

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

Our Ref: E-486-I-AD
Your Ref: PP-13976092
Email: alice@southernplanning.co.uk
Date: 6 May 2025
Status: Via Planning Portal

Dear Sir/Madam,

Minor Material Amendment (Section 73) Application in respect of F/24/97188 - Creation of headquarters for Hampshire Isle of Wight Air Ambulance (HIOWAA) and other healthcare services to include offices; the creation of a helipad; change of use and minor alterations to existing building to form a mixed use comprising B2, B8, E(e) and E(g); and other associated works.

Variation of Condition I of F/24/97188

Unit H, George Curl Way, Eastleigh, SO18 2RX

I write in respect of the above, on behalf of our client, the Hampshire and Isle of Wight Air Ambulance (HIOWAA). Southern Planning Practice has been instructed by the HIOWAA to submit a Section 73 application to Eastleigh Borough Council to make a minor material amendment to the above application.

The minor material amendment subject of this application relates to the rear (east) elevation only. This application seeks to vary condition I attached to planning permission F/24/97188 which is as follows:

“The development hereby permitted shall be implemented in accordance with the following plans numbered: RR24-008-00-GA-247-000001, RR24-008-00-GA-247-000002, RR24-008-00-GA-247-000010, RR24-008-00-GA-247-000011, RR24-008-00-SE-247-000001, RR24-008-00-SE-247-000002, RR24-008-00-SE-247-000011, RR24-008-00-SE-247-000012, E-AD-486.01A, E-AD-486.02A, and E-AD-486.03C.

Reason: For the avoidance of doubt and in the interests of proper planning.”

Southern Planning Practice Ltd

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN
Tel: 01962 715770 E-mail: info@southernplanning.co.uk Website: www.southernplanning.co.uk
Registered in England and Wales No. 3862030

The following plans and documents are submitted together with this application for the Council's consideration:

- Site Location Plan at 1:1250 Dwg No. E-AD-486.01
- Approved Proposed Block Plan at 1:500 Dwg No. E-AD-486.03A
- As Existing Elevations at 1:100 Dwg No. RR24-008-00-SE-247-000001
- As Approved Elevations at 1:100 Dwg No. RR24-008-00-SE-247-000011
- As Proposed Elevations at 1:100 at A1 Dwg No. 080 Rev 01

The remainder of this letter should be considered as the Planning Statement in support of the minor material amendment application.

The Site and its Surrounds

The site is located in the Southampton International Business Park to the north east of George Curl Way. The business park is accessed via Wide Lane and is approximately half a mile from Junction 5 of the M27. This provides direct access to Southampton and Portsmouth and also links to the M3, which provides access to the wider Hampshire area.

To the north and south of the site are additional buildings in commercial use which comprise part of the business park. To the east is Southampton Airport and to the west beyond George Curl Way is the M27. The site comprises an existing two storey commercial building and a large yard area for parking. The building currently has three loading doors as well as pedestrian doors for access. The building is currently configured for use as offices.

There are no landscape or environmental designations known to apply to the site. The site is located in Flood Zone 1 as identified by the Environment Agency and therefore there is a very low risk of flooding.

Planning History

The only planning history relevant to this application is the planning application which is sought to be varied by this application.

The Proposals

This application seeks to amend the fenestration on the rear (east) elevation. The proposed changes are listed below:

- Section J to I – Removal of approved roller door and retention of as existing window

