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Date	16 March 2026	Email	eastleighdc@hants.gov.uk

For attention of Mr Huckfield

Dear Sirs

**Re: F/26/100902 At DISCOVERY HOUSE, CHANDLERS FORD
INDUSTRIAL ESTATE, BRICKFIELD LANE, CHANDLER'S FORD,
EASTLEIGH, SO53 4DP**

**Change of Use from Use Class B2 (General Industrial) to Use Class E(d)
(gym)**

In regard to application F/26/100902, having reviewed the information contained within the application pack, whilst there would be no objection in principle to the proposals from a highway perspective, additional information is requested before a formal recommendation can be made.

It is outlined within the submitted Planning Statement that up to 16 staff will be employed on site, with the anticipation that there will be at least a minimum of 2 staff at any one time. Onwards, it outlines that 6 to 10 clients would be anticipated to be utilising the facility, but that during peak hours (1700 to 2000) there is the potential for up to 30 members to be on site at any one time.

Clearly these assumptions could result in up to 32 people on-site at any one time (potentially more if more staff are on shift), and with only 8 vehicle parking spaces and 4 cycle parking places proposed, there are concerns in terms of the potential extent of overspill parking.

Whilst it is acknowledged that some roadside parking is available, and that most employment uses close for the day around 1700, there are of course other evening uses on Brickfield Lane, such as Cub and Beaver session, which will also be utilising on-road parking to some extent.

Director of Universal Services
Patrick Blogg

With the need to ensure that such parking requirements do not result in either obstructive parking on Brickfield Lane, or overspill parking affecting locations close by, such as the residential Keble Road, additional information would be requested.

This would be in the form of:

1. It is understood that the applicant owns another gym in Hedge End, located in a comparable location. It would therefore be requested that staff and user numbers data is supplied outlining specific numbers that would be anticipated on site during the whole opening period (24 hours) based on half hour segments; and
2. A 'Lambeth' style test is undertaken, demonstrating the number of parking spaces that are available on Brickfield Lane during the hours of 0800 and 2000, which demonstrates what the actual spare parking capacity actually is, and whether it can realistically accommodate the increased numbers that the gym will bring.

If this information can be provided, then a re-assessment of the application can be undertaken accordingly.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Universal Services