

29th March 2023

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh, SO50 9YN



Dear Sir/Madam

S73 APPLICATION TO VARY CONDITION 3 OF PLANNING PERMISSION F/20/87841
EASTLEIGH WORKS, CAMPBELL ROAD, EASTLEIGH, SO50 5AD
PLOT 305 – PERMANENT OPEN STORAGE

Further to the grant of planning permission F/20/87841, please find enclosed the submission of a S73 Variation of Condition Application to allow Plot 305 to used as permanent open storage.

Background:

Planning permission F/20/87841 was granted subject to Conditions on 22nd June 2021, for the erection of 2,444sqm of commercial floorspace and open storage on part of the land known as Eastleigh Works.

Condition 3 requires that the open storage uses permitted on plot 305 be for a limited period of 5 years from the date of the decision.

Reason for Variation of Condition:

Plot 305 is constrained by the presence of a main public foul sewer that crosses the site.

The route of the 375mm foul public sewer is shown on a plan attached to Southern Water's consultation response to application F/20/87841, dated 10th June 2020. A copy of the consultation response and plan are enclosed for information.

Southern Water advise in its letter that they require a clearance of 3m either side of the sewer to protect it from construction works and to allow for future access for maintenance.

However, when discharging Condition 22 (Protection of Public Water/Sewerage System), Southern Water advise that no structure shall be built within 6m of the sewer. A copy of Southern Waters approval letter dated 4th March 2021 is enclosed for information.

Consequently, a 12m wide easement crosses plot 305 and has the effect of sterilising the development potential of the plot given the alignment of the internal access road, existing fence and railway.

The impact of the 12m wide easement on plot 305 is shown on MH Architects Plan 18-082-ERD-MHA-XX-00-DR-A-004-T03.

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The sewer is approximately 6.20m below ground level and as a main public foul sewer cannot be diverted.



Given the constraint imposed by the main public foul sewer, and in order to make best commercial use of the site, the Applicant is seeking to use plot 305 for permanent open storage.

Proposed Change to Condition:

On the basis of the above the Applicant is seeking to vary the wording of Condition 3 to allow plot 305 to be used as permanent open storage, as follows:

Condition:	Existing Wording:	Proposed Change:	Proposed Wording:
3	The open storage uses hereby permitted on plot 305 (as denoted on approved drawing 18-082 004 Revision P14) shall be for a limited period of 5 years from the date of this decision. The open storage use approved on plot 320 shall be for a limited period of 10 years from the date of this decision. On or before these respective dates the permitted open storage uses shall cease and any associated materials, equipment or other stored items shall be removed from the site and the land left in a condition that is first to be agreed in writing with the local planning authority.	Delete first sentence and amend second paragraph so that it relates only to plot 320.	The open storage use approved on plot 320 shall be for a limited period of 10 years from the date of this decision. On or before this date the permitted open storage use shall cease and any associated materials, equipment or other stored items shall be removed from the site and the land left in a condition that is first to be agreed

I trust the attached information is in order and please do not hesitate to contact me with any queries.

Yours sincerely



AMANDA SUTTON
DIRECTOR
Encs.

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