

FAO David Huckfield
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Date: 19 December 2025

Dear Sir/Madam

Units 6 & 10, Barton Park, Chickenhall Lane, Eastleigh, SO50 6RR

Town and Country Planning Act 1990 (As Amended)

Variation of conditions 1 (approved plans), 8 (external materials) and 12 (permitted hours of use of the yard) of planning permission F/24/97441 – Full application for elevational alterations to Unit 6 including addition of cladding and changes to fenestration, alterations to roof with addition of solar panels, and internal works. Demolition of Unit 10 to form new service yard for Unit 6 to include resurfacing and drainage works, and erection of palisade boundary fencing and access gates

On behalf of our client, Legal & General Property Partners (Industrial Fund) Limited and Legal & General Property Partners (Industrial) Nominees Limited (the 'Applicant'), we hereby submit an application under Section 73 of the Town and Country Planning Act 1990 (the '1990 Act') for amendments to planning permission F/24/97441.

On 09 September 2025, full planning permission was granted for the following:

"Elevational alterations to Unit 6 including addition of cladding and changes to fenestration, alterations to roof with addition of solar panels, and internal works. Demolition of Unit 10 to form new service yard for Unit 6 to include resurfacing and drainage works, and erection of palisade boundary fencing and access gates."

This planning application seeks changes to the above planning permission to secure the sub-division of Unit 6 and its yard to create two distinct units; Unit 6 (North) and Unit 6 (South), together with the external alterations required to facilitate the sub-division. The wording of condition 1 is proposed to be amended to refer to updated plans that capture these changes.

The application also seeks to widen the permitted hours of use of the yard associated with Unit 6 (South) to be used 24 hours a day and the yard associated with Unit 6 (North) to be used between the hours of 0700 and 2300. An amendment to the wording of condition 8 is also proposed to ensure the updated proposed elevations are referred to.

This planning application and all accompanying documents – which are summarised below – have been submitted via the Planning Portal (PP-14556259):

- Application Form.
- Covering Letter (this document).
- Noise Impact Assessment Report (NIAR) and Noise Mitigation and Management Plan (NMMP), prepared by auricl.

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- The requisite planning fee of £671.00 which has been made to Eastleigh Borough Council.

Background / Planning History

Since planning permission F/24/97441 was granted, an application to discharge conditions 3 (Construction Environment Management Plan (CEMP)), 4 (Scheme for remedial works) and 6 (Biodiversity Environmental Management Plan (BEMP)), has been submitted (Ref: DC/25/100485). This is pending determination and is due to be determined by 16 January 2026.

Proposed Amendments

Condition 1

This planning application seeks changes to the original planning permission to secure the sub-division of Unit 6 and its yard to create two distinct units; Unit 6 (North) and Unit 6 (South), together with the external alterations required to facilitate the sub-division.

The external alterations are considered to be minor and are largely pursued to correspond with the sub-division of Unit 6 and its yard. It should be noted that the arrangement allows delivery and servicing vehicles for Unit 6 (South) to be routed south when entering or exiting Barton Park via Chicken Hall Lane (away from the residential properties to the north).

The proposed changes – which utilise high quality and contemporary materials – are considered to be minor in scope and entirely in-keeping with the surrounding commercial context.

The proposed changes affect four of the approved plans listed in condition 1 of planning permission F/24/97441. This application therefore seeks to substitute new plans reflecting the proposed changes. For reference, Schedule 1 below sets out the replacement plans that are proposed to be substituted into the list of approved plans:

Schedule 1 – Drawing Register

Approved Drawings	Replacement Drawings
19467-100 Revision B	No change
19467-101 Revision A	No change
19467-102 Revision B	No change
19467-103 Revision A	No change
19467-105	No change
19467-106 Revision A	No change
19467-107	No change
19467-108	n/a
19467-121 Revision A	19467-1-THPK-XX-XX-DR-A 0110 P02 Proposed Block
19467-122 Revision A	19467-1-THPK-XX-XX-DR-A 0111 P02 Proposed Floor Plan (A1)
19467-123 Revision A	19467-1-THPK-XX-XX-DR-A 0113 Proposed Roof Plan (A1)
19467-124 Revision A	19467-1-THPK-XX-XX-DR-A 0112 Proposed Elevations (A1)

27270-02 T1	No change
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Schedule 1 – Drawing Register

Condition 12

Condition 12 (permitted hours of use of the yard) of the decision notice states:

“The use of the yard hereby permitted shall not operate outside the hours of 0700 to 1900 Monday to Saturdays, and 0800 and 1600 on Sundays or Bank/Public Holidays. No deliveries to or dispatches from the yard shall take place outside of these permitted hours.

