

5 August 2022
L 220805 SAV Cover Letter



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PLANNING PORTAL REF: PP-11049632

Dear David,

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO PART DISCHARGE CONDITIONS 24 AND 31 ATTACHED TO PERMISSION: F/20/87841
LAND AT EASTLEIGH RAIL WORKS SITE, CAMPBELL ROAD, EASTLEIGH, SO50 5AD
DIAGEO PENSION TRUST LIMITED C/O SAVILLS INVESTMENT MANAGEMENT**

Introduction

We write on behalf of our client, Diageo Pension Trust Limited c/o Savills Investment Management, to apply for the partial discharge of Conditions 24 and 31 attached to Planning Permission: F/20/87841.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms duly signed; and
- The following documents required to discharge each of the conditions:
 - Noise Mitigation and Management Plan for Unit 210 and 307;
 - Noise Mitigation and Management Plan for Plot 320; and
 - Remediation Validation Report, prepared by Delta Simons

The Application Site

The application site extends to 5.2 hectares and comprises the southern element of Eastleigh Rail Works Site, encompassing land located to the eastern side of Campbell Road.

The precise boundary of the site is shown on Drawing Ref: 18-082-001 Rev P02 – 'Site Location Plan'.

The application site forms part of the Railway Works Special Policy Area as defined by the Proposals Map for the adopted Eastleigh Local Plan 2001-2011. The emerging Eastleigh Borough Local Plan 2016-2036 also identifies the site and wider surrounds to form part of Eastleigh River Side.

The Site is also located in close proximity to the main Southampton to London railway line, as well as being in the immediate vicinity of Southampton Airport. It is also situated immediately adjacent to a number of residential properties in the form of the terraced dwellings along Campbell Road.

Relevant Planning History

On 22 June 2021, planning permission was granted for *“Full planning permission for demolition of existing buildings and erection of up to 2,444 sq. m of floorspace (GIA) for use within: Class B1(c); Class B2 and / or Class B8; provision for ‘open storage’ (Class B8) from up to circa 2.5 hectares (part permanent and part temporary); alterations to access including road widening, new footpath and creation of new vehicular access via Campbell Road; installation of acoustic barrier; and associated works including parking, services, landscaping, infrastructure and groundworks”* (Ref: F/20/87841).

The 2021 Permission was granted subject to 37 conditions.

On 29 October 2021, the LPA granted approval for the discharge of Conditions 10 (part), 12, 16, 17, 22, 30, 32 and 34 attached to Planning Permission F/20/87841 (Ref: DC/21/91051).

On 24 June 2022, an application was submitted for the partial discharge of Condition 10 attached to Planning Permission F/20/87841 in respect of the submission of Construction Environmental Management Plan for Area 2 of the Site (Ref: DC/22/93308).

Discharge of Conditions

The application seeks approval for the part discharge of Conditions 24 and 31 attached to Planning Permission Ref: F/20/87841.

It is proposed that this condition is discharged in respect of the proposed occupation of Unit 210 and open storage plots 307 and 320 only as approved by Planning Permission Ref: F/20/87841.

Condition 24 – Noise Mitigation and Management Plan

Condition 24 of Planning Permission F/20/87841 states:

“Prior to each phase of the development within Area 2 being brought into use, a noise mitigation and management plan covering that phase shall be submitted to and approved in writing by the local planning authority. The plan shall include details of the ongoing noise management and monitoring of the site, including proposed mitigation measures to minimise the impacts on the amenity of neighbouring residents. The development shall then accord with the approved plan”

In accordance with the requirements of Condition 24, this submission includes two Noise Mitigation and Management Plans, prepared by RSK Acoustics.

The first Noise Mitigation and Management Plan relates to the proposed operation of Unit 210 and Plot 307 by P&M Packing, a specialist packing and transportation company who have operated at Eastleigh Works since February 2007. The operation is considered to fall within a Class B8 (storage and distribution) use.

The second Noise Mitigation and Management Plan relates to the proposed operation of Unit 320 for car storage purposes.

The submitted plans set out the details of the proposed operations and recommended areas for noise mitigation, aimed at minimising noise impacts on adjacent residential properties.

The initiatives and measures that are proposed are consistent with those set out in Section 9 of the Noise Impact Assessment (‘NIA’) approved as part of the 2021 Permission.

Irrespective of the conclusions of the NIA, the respective tenants will use all reasonable endeavours to ensure that provisions contained within the Noise Mitigation & Management Plans are adhered to at all times.

We trust that the submitted details are acceptable to the LPA and request written confirmation that Condition 24 has been partially discharged in respect of the occupation of Unit 210 and open storage plots 307 and 320 as approved by Planning Permission Ref: F/20/87841.

Condition 31 – Contamination Verification

Condition 31 of Planning Permission F/20/87841 states:

“Prior to each phase of the development hereby permitted being occupied or brought into use, verification by the competent person approved under the provisions of condition 30(c) that any remediation scheme required and approved under the provisions of condition 30(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation), shall be submitted to and approved in writing by the local planning authority.”

In accordance with the requirements of Condition 31, this submission includes Remediation Validation Report, prepared by Delta Simons.

The report provides a formal statement on the completion of remediation and mitigation measures as outlined in the previously approved Remediation and Verification Strategy. The details are submitted in respect of plots 307 and 320 only.

We trust that the submitted details are acceptable to the LPA and request written confirmation that Condition 24 has been partially discharged in respect of the occupation of plots 307 and 320 as approved by Planning Permission Ref: F/20/87841.

Summary and Conclusion

This application seeks approval for the partial discharge of Conditions 24 and 31 attached to Planning Permission Ref: F/20/87841.

It is proposed that this condition is part discharged in respect of the proposed occupation of Unit 210 and open storage plots 307 and 320 as approved by Planning Permission Ref: F/20/87841.

The information and details meets the requirements and objectives of the relevant conditions and therefore we trust the application can be approved and the conditions formally discharged.

We will endeavour to contact you within the next couple of days to ascertain the LPA's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Chris Moore or Tim Price at these offices.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning