

27th November 2025



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

Dear Sir/Madam

Application for the Variation of Condition 31 of Planning Permission F/19/86233 to allow for the variation of trading hours

Asda Express, Armfield Way, Botley

On behalf of our clients, ASDA Stores Limited, please find enclosed an application for the variation of Condition 31 of Planning Permission F/19/86233 to vary the trading hours permitted at the above Store, which opened earlier this month.

Planning Permission F/19/86233 was granted in May 2021 and covered the wider development of a mixed use retail and residential scheme comprising an A1 retail convenience store and flexible retail floorspace (A1 and A2 Use Class), and 67 residential units. Condition 31 restricts the convenience store as follows:

“The Convenience Store hereby permitted shall not operate, except between the hours of 07:00 and 23:00 Mondays to Saturdays and between 10:00 and 18:00 on Sundays and Public/Bank Holidays.”

ASDA wish to have flexibility to trade Sundays and Bank Holidays in line with the rest of the week, and therefore are proposing the following variation to the condition:

“The Convenience Store hereby permitted shall not operate except between the hours of 07:00 and 23:00.”

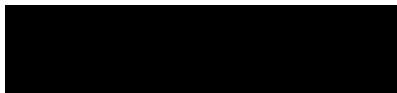
As the Council will be well aware, planning conditions should only be used where they meet the tests set out in the National Planning Policy Framework at paragraph 57 which states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

As the operator of the convenience store is now known and the rest of the development is now constructed, we hope that the Council will see that there is no requirement for Sundays and Bank Holidays to be subject to different opening hours. The store is providing a convenience offer to local residents and standard opening hours across the full week ensures a consistent provision.

There is no evidential reason for Sundays and Bank Holidays to be subject to shorter opening hours and therefore the condition do not meeting the NPPF tests. As such we request that the amended condition is accepted by the Council.

We trust that the above information assists in the determination of the application. We would be happy to discuss any aspect of the application in further detail as required.

Yours sincerely



Katherine Sneed MRTPI
Director