

01 August 2026

FAO David Huckfield
Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market St
Eastleigh
SO50 9YN

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a yellow rectangular background.

Jack Bell MRTPI AISEP

E: jack.bell@savills.com
DL: +44 (0) 23 8071 3962
M: 07815 504514

Mountbatten House
1 Grosvenor Square
Southampton SO15 2BZ
savills.com

Dear David,

Application under Section 73 (Minor Material Amendment / S73) of the Town and Country Planning Act 1990 (As Amended) for variation of the following planning conditions: Condition 1 (Approved Plans), Condition 4 (Tree Protection Plan), Condition 5 (Construction Management), Condition 6 (Materials), Condition 7 (Landscape), Condition 10 (Car Park Arrangement) and Condition 11 (Flood Risk and Drainage) of full planning consent F/25/100291 for a new restaurant at Hamble Point Marina, School Lane, Hamble, SO31 4NB

This letter supports an application to Eastleigh Borough Council as Local Planning Authority (LPA) for a s.73 application (minor material amendment) in relation to planning permission for a new restaurant at Hamble Point Marina, which was granted consent on 2 April 2026, under application reference F/25/100291. The description of development is as follows:

'Erection of single storey restaurant (use class E(b)) and associated works'

A table of suggested condition wording is included within this letter. This suggests changes to amend condition wording to align with the proposed plans submitted as part of the application. This also regularises the updates which were to be made through Condition 6 (Materials) and 7 (Landscape) to align with the proposed plans through a compliance condition to secure these plans for approval.

A list of existing and approved plans is appended at the end of this letter.

Application Rationale

Having taken the approved consent to the open market, it has become apparent that prospective restaurant operators will require additional floorspace to improve circulation and operational functionality within the restaurant. To this end, it is proposed that the overall footprint of the restaurant is increased from approximately 290m² to 366.5m². The internal restaurant area is proposed to provide additional space to improve circulation and operational functionality, as per operator requirements.

The Café and Bar area is increasing from 51m² to 71m², the Fine Dining area increasing from 89m² to 117m², and the pergola is also increasing. There are also minor changes to the size of the back of house area.

Importantly, the proposed changes will **not** increase the number of table covers or staff numbers. The accessible ramp has moved to the southwest slightly to be close to the building but remains unchanged in line with the original consent.

Other material considerations are detailed below.

Access and Car Parking

The updated EBC Parking Standards SPD (September 2025) sets out the parking standards for new development and requires that Class E Eating and Drinking Establishments should provide 1 car parking space per 5m²; 1 cycle parking space per 5 staff and 2 visitor cycle spaces per establishment.

The associated car parking provision, within the red line boundary, currently allows for 17 standard car parking bays, 10 electric vehicle (EV) charging spaces, a disabled bay and two motorcycle parking bays.

For cycle parking, to allow for efficiencies in the hard landscaping of the Site, the visitor cycle store to the north of the proposals has been relocated closer to the main building. This will also allow improved efficiency for visitors to arrive by cycle and enter the restaurant.

Based upon the SPD, the extant consent was required to provide 54 car parking spaces. However, during determination it was mutually agreed that the broader car parking provisions at the marina – especially those associated with Outlook House, scheduled for demolition (see application ref. PN/26/100799), located immediately northeast of the Site – as well as the ability for visitors to arrive by boat, collectively resulted in sufficient car parking provision. The demolition of Outlook House is likely to result in a supply of c.60 car parking spaces.

With an increase in floorspace from 290m² to 366.5m², an increase of 76.5m², would result in an additional requirement of 19 car parking spaces for a total of 73 car parking spaces. Although this is an increase in the number of parking spaces required, the number of covers and staff expected to use the Site will remain the same. As such, there will be no material increase in parking demand and the quantum of parking approved under F/25/100291 can be relied upon again here.

In summary, due to the number of covers and staff remaining the same, an increase in parking provision is not going to be required. See the revised Transport Technical Note for further details.

Drainage

The current proposals include 7no. (2m (l) x 1m (w) x 0.95m (h)) Sustainable Drainage (SuDS) Planters to accommodate the proposed development's surface water runoff, resulting in 14m² of SuDS planters.