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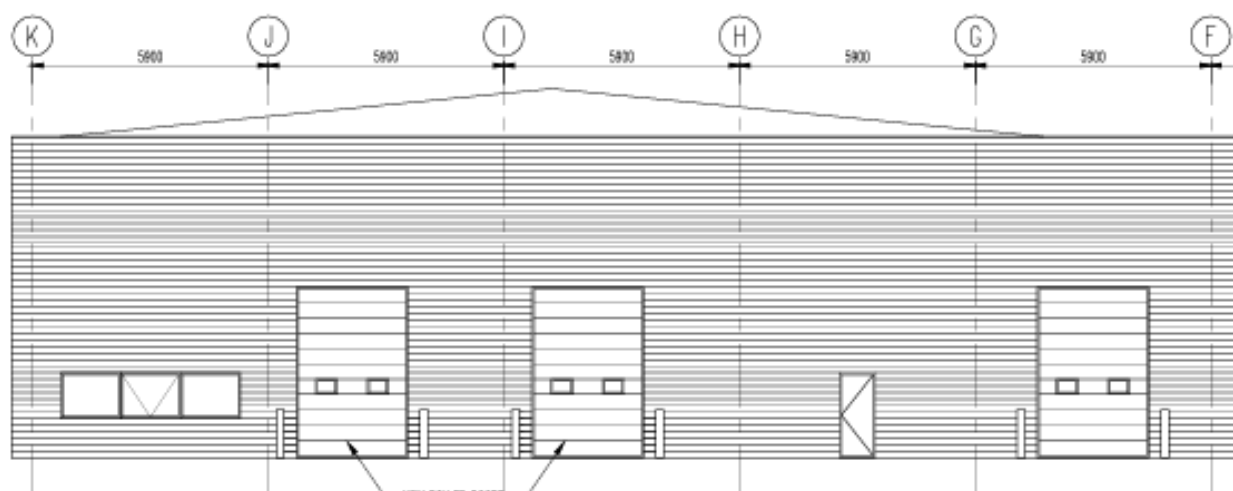
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- Section I to H – Removal of approved rolled door and retention of existing window with modification to provide a new escape door
- Section H to G – Insertion of new roller door at ground floor level and insertion of new window at first floor level
- Section G to F – Replacement of approved roller door with new set of doors and insertion of new window at first floor level
- Section F to E – Replacement of approved sliding hangar door with a new window at first floor level
- Sections E to B – Insertion of new hangar door
- Section C to B – Insertion of new personnel pass door

In addition to the above, Sections H- B and a small section of section B to A and section I to H will be re-cladded.

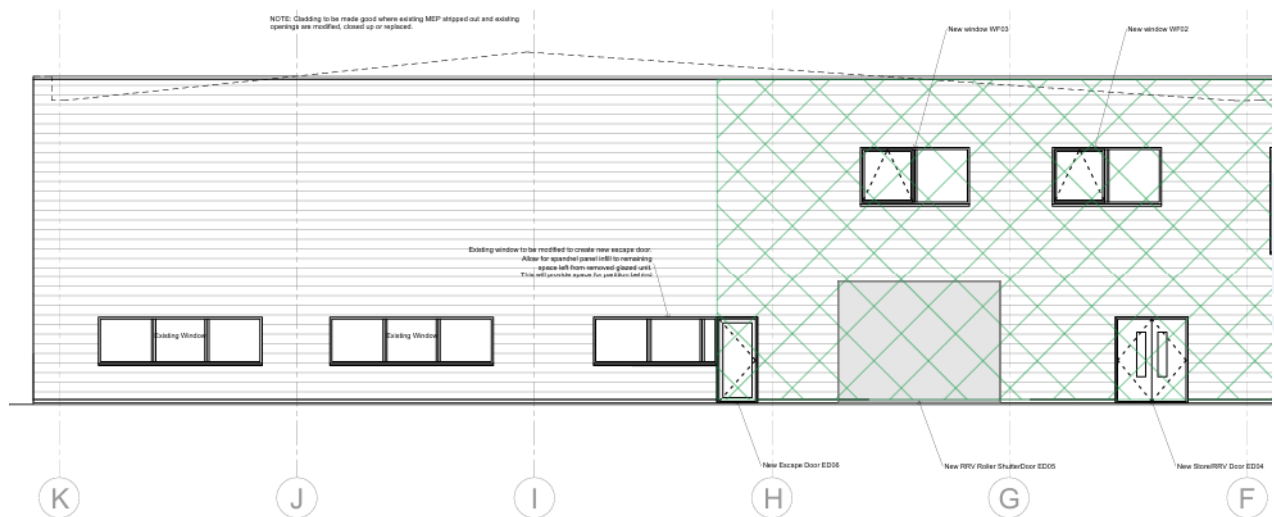
The following extracts from the approved and proposed plans detail the changes proposed by this application.



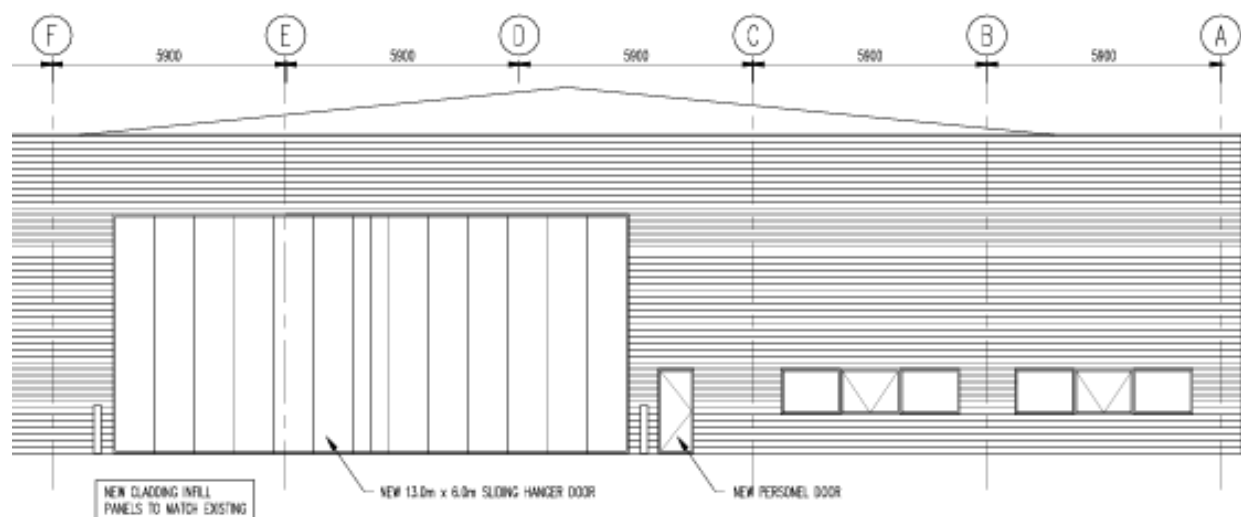
Rear (east) elevation Section K to F as approved by F/24/97188

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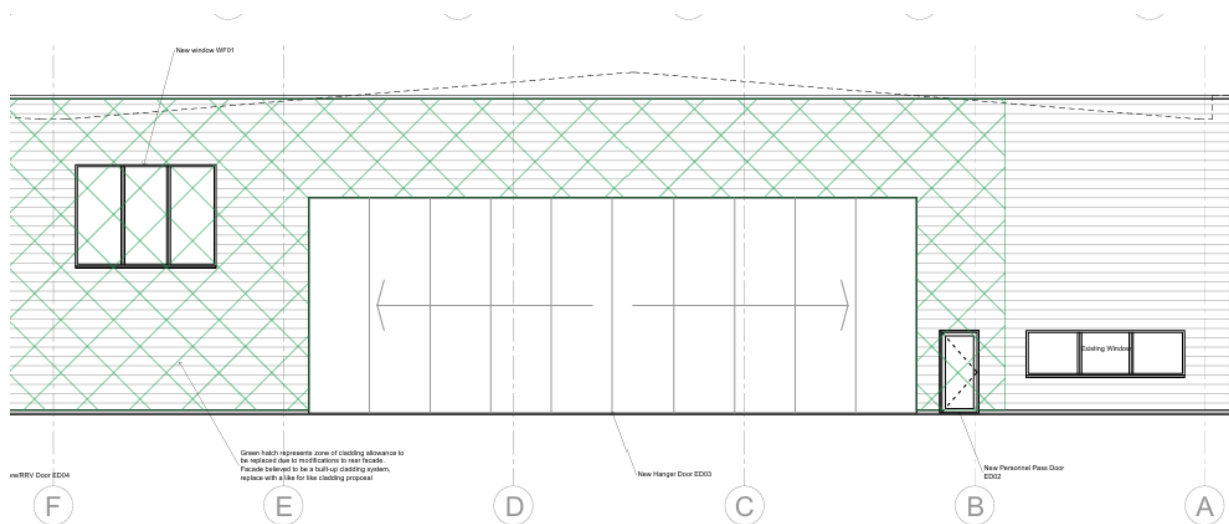
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Rear (east) elevation Section K to F as proposed



