

11th July 2024

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



Dear Sir/Madam

S73 APPLICATION TO VARY CONDITION 1 (PLANS LIST) OF PLANNING PERMISSION F/20/87841
EASTLEIGH WORKS. CAMPBELL ROAD, EASTLEIGH. SO50 5AD
PROPOSED ROAD WIDENING TO CAMPBELL ROAD

Further to the grant of planning permission F/20/87841, please find enclosed the submission of a S73 Variation of Condition Application to amend plans reference 18-082 010 Rev P03 and 18-082 011 Rev P03, relating to the proposed road widening of Campbell Road, to reflect the detailed design now agreed with Hampshire County Highways.

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 1 requires that the development is carried out in accordance with a series of approved plans.

In relation to the proposed widening of Campbell Road these comprise:

Plan 18-082 010 Rev P03 - Proposed Road Widening and Site 10

Plan 18-082 011 Rev P03 – Proposed Road Widening

The works associated with the proposed road widening have been the subject of ongoing and heavily delayed discussions with Hampshire County Highways since planning permission was granted. In the interests of proper planning the above plans now need to be amended to reflect the design of the works agreed with the Highway Authority.

The Applicant sought to amend the above plans by way of a Non-Material Amendment (NMA) in September 2023. However, the Council advised that due to the extent of changes to the main road route, Campbell Road, and the fact that the Council would wish to consult with the Highway Authority, the Council advised that a S73 Variation of Condition application should instead be submitted.

In this respect, the Applicant's previous NMA submission dated 5th September 2023 is withdrawn.

It was also agreed that the submission of this S73 application would be made when the S.278 approval process with Hampshire County Highways was further advanced to provide greater certainty with regards to the works that would be required to be undertaken.

In this respect, significant progress has been made, as follows:

9 th December 2023	Agreement in Principle received from HCC Highways
12 th March 2024	Preliminary Audit Approval received from HCC Highways
14 th March 2024	Detailed Audit application submitted
22 nd May 2024	Detailed Design Audit Report first draft received from HCC Highways
17 th June 2024	Applicant's Designer Responses returned

The Applicant holds weekly design meetings with Hampshire County Highways and as such is confident that the proposals the subject of this S73 application reflect the technical and spatial design details agreed with the Highway Authority. Matters that remain in discussion pending Technical Approval are de minimus in planning terms and are not therefore considered to affect the planning permission.

Reason for Variation of Condition:

The approved development included a number of pedestrian and access improvement works, including a new 2m wide pedestrian footpath to commence on the eastern side of the Campbell Road bridge before continuing south connecting with the existing footway on Campbell Road.

This requires the road to be widened into the site, the details of which are illustrated on Approved Plan 18-082 011 Rev P03, and a new King Post concrete retaining wall to be constructed alongside the pedestrian footpath, the alignment of which is shown on Approved Plan 18-082 010 Rev P03.

This is a complex structurally-driven highways scheme and as such the Applicant instructed WSP to liaise with Evolve (Structural Engineer), H&H (specialist retaining wall Engineer) and Bright Plan (Civils and Highways) in order to complete the engineering design and to progress with the detailed S278 approval process with Hampshire Highways.

As a consequence of this detailed design process, it has been necessary to:

- 1) Widen the existing carriageway at the north end near the bridge by approximately 2m to the east to provide more turning radius for long vehicles, before the road transitions into the existing, and realigning the new 2m wide pedestrian footpath. The proposed carriageway has been the subject of detailed tracking to the satisfaction of the Highway Authority.

- 2) Realign the proposed retaining wall by moving it further back into the site to allow for the necessary highways alignment. The realignment is greater at the northern extent of the retaining wall where it meets the entrance steps into the site. This is considered a benefit of the scheme as it now provides a safe viewing platform for railway enthusiasts who currently have to stand in the carriageway. The viewing platform is illustrated by view 5 on Amended Plan ref: 011 Rev P06.
- 3) Incorporate a 1.5m high pedestrian guardrail at the back edge of the footpath as a restraint to prevent falls from height, built to meet Highways standards.
- 4) A vehicle containment kerb (Trief) will be used to prevent vehicles from mounting the new footway and beyond.
- 5) Inclusion of a 2.2m high palisade security fence at the north side of the stair landing and bounding the landscaped area near to the bellmouth vehicular entrance to prevent errant pedestrian access between the guardrail and retaining wall, as requested by the Highway Authority. It is proposed to continue the 2.2m high palisade security fence to the south of the car parking area to connect with access gates into Area 1.

In addition, the entrance steps will be reopened as part of the proposed development and it is proposed to use a glazed brick to highlight the junction with the edge of the steps and provide visual interest and prominence to these historic steps.

Proposed Change to Approved Plans:

On the basis of the above, the following approved plans are proposed to be substituted, as follows:

Title:	Plan as Approved:	Substitute Amended Plan:
Proposed Road Widening and Site 10	18-082 010 Rev P03	18-082 010 Rev P09
Proposed Road Widening	18-082 011 Rev P03	18-082 011 Rev P06

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.