The requirement in the CIRIA SuDS manual was identified to be between 13 m² to 26 m² of SuDS planters for the proposals however, this calculation didn't take into account that the decking area and the area below the decking is permeable meaning that surface water would flow beneath the decking and soakaway into the permeable ground beneath the decking area thereby not worsening the surface water drainage situation on site. Due to the small area of the impermeable surface around the disabled space, bin and cycle stores, this will naturally discharge into the permeable area whereby it will infiltrate naturally and therefore, no further formal drainage arrangements are considered necessary.

As such, the requirement for SuDS (2m x 0.6m (1.2m²) planters has been revised down to between 7.2 m² and 14.4 m² and therefore, the number of these planters has been reduced from 7-22 planters down to 6-12 planters which meet the requirements of the CIRIA SuDS Manual and therefore, the current arrangements on site are considered to still be sufficient. See the revised Flood Risk Assessment & Drainage Strategy for further details.

In terms of the Flood Risk Sequential Test, this has been updated to reflect the amendments and new floorspace however, the conclusions of the Sequential Test have not been altered as a result of the proposals.

Other material considerations

Design and Appearance

A proposed materials specification schedule (Hamble Point Marina_Material Specification_ LA202 Revision A) is submitted with this application for approval and relates to the details required under Condition 6.

The Hardworks and Softworks plan (Hardworks & Softworks Plan, LA200 Revision A) submitted with the proposals, provides details of the hard and soft landscaping for the Site. The plan, alongside the Materials Specification schedule sets out the boundary treatments and the other materials necessary for the rest of the proposals (e.g. the main building, decking, container). Samples of these materials can be provided.

Therefore, Condition 6 of the existing consent has been amended to be a compliance condition to relate to the new plans.

In terms of the floorspace increases, the design of the proposals will alter slightly but are not materially different with only a minor increase in size and therefore, the design conclusions in the existing consent remain valid.

Arboriculture

The Arboricultural Impact Assessment and Tree Protection Plan have been updated to reflect the revised layout however, as the proposed increase do not impact upon any trees or hedgerows over and above that which is already approved, the conclusions of these reports have not altered.

Ecology & BNG

A revised Preliminary Ecological Appraisal and Shadow Habitat Regulations Assessment have been submitted to insert the revised layout however, the conclusions of the reports have not changed as a result of the proposals.

The proposed increases do not materially affect ecological receptors or Biodiversity Net Gain calculations over and above what is already proposed.

Lighting

As the Visible Light Transmittance (VLT) of the glazing has not changed, there will be no change to the results of the original report (Rev A 15 October 2025).

Condition 9 of the existing consent will control all lighting at the point of discharging these conditions. Therefore, the lighting conclusions in the existing consent remain valid.

Landscaping

The proposed increased floorspace does not materially affect any of the landscape proposals within the approved planting plan. The planting plan has been revised to reflect the revised layout.

The Landscape Management Plan (Landscape Management Plan July 2026) and the Hardworks and Softworks plan (Hardworks & Softworks Plan, LA200 Revision A) are provided in relation to Condition 7 of the existing consent. The Landscape Management Plan sets out how any proposed planting is to be maintained over the short, medium and long term. The Hardworks and Softworks plan sets out details for the hard landscaping for the car park, accessible bays and cycle and bin stores as well as the specific location of the soft landscaping across the site.

Therefore, this provides additional information in relation to Condition 7 of the existing consent has been amended to be a compliance condition to relate to the new plans which also ensures the landscaping conclusions in the existing consent remain valid.

