

Highways Statement

For

7nr Covered Padel Courts

at

Eastleigh Football Club, The Silverlake Stadium, Stoneham
Lane, Eastleigh, Hampshire, SO50 9HT

April 2026

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1.0 Introduction

1.1 This statement has been prepared by CRD Building Consultancy in response to a formal objection made to planning application reference F/25/100191 for the provision of 7nr covered Padel courts by the Trojans Club who are based in Stoneham Lane, Eastleigh.

1.2 The formal objection raised the following points:-

Grounds

- Parking displacement, that this development will cause on football club matchdays and during other events held.
- Displacement is already happening (evidence is available if required). This will be even more likely if circa 80 existing parking spaces are removed by this development.
- Such unpermitted off-site parking has and will cause denial/restriction of access to the Trojans Club grounds including emergency vehicles.
- There appears to be no mitigation put forward
- We are aware of the proliferation of other match and event parking activity/arrangements across the locality in recent years.
- While this might reduce (but not stop) the restriction of access to the Trojans, should any of these arrangements cease/be withdrawn, it will exacerbate the problem.
- The proposed development also removes an element of future proofing, should spectator numbers rise with future success.

Evidence of the removal of existing parking

The application appears to be inaccurate, when it states no removal of existing parking (see attached evidence) which show previous planning documentation and photographs available on the internet to the contrary. There was also clear parking in the area to be developed during recent games.

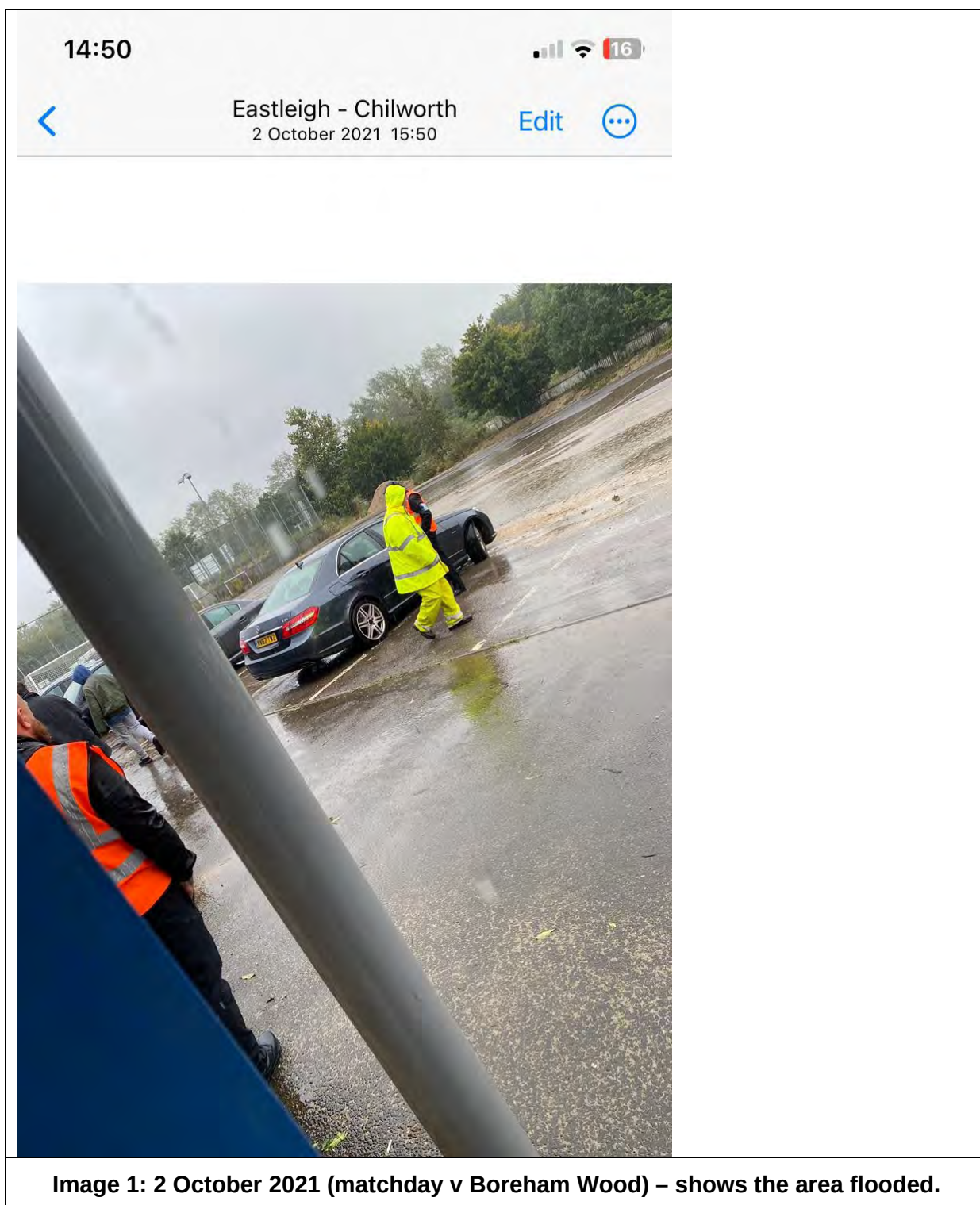
2.0 Comments from Hampshire County Council Highways Department

- 2.1 Mr Matt Grantham of Hampshire County Council Highways Department has advised the planning department that a holding objection would be made against the proposal to build the seven Padel courts, subject to additional information being received.
- 2.2 This report will provide the additional information.
- 2.3 Mr Grantham stated in a letter dated the 16th February 2026, that “Whilst the quantum of parking essentially reverts to Eastleigh Borough Council as the Local Parking Authority, it is noted that the application pack states that the courts will be located on an area of ‘unused hardstanding’, and that no parking will be lost.”
- 2.4 “However, it is the understanding of the highway authority that the area is actually utilised for matchday parking and has a history of being utilised for a park and ride facility for local businesses.”
- 2.5 “This is essentially outlined in the application that allowed the conversion of a grassed area to a hardstanding car park – application F/17/82187.”
- 2.6 “As such, there are concerns that the loss of 80 vehicle parking spaces on site which are utilised on match days has the potential to increase off-site parking that currently occurs primarily in the adjacent Stoneham Park Housing estate, and could also have further impacts with parking occurring at either the FA Football facility further along Stoneham Lane (which could result in parking shortages there) or even other locations such as Trojans, though it is understood that this is private.”
- 2.7 “Given the above, it would be requested that parking data is produced which demonstrates that contrary to historic applications, the existing quantum of parking on-site is not required, and that spare capacity of over 80 parking spaces (the number to be lost) can be accommodated without off-site parking occurring. This would likely require parking count surveys on match days, as well as interview surveys of supporters arriving by foot to ascertain that they haven’t parked off-site due to on-site shortfalls.”
- 2.8 “It should further be noted that once the roads of Stoneham Park are adopted by HCC as Local Highway Authority, it is likely that extensive Traffic Regulation Orders will be put in place, which will further restrict off-site parking, potentially necessitating the need for additional on-site parking to be required.”

3.0 Applicants Response

- 3.1 The applicant (Eastleigh Football Club) has confirmed that the car park where the Padel courts are to be positioned is no longer used on matchdays and there will be no loss of parking from this area.
- 3.2 This area does not form part of their matchday operations, and they do not consider it suitable for use due to ongoing drainage issues.
- 3.3 The club has 23 'home' league fixtures over a nine month period which will attract an average crowd of circa 2,500 people. There will be a few cup matches each season which may or may not be home fixtures and some matches take place on a weekday evenings, but most occur at 3pm on Saturdays.
- 3.4 This equates to the site being 'busy' for only 6% of the year and this busy period will only last for a couple of hours each side of the kick off time.
- 3.5 This area intended for the Padel courts was previous used as a park and ride facility for local businesses, but this use stopped during and after the COVID pandemic in 2020.
- 3.6 Please refer to images 1 to 3 below which have been sent by the club.
- 3.7 Image 1 was taken on the 2nd of October 2021 which was a matchday versus Boreham Wood which has a recorded attendance of 1,797 people. The photograph clearly shows the area flooded and not in use.
- 3.8 Image 2 was taken on the 10th of April 2023 which was a matchday versus Aldershot which has a recorded attendance of 3,553 people and is one of the club's busiest fixtures. The photograph shows limited use and some flooding.
- 3.9 Image 3 was taken in March 2025. The club have not advised which day this photo was taken on. However, there were two Saturday afternoon fixtures in March 2025 versus Hartlepool United and Southend United which were attended by 3,212 and 3,148 people.

The image shows the overflow field operating well below capacity, with ample space available.



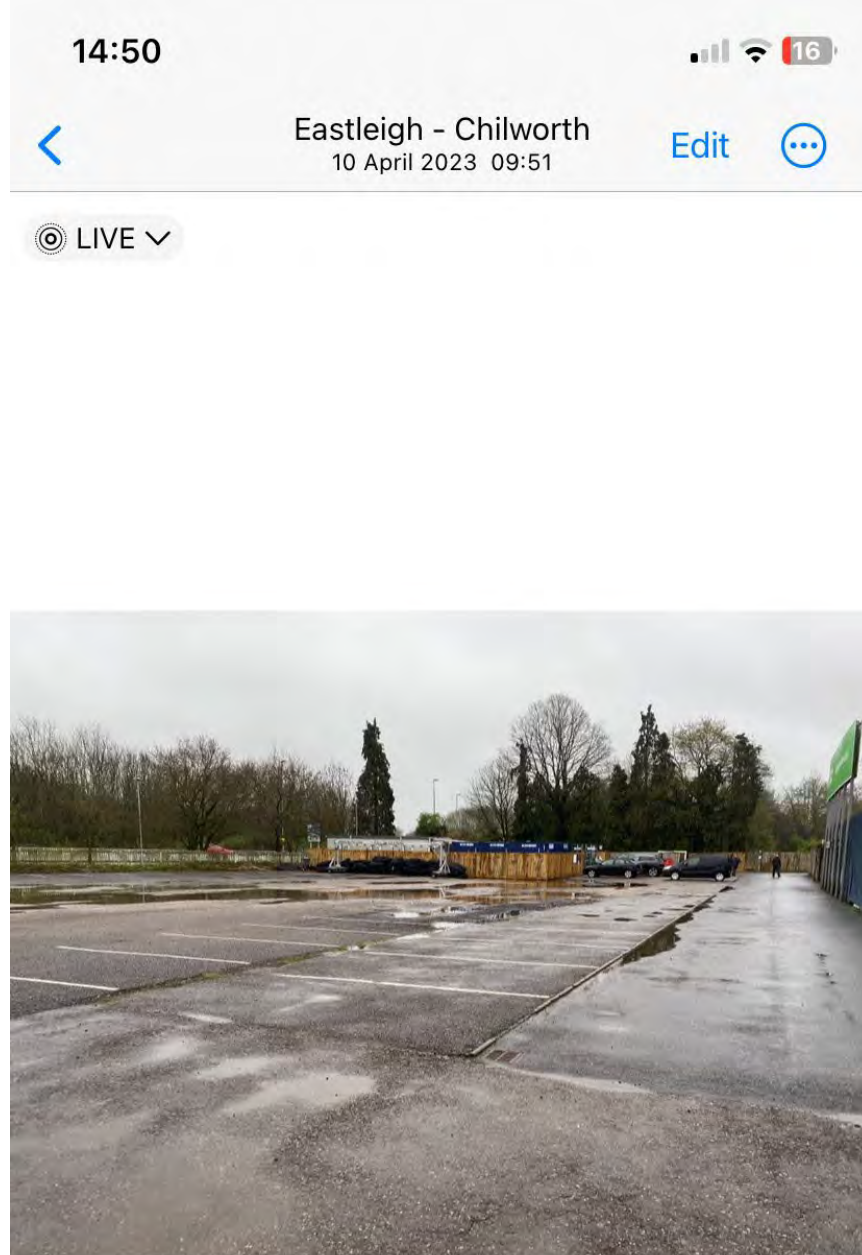
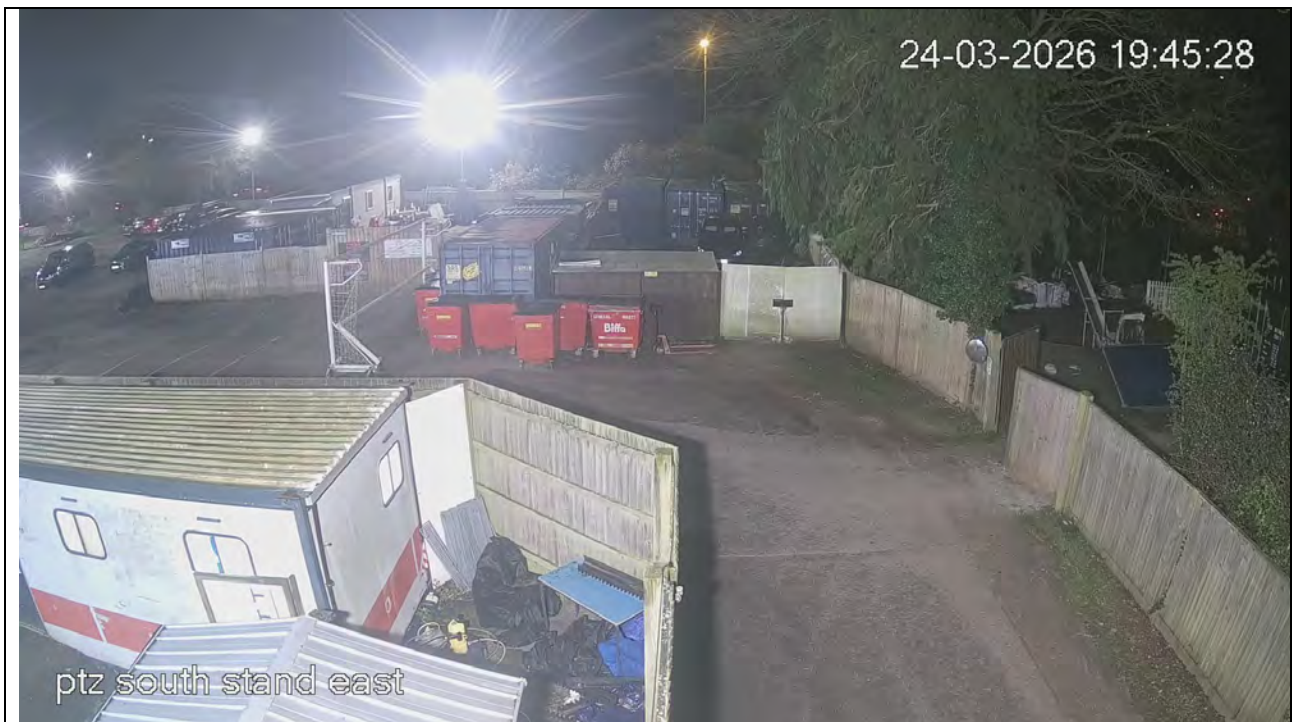


