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Date 27 November 2023

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Dear Ms Altman,

EASTLEIGH RAIL WORKS, CAMPBELL ROAD, EASTLEIGH, SO50 5AD

Application for variation of Conditions 36 and 37 of planning permission ref. F/20/87841, to agree an extended timeframe of 18 months for completion of the approved highway and pedestrian improvement works at the Campbell Road bridge, and to allow for the occupation of Units 200 and 205 by new tenants (with Parkway House and Unit 6 in Area 1 remaining vacant until the highway and pedestrian improvements are complete).

Original application description: 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.

In regard to application X/23/96250, and the variation of wording associated with Conditions 36 and 37 applied to application F/20/87841, there would be no objection to the proposals from a highway perspective.

The use of newly constructed units 200 and 205 would not originally be permitted subject to the undertaking of highway works associated with conditions 36 and 37. However it is proposed that occupation is permitted, but on the agreement that the existing buildings known as Parkway House Business Centre and Unit 6 Training

Director of Hampshire 2050
Garry Westbrook

Centre are taken out of use, with no future use permitted until highway works are undertaken.

A supporting Transport Technical Note demonstrates that this 'swap' can be undertaken without any severe impact on the highway, with associated highway trips actually anticipated to reduce as a result.

As such, there would be no reason for a highway objection on this element of the proposed variation of the conditions.

In terms of timeframe's for the associated highway works, it is understood that the conditions required the developer to have made a material start on these within 12 months of commencement of on-site works, and that they should be completed within a subsequent 12 month period.

Due to various reasons associated with the approvals process for the highway works, some of which were beyond the control of the applicant, this timeframe has now surpassed (October 2022) and so in order to adhere to the condition the applicants are requesting an extension from 12 months to 30 months for the material start of works.

Given that works started on site in October 2021, this would result in a requirement for the highway works to be commenced no later than April 2024, with a continuation of the condition element that onwards requires the highway works to be completed by April 2025.

Again, this element of the variation of the condition would be acceptable from a highway perspective.

It is understood however, that at this time, full agreement for the highway works and its associated permissions and time tabling has yet to be formally agreed, and so there may be a requirement for the associated dates to be updated again in the future. However it would be hoped that this would not be the case with 5 months remaining until the trigger date of April 2024 is reached.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook