could work together a little more cohesively. 2) I have concerns over the manoeuvring space for the end parking spaces nearest the building these spaces are v.confined, little turning room despite a 6metre rear distance. 3)More details are required in terms of vegetable/shrub area - will raised beds be used to make them accessible? 4) Full details of ornamental shrubs required - would suggest larger volume of evergreen flowering shrubs especially along frontage 5) To reduce the volume of tarmac they could consider making the car park/bike pathway resin bound make it part of garden with a gate/move railings? 6) More trees at frontage would be preferred however the development has little space for it	Comments emailed to Sally Smith on 05/11/14 @ 18:22 providing options to Louise. Happy to condition if necessary 1)Unfortunately due to the car parking arrangement we've been unable to include breaks between the bays as this would have resulted in loss of parking however we have tried grab back some open space by including the path within the railed area. 2) A turning head in the car park has been introduced which should hopefully address Louise's concerns 3) Please see the email where this is given as an option 4) Please see the email where this is given as an option 5) Path now contained within the open space to provide more amenity also providing another gate as access 6) Limited space for more trees however the open space in front of the development is due to be planted with trees which should help create a more pleaseant environment
Policy Team	Robyn Lyons	No objections	Ok
Highways Authority	No Name	1)The Highways Authority is concerened that the proposal may led to parking on the sorrounding Highways and the use of the adjacent lay-by for all day parking. 2) The proposed application is on land adjacent to the Main Northern entrance to the MDA. This route will be used for residents, workers and visitors to the proposed industrial area and also for visitors to the Waterloooville Recycling and Waste Disposal depot. At the moment access to the northern part of the MDA can also be taken from the Hambledon Road by means of Sickle Way but this will be closed in 2015. A percentage of the traffic using this route will have to use the northern entrance. 3) Remove two of the spaces to allow for a circulation system so that vehicles don't have to reverse onto the highway 4) I note that the nursing home hasn't linked the 6spaces via S106 agreement 5) My concern is the parking on the highway by additional carers and I would suggest the solution is that the developer should agree to enter into a 106 Agreement to pay a sum of £5000 for the implementation of TRO (Parking restriction) if needed for a five year period	1) Parking has been designed to be contained within the curtilage of the property and the further 6 spaces on the Nursing Home. 2) Odyssey have produced a supplementary report 14-208 Transport & Highways Matters Arising which looks to address these issues 3) Comments taken on board please see revised plans along with tracking details in the Odyssey report. 4) S106 has linked the two sites through the completion of the 6 parking spaces 5) A contribution of £5000 has been offered through the S106 for the TRO
Sustainable Places	Verity Giles	No bespoke comments made on the submitted Soils Limited Site Investigation	OK

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Representation	Georgina Monk	Neighbour Objection for the following reasons; 1) The occupant unfortunately suffered flooding last year and they're concerned this will be exacerbated by our development 2)Concerns over parking numbers 3) Obstructed line sight views	1) The plots affected by flooding are below ground level, however TW have since installed an aco drain which runs along the front of the property to help solve the problem. All that being said our Drainage Engineers have carried out designs to ensure the our development does not impact upon the neighboring 2) Parking numbers are within HCC guidlines and overflow parking has been provided on the carehome 3) Odyssey have produced a visibility splay drawing which states the design is compliant with current highways standards. Please see report "14-208 Transport & Highways Matters Arising"
Representation	Rachel Giles	Neighbour Objection for the following reasons; 1) Flooding issues to 18 and 20 Foxtail Road Concerns over Parking Numbers Blocking light from Houses 4) Obstructed line of sight views from Foxtail Road onto Main Avenue Increased traffic flows 6) Traffic Survey in respect of Sickie Way closing?? Noise and Pollution from air conditoning/ heating units loss and lack of green space for current residents	1) As mentioned previously 2) As mentioned previously 3) Please see Sun Model produced by PDP Architecture as submitted with revised plans which shows a nil effect on adjacent properties in terms of light loss 5) As mentioned previously 4) as mentioned previously 7) 5) Odyssey report 14-208 Transport & Highways Matters Arising show under item 24 that the nett increase in traffic movements will be 9 extra trips per day from the existing consent to the revised. This is considered an insignificant rise in traffic movements. It should also be duly noted that prior to the land being consented for an extra care facility, the site was allocated for employment use which would have resulted in excessive peak hour traffic flows 6) Please see Odyssey report "14-208 Transport & Highways Matters Arising" which states that Sickie Way was always due to close and the 'Main Avenue' or Darnell Road as it's called now was designed to take all of the traffic movements from the MDA 7) Noise report now submitted by Sound Advice Acoustic report ref: SA-3411 which states that the noise from plant rooms shall not exceed the lowest recorded level of noise between 11th-14th October 8) Site has previous consent for extra care facility therefore there is a Nil loss of public open space (POS)
Representation	Mr and Mrs Bravington	Neighbour Objection for the following reasons; 1) Block out sunlight 2) Loss of Open Space 3) Traffic and Noise Increases	1) As mentioned previously 2) As mentioned previously 3) As mentioned previously
Representation	Caroline Brook	Neighbour Objection for the following reasons; 1) Flooding to properties 16/18/20 2) Parking Numbers 3) Air conditioning and and heating units providing noise pollution 4) No turning head in car park 5) Loss of light 6) Blind corner onto Darnell Road 7) No updated traffic survey for the whole MDA 8) Increased traffic flows 9) Lack of green space for the new development	1) As mentioned previously 2) As mentioned previously 3) As mentioned previously 4) Revised site plan issued with turning head 5) As mentioned previously 6) As mentioned previously 7) Outside of our control however we have tried to provide updates through the transport statement 8) As mentioned previously 9) As mentioned previously
Representation	Simon Glazier	Neighbour Objection for the following reasons; 1) Loss of light 2) Parking 3) Flooding to number 16,18 & 20 Foxtail Rd 4) Lack of green space 5) Two entrances instead of one wheres previous scheme had one entrance 6) Headlamps shining into property	1) As mentioned previously 2) As mentioned previously 3) As mentioned previously 4) As mentioned previously 5) 2 entrances shown on the outline consent 6) As did the outline consent
Representation	Stacey Pink	Neighbour Objection for the following reasons; 1) Insufficient Parking in the area 2) Flooding to Ms Pink's property which will be exacerbated 3) Increased Traffic 4) Noise pollution	1) As mentioned previously 2) As mentioned previously 3) As mentioned previously 4) As mentioned previously
Representation	Alena Clemo	Neighbour Objection for the following reasons; 1) Parking Numbers	1)As mentioned previously