Image 2: 10 April 2023 (matchday v Aldershot) shows limited usage alongside flooding.



Image 3: March 2025 – shows the overflow field operating well below capacity, with ample space available.

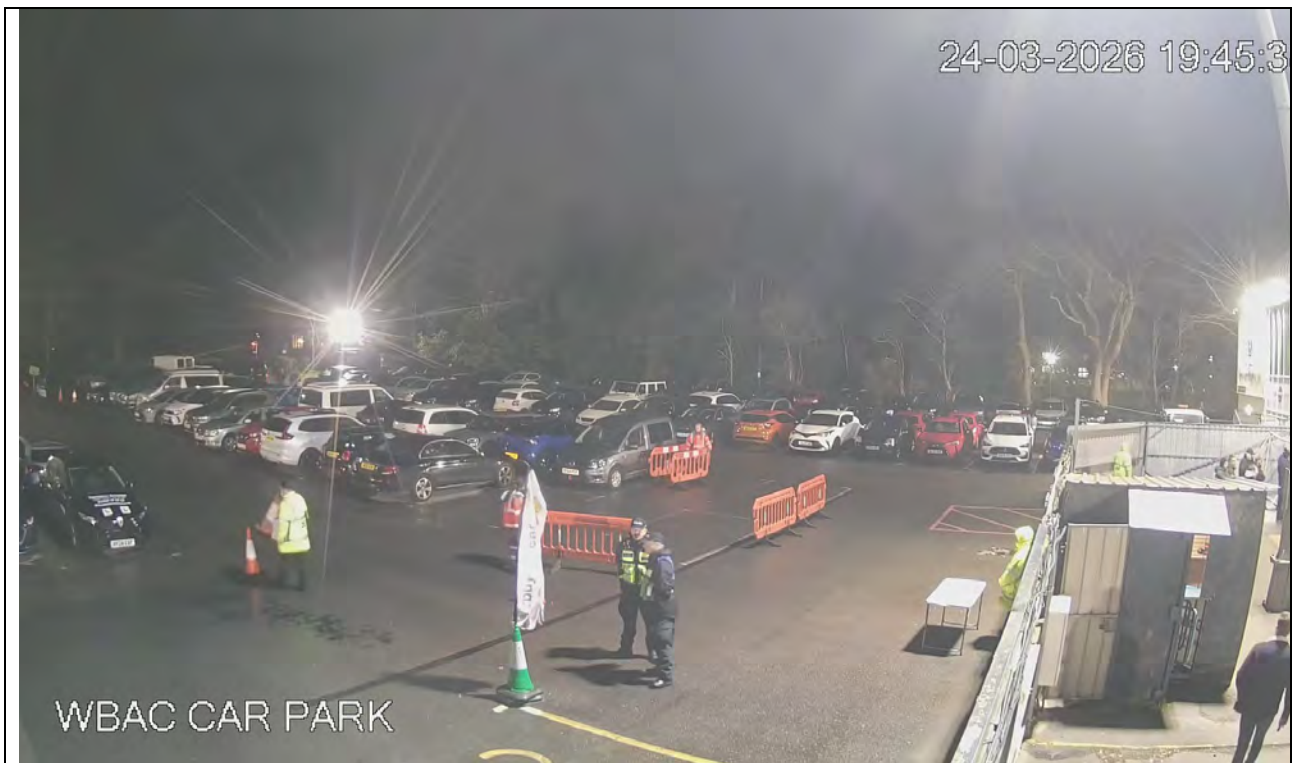
- 3.10 Therefore there will not be the loss of 80 car parking spaces from this area and the cars that are assumed to use this car park will not be displaced elsewhere.
- 3.11 The club have also released still images from their CCTV cameras in March 2026.
- 3.12 The following CCTV images are intended to demonstrate that, during the club's fixtures in March 2026 versus Sutton United and Forest Green Rovers, the area in question was not used.
