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Our Ref: E-508-AD
Your Ref: PP-14681433
Email: alice@southernplanning.co.uk
Date: 25 February 2026
Status: Via Planning Portal

Dear Sir/Madam,

Application to discharge pre-occupation Condition 4 and pre-commencement Conditions 7, 8, and 9 of Planning Permission ref: X/25/99432 at Unit H, George Curl Way, Eastleigh, SO18 2RX

I am writing on behalf of our client, the Hampshire and Isle of Wight Air Ambulance (hereafter referred to as 'HIOWAA'), in respect to the above application.

A discharge of conditions application has been submitted today via the Planning Portal to provide the information requested to discharge the pre-commencement conditions and one pre-occupation condition attached to permission ref: X/25/99432.

By way of background, the original permission for the new HIOWAA was granted in July 2024 by permission ref: F/24/97188. Subsequently, a few minor amendments were made to the elevations of the building for pragmatic and practical purposes, and these were approved under a Section 73 application (ref: X/25/99432) which this application seeks to discharge the pre-commencement and some of the pre-occupation conditions from.

The following plans and documents are submitted together with this covering letter to discharge the conditions:

Condition	Condition Type	Documents Submitted to Discharge Condition
4 (Cycle Parking)	Pre-occupation	- Cycle Parking Details prepared by Fabric First Architects - Site Layout Plan showing Cycle Parking Dwg No. 24_057 001 Rev 02
7 (Permanent Lighting Scheme)	Pre-commencement	- Lighting Calculations (all) prepared by Dextra Group PLC

Southern Planning Practice Ltd

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		- Lighting Calculations (Airport Apron – Only columns active prepared by Dextra Group PLC - External Lighting Plan prepared by Dextra Group PLC
8 (Approval of Plans and Completion of CAP 791)	Pre-commencement	- CAP 791 Part 1 and Part 2 Approval
9 (Measures for Intercepting Fuel Spillage)	Pre-commencement	- Aviation Fuel Quality Manual (AFQM) - Aviation Fuel Storage Systems Specifications prepared by Fuel Proof - Guidance on Working with Dangerous & Hazardous Substances & Explosive Atmosphere

The decision notice has three pre-commencement conditions attached to it, namely Conditions 7, 8, and 9, which require further information to be submitted to the Council to allow the development to commence lawfully. The decision notice also has three pre-occupation conditions. One of these pre-occupation conditions, namely 4, is included within this discharge of conditions application.

The requirements for each condition are set out individually below together with the information submitted to enable the council to confirm the conditions are discharged accordingly.

Condition 4 (Cycle Parking)

This condition states:

‘Cycle Parking shall be amended and provided in accordance with submitted F/24/97188 Discharge of Condition 4 Hampshire Isle of Wight Air Ambulance - 20 May 2025 rev 00 document prior to first use of the development hereby permitted, and thereafter retained in accordance with the approved details.

Reason: To ensure the adequate provision of onsite facilities’

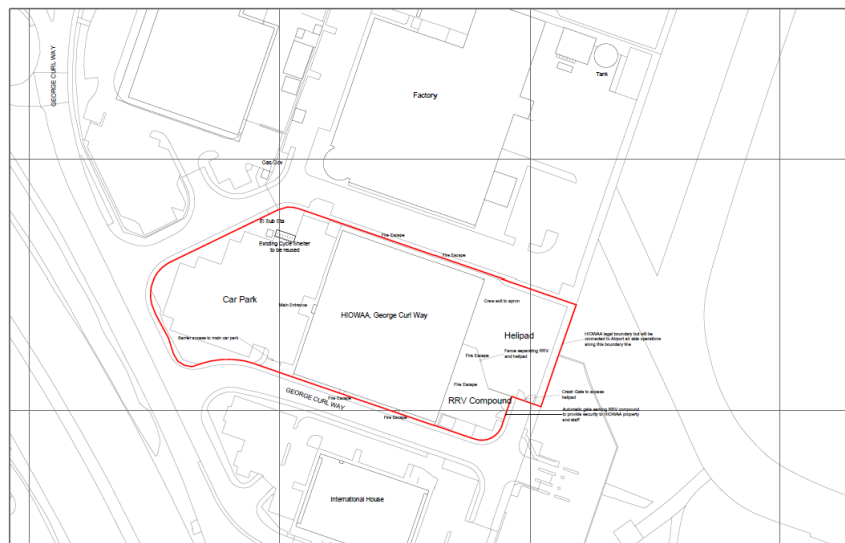
The following document has been submitted to discharge Condition 4:

- Cycle Parking Details prepared by Fabric First Architects
- Site Layout Plan showing Cycle Parking Dwg No. 24_057 001 Rev 02

The plan states that the site will provide 10 long-stay cycle parking spaces and 2 short-stay cycle parking spaces, which is 12 cycle spaces in total. The cycle parking spaces will be located within the existing cycle shelter and will meet Eastleigh Borough Council’s design and layout recommendations. The location of the cycle parking is annotated on the aerial image below. Please refer to the Cycle Parking Details document for specifics.