Rear (east) elevation Section F to A as approved by F/24/97188



Rear (east) elevation Section F to A as proposed

Relevant Planning Policy

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, and Section 70 (2) of the Town and Country Planning Act 1990, the planning policy framework relevant to the determination of the application comprises the adopted Development Plan and relevant material considerations. Where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed, unless material considerations state otherwise.

The site is located in the administrative boundary of Eastleigh Borough Council. As such, the Development Plan comprises:

- Adopted Eastleigh Borough Local Plan 2016-2036; and
- Hampshire Minerals and Waste Plan (2013).

The “other material considerations” relevant as per Section 38(6) of the Planning and Compulsory Purchase Act and Section 70 (2) of the Town and Country Planning Act 1990, include the National Planning Policy Framework, the Planning Practice Guidance, Supplementary Planning Documents, and other local guidance.

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Planning Assessment

The main planning considerations in this instance are limited due to the very minor nature of the proposals. The following assesses the principle of development of the minor changes, and the impact on the surrounding neighbouring amenity. All other planning considerations which were assessed in the full planning application subject of this Section 73 application are not considered to be relevant to the minor amendments proposed to the fenestration on the rear elevation.

Principle of Development

The principle of development of the use of the building has been established through the recent planning permission. This Section 73 application seeks to amend the fenestration on the rear (east) elevation of the building for pragmatic reasons.

During the detailed internal design of the building following grant of planning permission, it was established that several changes were required to the rear elevation to ensure that the new HIOWAA headquarters functioned as efficiently as possible. The changes proposed by this application are very minor in nature and it is considered that they should be looked on favourably by the Council.

Impact on Neighbouring Amenity

The proposed changes to the rear elevation of the building will have no impact on the amenity of neighbouring uses due to its location. The elevation faces the runway at Southampton Airport and there is no overlooking issue presented by the proposed new windows at first floor.

Other Planning Considerations

Due to the very minor nature of the proposals, it is considered that there will be no impact on any other planning considerations including local highway safety or ecology.

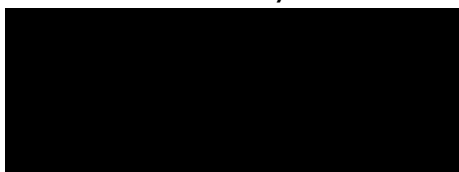
Conclusion

The proposed amendments to the rear elevation of the building known as Unit H are made for practical and pragmatic reasons to ensure that the HIOWAA can provide all required operations, both office based and otherwise, at the site.

This application proposes to vary condition I of planning permission F/24/97188 to make a few amendments to the fenestration of the rear (east) elevation of the new HIOWAA headquarters which are all very minor in nature. As set out above, it is considered that the proposals are de minimis and we therefore request that this application is approved without delay in accordance with paragraph 11 of the NPPF.

I trust the above together with the submitted plans is sufficient to validate and determine the application, however should you require any further information please do contact me.

Yours faithfully



Alice Drew, BSc (Hons) MSc MRTPI
Director