- 3.13 The images also highlight the available capacity within the adjacent field that the club use as overflow parking. This is particularly clear in the Cam 5 image dated 24/03/2026, where a significant amount of space remains available.
- 3.14 The club have also prepared a simple map to display the area which image relates too.
- 3.15 The match versus Sutton United had a recorded attendance of 2,015 and the match versus Forest Green Rovers had a recorded attendance of 2,552.
- 3.16 The average attendance at the stadium for National League matches is 2,500.



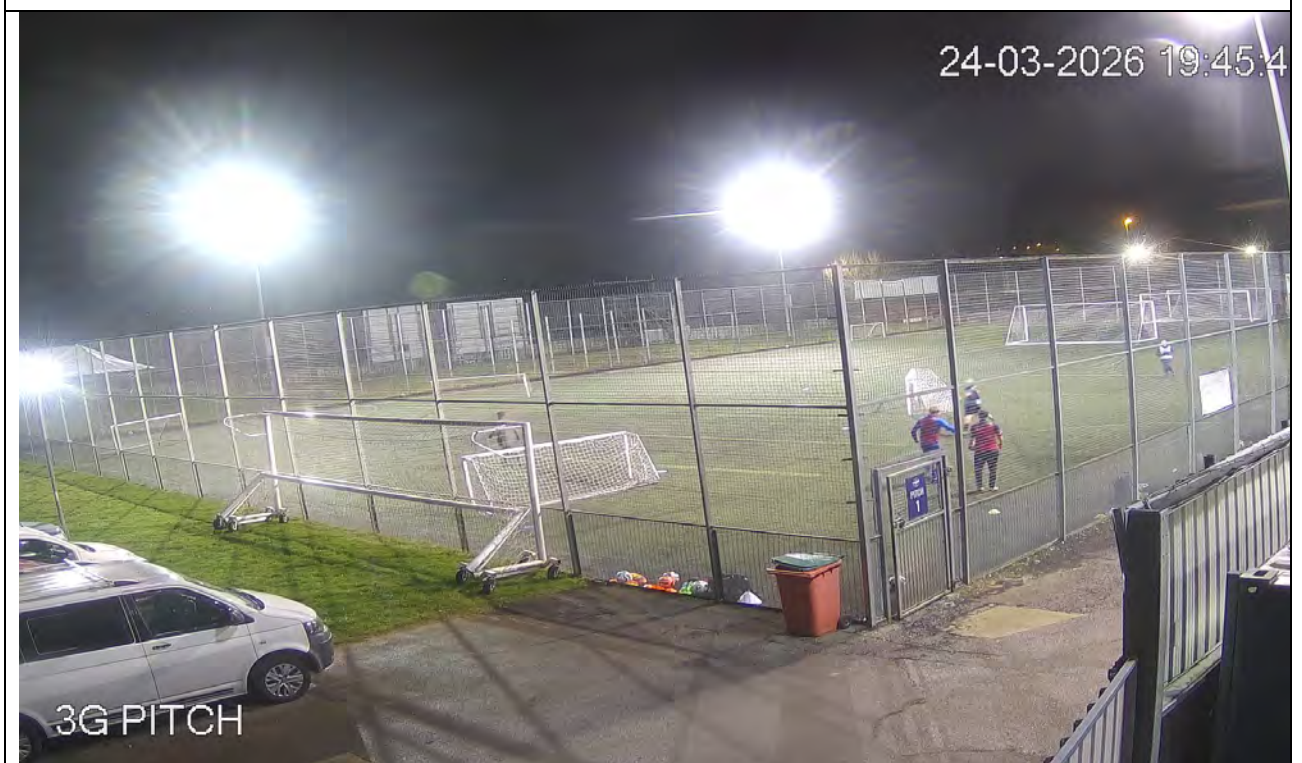
CCTV image from Camera 1 on 24th March 2026 – Home match v Sutton United