Reason: To protect the amenity of the occupiers of nearby residential properties.”

It is proposed to change the wording of condition 12 to the below:

“The use of the yard associated with Unit 6 (North) shall not operate outside the hours of 0700 to 2300 Monday to Saturday and the use of the yard associated with Unit 6 (South) can be used 24 hours a day between Monday and Saturday. Both yards shall operate between the hours of 0800 and 1600 on Sundays or Bank/Public Holidays. Deliveries to each yard have to be dispatched or accepted within the times stated above.

Reason: To protect the amenity of residents living in the vicinity of the site and to reduce impact on air quality. Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.”

The applicant and its letting agents are very concerned about the current operating restrictions placed on the yard and the impact these are likely to have on the ability of Unit 6 to attract B8 occupiers in the future. A widening of the current restriction is therefore proposed to maximise the chances of securing occupiers for Unit 6, whilst simultaneously respecting its surrounding uses.

The Site is located within a defined ‘Employment Site’ in the Local Plan (2022). Policy DM15 states that employment uses (within Classes E(g)(ii)/(iii), B2 and B8) will be retained and promoted in such areas. Part (a) also confirms that the redevelopment and intensification of such uses within the designated Employment Sites will be supported. The supporting text to Policy DM15 notes that it is important to retain Employment Sites in employment use in order to retain a diverse choice of employment opportunities and to enable industries already established on these sites to grow.

The Site is within close proximity of sensitive receptors, including residential properties. Any proposed widening of the operational hours and delivery times at either yard would, therefore, need to ensure an acceptable level of amenity to these sensitive receptors in terms of noise and disturbance. As such, auricl has prepared a Noise Impact Assessment Report (NIAR) to assess the impact of extending the operational hours and delivery times. As part of this, auricl has also prepared a Noise Mitigation and Management Plan (NMMP).

The NIAR concludes that the operational hours of the yard associated with Unit 6 ‘North’ could be extended to 0700-2300 Monday to Saturday and such a proposal would correlate with “low noise impact”. It also concludes a “low noise impact” would be generated if the yard associated with Unit 6 ‘South’ were to operate 24 hours from Monday to Saturday.

In addition to the above and in order to put in place measures to ensure Unit 6 ‘North’ and ‘South’ are effectively managed, a NMMP has also been prepared which will be implemented and adhered to in full. This has also been prepared in connection to condition 7 of the original permission.

On the basis of the above, it is considered that the proposed widening of the operational hours for the yard associated with Unit 6 ‘North’ and ‘South’ are acceptable in this instance, as it would not have any increased adverse impact when compared to the original hours imposed by condition 12.

The proposed changes correlate with a “low noise impact” and would not have a detrimental impact on the amenity of existing and future occupiers, and it is considered that nearby noise sensitive receptors will continue to be protected, in accordance with Policy DM8 of the Local Plan.

Condition 8

An amendment to the wording of condition 8 is also proposed to ensure the updated proposed elevations are referred to, as per the below:

Condition 8 (external materials) of the decision notice states:

“The materials to be used in the external surfaces of the development shall match in type, colour and texture to those shown on approved drawing numbers 19467-124 Revision A and 19467-121 Revision A.

Reason: To ensure a satisfactory visual appearance in the interests of the amenity of the area.”

It is proposed to change the wording of condition 8 to the below:

“The materials to be used in the external surfaces of the development shall match in type, colour and texture to those shown on approved drawing numbers 19467-1-THPK-XX-XX-DR-A 0110 P02 Proposed Block and 19467-1-THPK-XX-XX-DR-A 0112 Proposed Elevations (A1)”

Reason: To ensure a satisfactory visual appearance in the interests of the amenity of the area.

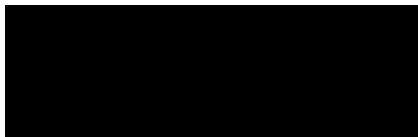
Conclusion

This Covering Letter has been prepared in support of an application under Section 73 of the Town and Country Planning Act 1990 (the ‘1990 Act’) for amendments to planning permission F/24/97441.

The proposed changes to facilitate the sub-division of Unit 6 and to widen the operational hours of the yards associated with Unit 6 ‘North’ and ‘South’ are considered to be acceptable in planning terms and it is respectfully requested that the application is supported by the LPA.

We trust that the documents submitted with this application via the Planning Portal are acceptable for the validation of the planning application. If you require any additional information or clarification in the meantime, then please contact Alex Rogerson using the below details.

Yours faithfully,



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