

22<sup>nd</sup> October 2025

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



Dear Sir/Madam

**S73 APPLICATION TO VARY CONDITION 7 (HOURS OF OPERATION) OF PLANNING PERMISSION F/20/87841**  
**EASTLEIGH WORKS. CAMPBELL ROAD, EASTLEIGH. SO50 5AD**  
**PROPOSED EXTENSION TO HOURS OF OPERATION**

Further to the grant of planning permission F/20/87841, please find enclosed the submission of a S73 Variation of Condition Application to amend the wording of Condition 7 to allow an extension to the approved hours of opening to customers in relation to plot 300 for use by easyStorage.

**Background:**

Planning permission F/20/87841 was granted subject to Conditions on 22<sup>nd</sup> June 2021, for the erection of 2,444sqm of commercial floorspace and open storage uses on up to 2.5 hectares of the land known as Eastleigh Works. The approved open storage uses relates to plots 300, 303, 305, 307 and 320.

A separate planning permission F/19/85287 had previously been granted on 14<sup>th</sup> November 2019, for open storage uses in relation to plots 310 and 315 at Eastleigh Works.

As such, open storage uses have been firmly established at Eastleigh Works through the grant of the above planning permissions.

**Reason for Variation of Condition:**

The Applicant is currently engaged in discussions with prospective tenant easyStorage who would like to take occupation of the open storage plot 300 at Eastleigh Works.

Condition 7 imposed on planning permission F/20/87841 states that the open storage use shall "*not operate or be open to customers and no deliveries shall be received to or dispatched from the site except between the hours of 0700 to 2000 Monday to Saturday and not at all on Sundays or Public Holidays.*"

Self Sentry Storage occupy open storage plots 310 and 315 at Eastleigh Works and are also subject to restrictions on their hours of opening to customers, as imposed by Condition 7 of planning permission F/19/85287. However, Self Sentry successfully secured permission in October 2020 (X/20/87325), to vary the wording of Condition 7 to extend their hours of opening to members of the public and commercial customers and thus enable them to be open between the hours of 0600 to 2300 hours Monday to Friday and 0800 to 2000 hours on Saturdays, Sundays and Public Holidays.

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NEAME SUTTON LTD, West Suite, Coles Yard Barn, North Lane, Clanfield, Hampshire PO8 0RN

TEL 02392 597139

EMAIL [info@neamesutton.co.uk](mailto:info@neamesutton.co.uk)

WEB [www.neamesutton.co.uk](http://www.neamesutton.co.uk)

COMPANY No. 07164666

COMPANY REGISTERED ADDRESS: 1 and 2 The Barn, West Stoke Road, Chichester, West Sussex PO18 9AA

As such, the current restrictions imposed by Condition 7 on easyStorage at Plot 300 place the business at a clear commercial disadvantage with more limited hours of operation when compared to the operating hours permitted for Self Sentry, who operate from nearby plots 310 and 315.



To secure easyStorage as a prospective tenant at Plot 300, it is therefore necessary for the Applicant to seek an extension to the permitted opening hours, aligning them with those currently enjoyed by Self Sentry. This would ensure consistency in operational terms across comparable uses on the wider site and support the long term viability of easyStorage's occupation of plot 300.

#### Proposed Change to Wording of Condition 7:

Having regard to the above, the Applicant is seeking approval to amend the wording of Condition 7, as follows:

| Condition 7 As Approved:                                                                                                                                                                                                                                                                                                                                                                                                         | Proposed Changes to Condition 7:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Condition 7 As Amended:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| With the exception of the industrial units (200, 205 and 210) and the uses within Area 1, the development hereby approved as denoted on the approved layout plan (drawing number 18-082-004 Revision P14) shall not operate or be open to customers and no deliveries shall be received to or dispatched from the site except between the hours of 0700 to 2000 Monday to Saturday and not at all on Sundays or Public Holidays. | With the exception of <b>Plot 300</b> , the industrial units (200, 205 and 210) and the uses within Area 1, the development hereby approved as denoted on the approved layout plan (drawing number 18-082-004 Revision P14) shall not operate or be open to customers and no deliveries shall be received to or dispatched from the site except between the hours of 0700 to 2000 Monday to Saturday and not at all on Sundays or Public Holidays.<br><b>The open storage use approved on Plot 300 shall not be open to customers except between the hours of 0600 and 2300 hours Monday to Friday and 0800 to 2000 hours on Saturdays, Sundays and Public Holidays.</b> | With the exception of Plot 300, the industrial units (200, 205 and 210) and the uses within Area 1, the development hereby approved as denoted on the approved layout plan (drawing number 18-082-004 Revision P14) shall not operate or be open to customers and no deliveries shall be received to or dispatched from the site except between the hours of 0700 to 2000 Monday to Saturday and not at all on Sundays or Public Holidays.<br>The open storage use approved on Plot 300 shall not be open to customers except between the hours of 0600 and 2300 hours Monday to Friday and 0800 to 2000 hours on Saturdays, Sundays and Public Holidays. |

#### Assessment of Proposed Amendment:

- (i) The principle of development

Eastleigh Works has long been recognised as an important site for economic regeneration as part of the Eastleigh Riverside/Southampton International Airport employment opportunity area identified by PUSH and has been allocated for employment development for a number of years in previous Regional, County and Sub-Regional planning strategies and remains allocated in the current Adopted Eastleigh Local Plan Review 2016-2036 (April 2022), under Policy E6(2c), which encourages the redevelopment of the site for business and/or industrial uses in classes B2, B8 and E(g)(ii)/(iii).