CCTV image from Camera 2 on 24th March 2026 – Home match v Sutton United



CCTV image from Camera 3 on 24th March 2026 – Home match v Sutton United



CCTV image from Camera 4 on 24th March 2026 – Home match v Sutton United



CCTV image from Camera 5 on 24th March 2026 – Home match v Sutton United



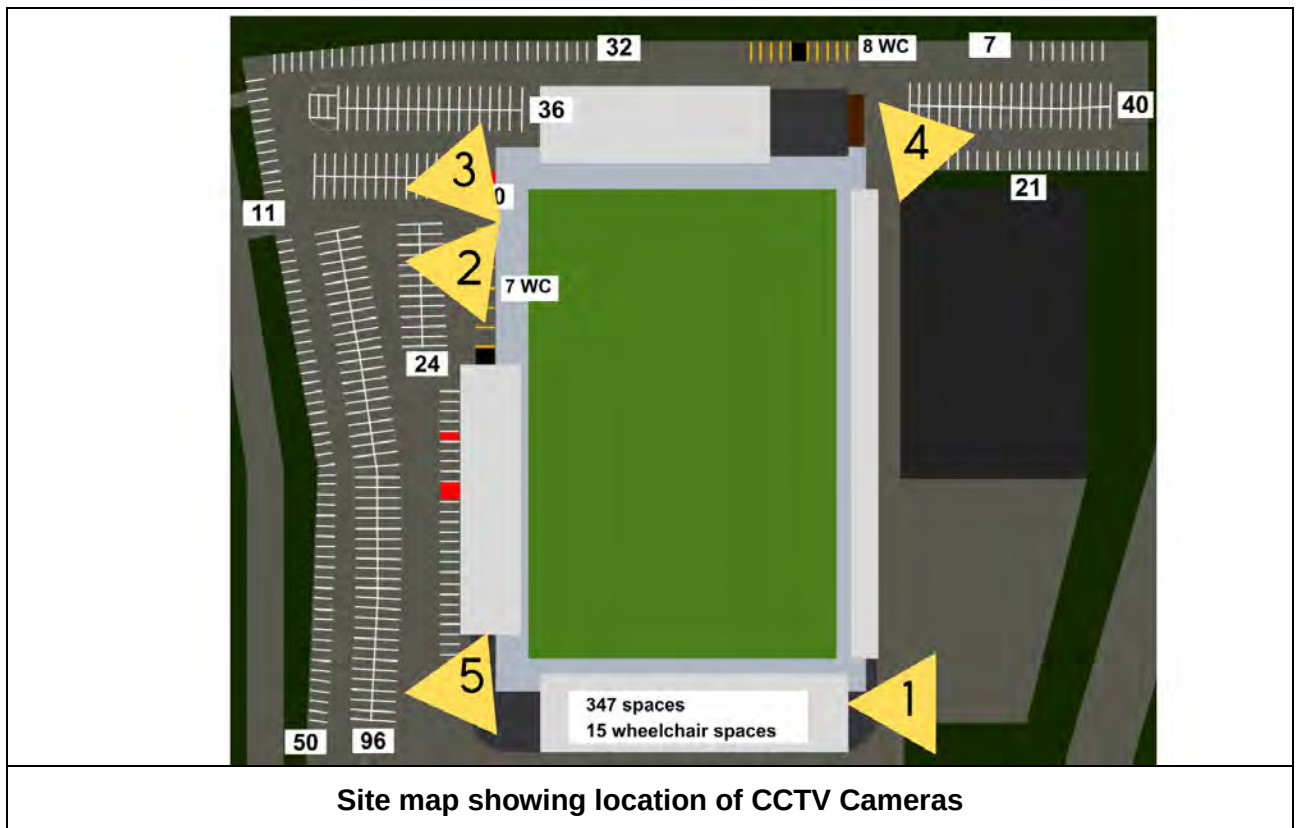
CCTV image from Camera 1 on 28th March 2026 – Home match v Forest Green Rovers



