

Rebecca Altman
Eastleigh Borough Council
Planning Services

[REDACTED] eet
Eastleigh
Hampshire
SO50 9YN

09/06/25

Dear Ms Altman

Re: Submission of Section 73 Application to vary Condition 23 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 a Section 73 Application for your consideration, detailing our proposal to vary Condition 23 relating to the permitted opening hours of the retail unit.

Following advertising of the retail unit to prospective occupiers for use as a convenience store, all valid bids have highlighted the requirement to extend the permitted opening hours in order to make the shop a financially viable proposition and to enable them to enter into a pre-let agreement. Accordingly, this application seeks to extend the permitted opening hours from 06:00 – 18:00 to 06:00 – 22:00 daily to enable a pre-let to be secured on financially viable terms for the future occupier, so that this valuable community asset can be secured for local residents to benefit from.

The re-provision of convenience store as part of the redevelopment was strongly advocated by local residents at pre-application and application stage and the scheme proposals were amended to incorporate a convenience store prior to the submission of the application as a result of the strength of local objection to the potential loss of this local community asset.

The conditioned hours were based on the opening hours of the existing convenience store prior to redevelopment, which did not have any restrictions on hours of use but had reduced opening hours to a 18:00 close in recent years. No objections or concerns related to shop opening hours were raised by local residents at pre-application or application stage.

The background noise data submitted as part of the noise assessment for the main application identifies minimal variance in background noise levels between 18:00 and 22:00 and this application is therefore supported by a technical note from the acoustic consultant. This states that the small change in the background noise levels would indicate that the level of impact from customers using the shop later in the evening would have a negligible change in impact on the nearby residents. The proposed extension of hours would therefore be considered acceptable whilst maintaining residential amenity.

We welcome your consideration of this application and should you require any further information, please do not hesitate to contact us.

Yours Sincerely



Harry Lee
Project Manager
Eastleigh Borough Council