The application site benefits from an extant planning permission (F/20/87841), which establishes the use of permanent open storage on plot 300.

easyStorage are looking to open a new self-storage container facility at Eastleigh Works. easyStorage currently operate 22 self-storage container sites across the UK, with the nearest facility located in Andover.



The site is anticipated to hold 192 containers ranging in size from 40 to 160sqft arranged in a double stack configuration with a container office located near the gate.

The additional hours of operation will provide customers with greater flexibility to access their storage facility.

The principle of open storage uses at Plot 300 is firmly established through the extant planning permission and is further supported by Policy E6 of the Adopted Local Plan. The existing restriction on hours of operation was originally imposed to safeguard the amenity of nearby residential occupiers. As such, it is necessary to consider the potential impact of the proposed extension of operating hours on both highway considerations and residential amenity.

#### (ii) Highway considerations

Given the nature of easyStorage self-storage container facilities, which provide secure storage space for private individuals and commercial customers, it is likely that the site will generate low levels of heavy good vehicles (HGVs). HGV activity will be largely limited to the initial delivery and installation of the storage containers.

In this respect it is of relevance to note that the application does not propose any change to the hours of access or egress for HGV traffic, which will continue to be controlled by the imposition of Condition 6.

Once operational, ongoing site traffic will primarily consist of private cars or light goods vehicles associated with customers accessing their storage units. Data from easyStorage indicates that the traffic to and from their sites comprises 60% private cars and 40% vans.

Experience from easyStorage's existing 22 sites demonstrates that these visits are typically short in duration, about 30 minutes to an hour, and are spread throughout the day, thereby avoiding peak traffic periods.

Data from easyStorage's existing sites indicate that on average about 8 customers visit per day. Consequently, it is anticipated that across a given week, the site would be anticipated to generate around 16 vehicle movements per day. After a customer moves into their storage unit, easyStorage finds that they are unlikely to visit for several months.

Whilst the proposed extension of hours results in movements across the full week and for a wider period of the day, the overall level of traffic movements resulting from the site would not be materially increased over and above that which could be experienced pursuant to the extant permission at the application site.

On the basis of the above, it is considered that the negligible vehicular activity is capable of operating within the operational capacity of the local highway network and would not result in any harm to highway safety.

Accordingly, the application proposal is considered to comply in full with the requirements of Policies DM13 (General Development Criteria: Transport and DM1 (General Development Criteria for New Development), and the NPPF.

(iii) Residential Amenity

The restriction on access hours to the open storage plots across Eastleigh Works was originally imposed to protect the residential amenity of those residential properties located along Campbell Road, which lie to the south west of the wider Eastleigh Works site.

Loading/unloading is by hand directly from the boot of a car or van and so the primary source of noise associated with the proposed extended hours of access is anticipated to be from cars and light good vehicle movements to and from the site. However, it is of relevance to note that plot 300 is accessed via the principal entrance to Area 2, which is situated to the north of the Campbell Road properties, and is the first plot as you enter the site.

As a result, vehicles associated with the occupation of plot 300 by easyStorage will not travel past or directly near the residential dwellings on Campbell Road.

Furthermore, those properties now benefit from the installation of an acoustic fence, which was delivered as part of previous development works carried out at Eastleigh Works, and provides noise attenuation.

Taken together, the location of plot 300 within Eastleigh Works and the access route, along with the presence of acoustic mitigation, limits any potential impact on residential amenity from the operation of the site, including during extended access hours and as such, does not give rise to any unacceptable impact in terms of noise or disturbance to nearby residential properties.

As such, the proposed extended hours are considered to be in accordance with Policies DM1 (General Development Criteria for New Development) and DM8 (Pollution and Contaminated Land) of the Adopted Eastleigh Local Plan, which seek to ensure that residential amenity is safeguarded, noise impacts are negligible and mitigation, and that no adverse effects will arise on surrounding sensitive receptors.

### **Summary and Conclusion:**

The Applicant's proposal to extend the hours for access currently restricted by Condition 7 of planning permission F/20/87841 is essential to meet the operational and commercial requirements of the prospective tenant, easyStorage, and will enable them to take occupation of Plot 300 at Eastleigh Works.

An assessment of the proposal has demonstrated that the extended hours of access, both across the week and for longer periods each day, would not materially alter the nature or scale of the approved development.

Nor would it give rise to any material impacts beyond those already considered acceptable as part of the original grant of planning permission.



The proposal remains entirely in accordance with the relevant policies of the Development Plan and aligns with the overarching principles of the NPPF, particularly those relating to supporting economic growth, making effective use of land, and ensuring that development is compatible with its surroundings.

Accordingly, it is respectfully requested that planning permission be granted for the variation of Condition 7.

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.