Revised Condition Wording

As such, the existing and proposed wording is included within the table below:

Consented Wording	Proposed Wording
Condition 1 (approved plans) The development hereby permitted shall be implemented in accordance with the following plans numbered: MP001, RL001, RL01 Rev B, RL02 Rev B, A101 Rev V8, A102 Rev V8, A103 Rev V8, ITS210340-GA-003 Rev B. Reason: For the avoidance of doubt and in the interests of proper planning.	Condition 1 (approved plans) The development hereby permitted shall be implemented in accordance with the following plans numbered: MP001 Rev. E, MP002 Rev. B, RL001, RL01 Rev B, RL02 Rev B, A102 Rev V9, A103 Rev V9, ITS210340-GA-003 Rev. G, LA200 Revision A. Reasons: For the avoidance of doubt and in the interests of proper planning.
Condition 4 (Tree Protection Plan) The development must accord with the tree protection plan reference 25106-TPP05. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.	Condition 4 (Tree Protection Plan) The development must accord with the tree protection plan reference 25106-TPP07. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
Condition 5 (Construction Management) Construction of the development hereby approved shall be undertaken in accordance with the provisions of the Construction Environmental Management Plan (Ref. SR/CEMP1/HPM/0101, Rev 2.0, 07/01/2026), and the measures set out within Paragraph 4.3 of the Preliminary Ecological Appraisal (EXO Environmental, Report 1.0, 19/12/2025) and Section 5 of the Shadow Habitats Regulations Assessment (EXO Environmental, Report 1.0, 16/10/2025). Reason: To appropriately manage, control and mitigate the construction related impacts of the development in the interests of highway safety, amenity and biodiversity.	Condition 5 (Construction Management) Construction of the development hereby approved shall be undertaken in accordance with the provisions of the Construction Environmental Management Plan (Ref. SR/CEMP1/HPM/0101, Rev 2.0, 07/01/2026), and the measures set out within Paragraph 4.3 of the Preliminary Ecological Appraisal (EXO Environmental, Report 1.0, 14/07/2026) and Section 5 of the Shadow Habitats Regulations Assessment (EXO Environmental, Report 1.0, 22/07/2026). Reason: To appropriately manage, control and mitigate the construction related impacts of the development in the interests of highway safety, amenity and biodiversity.

Condition 6 (Materials) No development above slab level shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.	Condition 6 (Materials) The development shall be carried out in accordance with the approved materials schedule, Hamble Point Marina_Material Specification_ LA202 Revision A, and Hardworks & Softworks Plan, LA200 Revision A, which detail the materials to be used in the construction of the external surfaces of the development. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
Condition 7 (Landscape) No development above slab level shall start until a final detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the principles set out within the submitted Planting Plan (drawing no. LA300 Revision A) and shall cover all hard & soft landscaping, including trees and boundary treatments, and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality.	Condition 7 (Landscape) The development shall be carried out in accordance with the final detailed landscaping scheme (LA200 Rev. A) which is based on the principles set out within the submitted Planting Plan (drawing no. LA200 Revision B). The plan covers all hard & soft landscaping, including trees and boundary treatments. Following implementation, all landscaping shall be in accordance with the approved Landscape Management Plan. Reason: In the interests of the visual amenity of the locality.
Condition 10 (Car Park Arrangement) The development hereby permitted shall not be brought into use until the car parking spaces as shown on approved drawing ref. ITS210340-GA-003 Rev B (Car Park Arrangement) have been provided and made available for use. These shall thereafter be maintained and kept available. Reason: To ensure the adequate provision of on-site parking for the development in the interests of highway safety.	Condition 10 (Car Park Arrangement) The development hereby permitted shall not be brought into use until the car parking spaces as shown on approved drawing ref. ITS210340-GA-003 Rev G (Car Park Arrangement) have been provided and made available for use. These shall thereafter be maintained and kept available. Reason: To ensure the adequate provision of on-site parking for the development in the interests of highway safety.
Condition 11 (Flood Risk and Drainage) The development shall be carried out in accordance with the submitted Flood Risk Assessment (Hamble Point Marina – Flood Risk Assessment and Drainage Strategy Report Project No 24-409-60c issued on 15/10/2025) and the following mitigation measures it details: - As seen in Section 6.1.5 - Finished floor levels shall be set no lower than 3.58 metres Above Ordnance Datum (AOD) across the site. - As seen in Section 6.1.6 - All flood resistance and resilience measures proposed must be installed prior to first occupation.	Condition 11 (Flood Risk and Drainage) The development shall be carried out in accordance with the submitted Flood Risk Assessment (Hamble Point Marina – Flood Risk Assessment and Drainage Strategy Report Project No. 24-409-60c Rev. 03 issued on 31/07/2026) and the following mitigation measures it details: - As seen in Section 6.1.5 - Finished floor levels shall be set no lower than 3.58 metres Above Ordnance Datum (AOD) across the site. - As seen in Section 6.1.6 - All flood resistance and resilience measures proposed must be installed prior to first occupation.

