

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

Enquiries to	Matt Grantham	My reference	058621
Direct Line	N/A	Your reference	F/25/100388
Date	08 December 2025	Email	

For attention of Mr Huckfield

Dear Sirs

**Re: F/25/100388 At DRAPER TOOLS LTD, HURSLEY ROAD,
CHANDLER'S FORD, EASTLEIGH, SO53 1YF**

Change of use of internal areas of existing Class B8 warehouse to provide 6 no. padel tennis courts (Use Class E(d)) and an area of co-working office space (Use Class E(g)(i)).

In regard to application F/25/100388, having reviewed the information contained within the application pack, there would be **no objection** to the proposals from a highway perspective.

The proposals are for a change of use class from the existing 2,865sqm of B8 to 6 no. padel tennis courts (2,111sqm) and 753 sqm of office use, and as a result of the change of the change of use, it would not be anticipated that there would be a significant negative impact upon the local highway network.

The change in use from B8 to office would be anticipated to have a relatively minor increase in the overall trip rates for the size of development when comparing existing to proposed, with approximately 10 additional trips in the AM peak and 11 in the PM peak (approximately 1 trip every 6 minutes for each peak).

Whilst the padel tennis courts would also add trips to the network, these will be spread across the day due to various booking slots, with no specific peak anticipated. When considering the use, it would also be anticipated that some of these would be via sustainable modes (walking and cycling) as well as

linked trips (i.e. using the facility on the way home from work) which would reduce the impact even further.

In terms of parking, it is noted that 207 car spaces (plus 5 LGV sized spaces) and 15 cycle spaces located on the site with no changes to this proposed. The Case Officer will need to assess the parking is in accordance to the EBC Parking Standards, however it would be suggested that cycle parking numbers are increased due to the proposed leisure element on site, and to fully support sustainable travel.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Hampshire 2050