



06/03/2025

Ref: AH0008/RB/AHz/002

Rebecca Altman
Eastleigh Borough Council
Planning Services
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

By email only – Rebecca.altman@eastleigh.gov.uk

Dear Ms Altman

**Re: Submission of Section 73 Application to vary Condition 5 of Planning Permission (F/23/96224)
Queens View, Netley Abbey, Southampton SO31 5EA**

Following the grant of planning permission, case reference F/23/96224 for the above development site, please find enclosed our Section 73 Application for your consideration, detailing our proposal to vary Condition 5 from Pre-commencement to Pre-occupation status. This proposal has been supported by Hampshire County Council Highways as it aligns with the further access planning Condition 6 which is required to be delivered prior to first occupation. Pre-application advice, correspondence and support from Matt Grantham at HCC Highways is enclosed.

Proposed Amendment to Condition 5

In accordance with Condition 5 it was originally our intention to construct the new access from Queens View prior to start on site by way of Section 184/ 171 Licence with HCC Highways. Following discussions with the Planning Authority and HCC Highways, it has become evident that works to this new access way will need to form part of the wider Section 278 works to form the permanent access from Castle Road. The proposed Section 278 works to Castle Road is programmed to start later in the development to ensure the footpath access to the recreation ground and vehicular access to Robin Place are maintained throughout.

In addition to the Queens View access works now requiring a full Section 278 Works agreement, our proposal to defer the timing of construction of the access, and vary Condition 5 to pre-occupation status, will not only prevent risk to the construction programme, it will allow us to progress with the demolition and enabling works and result in a safer environment to operate for the duration of construction. Deferring the start of the new Queens View access will remove the risk of construction traffic crossing the Queens View pedestrian footpath for the duration of the build, also allowing us more time to consult with the local residents and provide opportunity for reassurance around our proposed temporary diversion solutions.

Please find enclosed a copy of our Construction and Environment Management Plan which strongly supports our approach and demonstrates how the development can be safely delivered solely from the Castle Road access until such point as the Queens View access is created. We refer you to the Site Logistics Plans where it is shown that access and egress of construction traffic and all interface with pedestrian movements is detailed thoroughly and safely planned in without disruption to the residents of Robin Place.

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Condition Number & Type	Condition Details	Supporting Information	Reason for proposed amendment
Condition No. 5 Pre-Commencement	No development shall start on site until the access into the site from Queens View, including the footway and/or verge crossing has been constructed and lines of sight of 2.4m x 43m provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1m in height above the adjacent carriageway and shall subsequently be maintained so thereafter. Reason: To provide satisfactory access in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).	Construction Environment Management Plan Site Logistics Plan – Demolition Site Logistics Plan – Build Supporting Correspondence from Matt Grantham – Principal Development Planner – HCC Highways	To enable development to progress via the existing Castle Road access whilst the Section 278 Works Agreement is completed and the Queens View access is created at the same time and in full coordination with the Castle Road access.

Concurrent discharge of condition applications

Please note that, alongside this s73 application, we have also applied under separate cover to discharge conditions #3, #7, #8 and #24 of F/23/96224. Given that the approval of the s73 application will provide a further stand-alone permission, and it is that permission that we will therefore be technically implementing, please can we also request that, when the decision is issued, those conditions are amended to refer to the details that will have been approved under the concurrent discharge of condition applications. Please can we suggest that wording such as “*in accordance with*” is utilised but also that the conditions also state “unless otherwise agreed, in writing, with the Local planning Authority” as that would allow future flexibility to provide amended details, should they be mutually necessary.

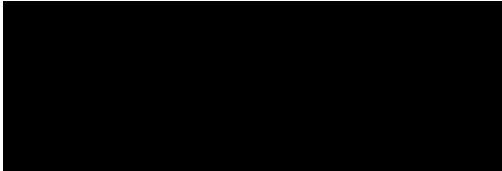
Summary

We trust that you find the above and attached satisfactory and find that our proposal to defer works to the Queens View access and variation of Condition 5 will result in a safer construction environment, meets the criteria for the necessary Section 278 Works Agreement requirement across the development and allows us



to maintain safe pedestrian access throughout. Should you require any further information please do not hesitate to contact us.

Yours sincerely



Ross Blakemore
Head of Design

Amiri Homes Limited

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