As seen in Section 6.1 Flood Emergency Plan - a Flood Evacuation Plan must be developed, submitted and agreed in writing by the LPA prior to the development hereby approved being first brought into use. The occupants must also sign up to the Environment Agency's Flood Warning System. These mitigation measures shall be fully implemented prior to first occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. Reason: To reduce the risk of flooding to the proposed development and future occupants.	As seen in Section 6.1 Flood Emergency Plan - a Flood Emergency Plan must be developed, submitted and agreed in writing by the LPA prior to the development hereby approved being first brought into use. The occupants must also sign up to the Environment Agency's Flood Warning System. These mitigation measures shall be fully implemented prior to first occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. Reason: To reduce the risk of flooding to the proposed development and future occupants.
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Summary and Conclusions

This letter, and the enclosed plans and documents, support an application for a S73 application to the restaurant unit approved under (F/25/100291) in order to vary the relevant conditions listed above.

There is a strong operational rationale for these limited revisions to the consented development. Further, the proposed S73 Application will not significantly alter or change the scale or nature of the approved development.

As such, it is appropriate in these circumstances to consider them as minor material amendments under S73 of the Town and Country Planning Act 1990. If you require any information regarding this process, please do not hesitate to contact me.

I trust that the requested amendments are clear and you are able to agree to them and issue a decision accordingly.

Yours sincerely,



Jack Bell
Senior Planner

cc: Jim Beavan, Associate Director, Savills Planning

List of Proposed Changes to Plans

The plans which accommodate the proposed changes are listed below and attached to the submission of the application:

Plan Name	Approved Plan Reference	*NEW* Plan Reference
Site Location	RL01 Rev B	-
Site Plan	RL02 Rev B	-
Existing Site Plan	RL001	-
Proposed Site Plan	MP001	MP001 Rev. E (23.07.2026)
Proposed Floor Plan	A101 Rev V8	MP002 Rev. B (21.07.2026)
Elevations	A102 Rev V8	A102 Rev V9
Elevations 2	A103 Rev V8	A103 Rev V9
Parking Plan	ITS210340-GA-003 Rev. B	ITS210340-GA-003 Rev. G
Planting Plan	LA300 Rev. A	LA300 Rev. B
Hardworks and Softworks Plan	-	LA200 Rev. A
Tree Protection Plan	25106-TPP-05	25106-TPP-07
Document Name	Approved Document Reference	*NEW* Document Reference
Preliminary Ecological Appraisal	EXO Environmental, Report 1.0, 19/12/2025	EXO Environmental, Report 1.0, 14/07/2026
Shadow Habitat Regulations Assessment (sHRA)	EXO Environmental, Report 1.0, 16/10/2025	EXO Environmental, Report 4.0, 22/07/2026
Habitat Management and Monitoring Plan	Version 1.0 23.01.2026	-
Biodiversity Net Gain Statement	EXO Environmental, Report 1.1, 09/10/2025	-
Lighting Report	Rev. A 15 October 2025	-
Draft Construction and Environmental Management Plan (CEMP)	Ref. SR/CEMP1/HPM/0101, Rev 2.0, 07/01/2026	-
Planning, Design and Access Statement	17.10.2025	-
Flood Risk Sequential Test	16.10.2025	15.07.2026
Highways Technical Note	SJ/SGe/ITS210340-002A 19 January 2026	SJ/SGe/ITS210340-003B 21 July 2026
Arboricultural Impact Appraisal and Method Statement	16th October 2025 25106-AIA4-PB	23 rd July 2026 25106-AIA6-PB
Flood Risk Assessment & Drainage Strategy	24-409-60c 15/10/2025	24-409-60c Rev. 03 31/07/2026
Material Specification	-	LA202 Rev. A
Landscape Management Plan	-	July 2026