CCTV image from Camera 2 on 28th March 2026 – Home match v Forest Green Rovers



CCTV image from Camera 4 on 28th March 2026 – Home match v Forest Green Rovers



Site map showing location of CCTV Cameras

- 3.17 While a small number of vehicles are visible, these are either staff vehicles or non-operational cars that cannot be moved. See photographs below taken on the 9th of March 2026.



General view of hardstanding on the 9th March 2026

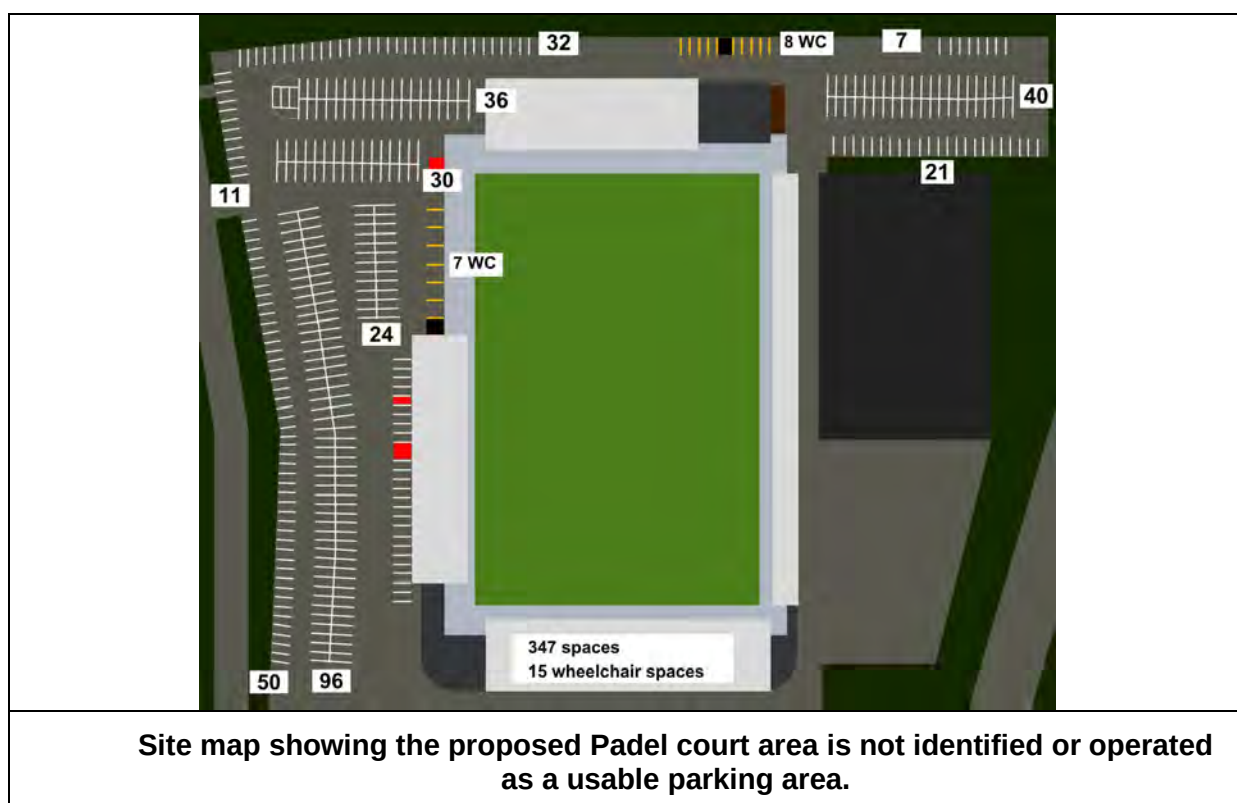


General view of hardstanding on the 9th March 2026

- 3.18 In all pre-match communications (published online), the club clearly state that parking within the main car park is sold out and unavailable.
- 3.19 Instead, supporters are directed to the overflow field behind the ground, which is opened for every matchday and consistently operates below capacity.
- 3.20 For reference see <https://eastleighfc.com/2026/03/matchday-information-forest-green-rovers-h-2/> and Appendix A of this report.
- 3.21 This approach is also reinforced within the clubs “Getting Here” guide: For reference see <https://eastleighfc.com/matchday/matchday-guide/> and Appendix B of this report.
- 3.22 The club have also provided confirmation of the number of seasonal parking passes issued, which further evidences the level of demand against the number of spaces available on site.

Season	Ticket	Ticket Type	Tickets	Orders	Total Revenue
2025/2026	2025/26 Car Park Pass	2025/26 Car Park Pass	129	128	£17415.00

- 3.23 In addition, the site map below used by the club clearly shows that the area intended for the Padel courts is not identified or operated as usable parking spaces.



- 3.24 **In summary**, the car park area in question (circa 70 spaces) does not contribute to the clubs matchday operations and is not required to meet demand.
- 3.25 The club have sufficient capacity within the overflow field to accommodate supporters, and due to its condition, this area has not been a viable or necessary part of the club's operations for some time.
- 3.26 The introduction of the padel courts would simply not change the ability to park or not park on site from a football match perspective.

4.0 Summary and Conclusion

- 4.1 The planning statement included with the planning application states that “the courts will be located on an area of ‘unused hardstanding’, and that no parking will be lost.” This statement remains correct.