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Condition 7 (Permanent Lighting Scheme)

This condition states:

'Before development commences details of the permanent lighting scheme(s) for the development shall be submitted to the Local Planning Authority for their written approval in consultation with Southampton Airport. Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal. Development shall take place in accordance with the approved details.'

Reason: In the interests of aerodrome safeguarding where the development is close to the aerodrome and/or aircraft taking off from or landing.'

The following documents have been submitted to discharge Condition 7:

- Lighting Calculations (all) prepared by Dextra Group PLC
- Lighting Calculations (Airport Apron – Only columns active prepared by Dextra Group PLC
- External Lighting Plan prepared by Dextra Group PLC

The lighting calculations and lighting plan submitted with this application demonstrate how the permanent lighting scheme is to be implemented to enable the HIOWAA headquarters to function safely during all hours of operation which essential. The proposed lighting has been designed to ensure that minimal disruption is caused to Southampton Airport and its operations as a result of new external lighting. The level of lighting proposed is considered wholly appropriate to the safe operation of the HIOWAA headquarters and it can be delivered without impact to the neighbouring uses. Please refer to the above documents for further information on the proposed lighting scheme.

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Condition 8 (Approval of plans and completion of CAP 791).

This condition states:

'No development shall take place until Southampton Airport and the Civil Aviation Authority (CAA) have approved the development plans and the appropriate stage of the CAP 791 (procedures for changes to aerodrome infrastructure) has been completed to the satisfaction of both the airport and the CAA.'

Reason: In the interests of aerodrome safeguarding.'

The following documents have been submitted to discharge Condition 8:

- CAP 791 Part 1 and Part 2 Approval

The Approval document, prepared and signed by the Safety & Airspace Regulation Group, confirms that the project does not incur a development charge and both Part 1 and Part 2 are approved. Condition 8 is therefore addressed by this letter and can be discharged accordingly.

Condition 9 (Measures for Intercepting Fuel Spillage)

This condition states:

'Prior to first operation, details of the measures taken to intercept fuel spillage on site, including a schedule for installation, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details in accordance with the approved schedule for installation.'

Reason: To ensure the proposal would not have potential for significant pollution to land or surface water.'

The following documents have been submitted to satisfy Condition 9 and subsequently discharge it:

- Aviation Fuel Quality Manual (AFQM)
- Aviation Fuel Storage Systems Specifications prepared by Fuel Proof
- Guidance on Working with Dangerous & Hazardous Substances & Explosive Atmosphere

The AFQM provides details on fuel handling and storage, installation, maintenance, and use of all related paraphernalia. The document also contains multiple forms to be filled out and returned to Babcock for approval, including forms on fuel training, fuel stock records, and serviceability checks.

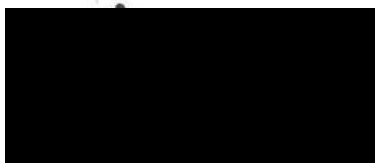
The Aviation Fuel Storage Systems Specifications prepared by Fuel Proof states that a 10,000 / 15,000 Litre Bulk Jet A-1 Storage Tank will be provided on site to intercept fuel spillage on site. The specification details are stated within this document, accompanied by images of the tank and the relevant equipment associated with the storage tank.

The Guidance on Working with Dangerous & Hazardous Substances & Explosive Atmosphere sets out the key risks associated with the fuels handled on site. The issues that contribute towards a major incident or hazard are set out and details are provided on how to deal with a chemical spill. A strategy is set out for controlling storage and segregation of fuels, how to safely handle fuels, and inspection requirements.

I trust that the information within this letter and the documents submitted are sufficient to enable you to discharge the pre-commencement and pre-occupation conditions attached to the planning permission subject of this application. We look forward to receiving confirmation of the applications validation as soon as possible.

If you require any further information to be provided or clarification on the above matters, please do not hesitate to contact me.

Yours sincerely



Alice Drew, BSc (Hons) MSc MRTPI
Director