- 4.2 Eastleigh Football Club have confirmed that the area where the Padel courts are to be sited is no longer used on matchdays and there will be no loss of parking from this area.
- 4.3 There will not be the loss of 80 car parking spaces from this area and the cars that are assumed to use this car park will not be displaced elsewhere.
- 4.4 The site had a history of being utilised for a park and ride facility for local businesses, but this use ceased in 2020 after the Covid Pandemic.
- 4.5 Due to its condition, the area to be used for the Padel court has not been a viable or necessary part of the club’s operations for some time.
- 4.6 In all pre-match communications (published online), the club clearly state that parking within the main car park is sold out and unavailable.
- 4.7 Instead, supporters are directed to the overflow field behind the ground, which is opened for every matchday and consistently operates below capacity.
- 4.8 The club have sufficient capacity within the overflow field to accommodate supporters
- 4.9 The club have also released still images from their CCTV cameras in March 2026. These clearly show that the area intended for the Padel courts is not used on matchdays.
- 4.10 The introduction of the padel courts would not change the ability to park or not park on site from a football match perspective.

Appendix A

Typical Matchday Information

Men



EASTLEIGH

2



FOREST GREEN RO...

4

National League
Sat 28 March • Silverlake Stadium

Match Centre

The Spitfires host Forest Green Rovers at the Silverlake Stadium on Saturday 28th March 2026 (3pm KO) in the Enterprise National League. Here is the most up to date matchday information you will need to know ahead of the game.

TICKETS

Tickets for this fixture are still available for purchase. Tickets can be purchased online, by [clicking here](#), or by visiting the club shop.

CAR PARKING

The Main Car Park for this fixture is now **SOLD OUT** and parking in Lower Hardmoor has limited availability to purchase online as an add-on or on-the-day for £10 per vehicle and will open from 12pm onwards.

Please note, parking in Lower Hardmoor will only be accessible via the double gates near the motorway bridge and not through the main car park entrance.

The main car park is only for valid Car Park Pass Holders, hospitality guests, and Blue Badge holders.

Please make sure you enter the car park through the correct entrance to avoid causing congestion around the ground.

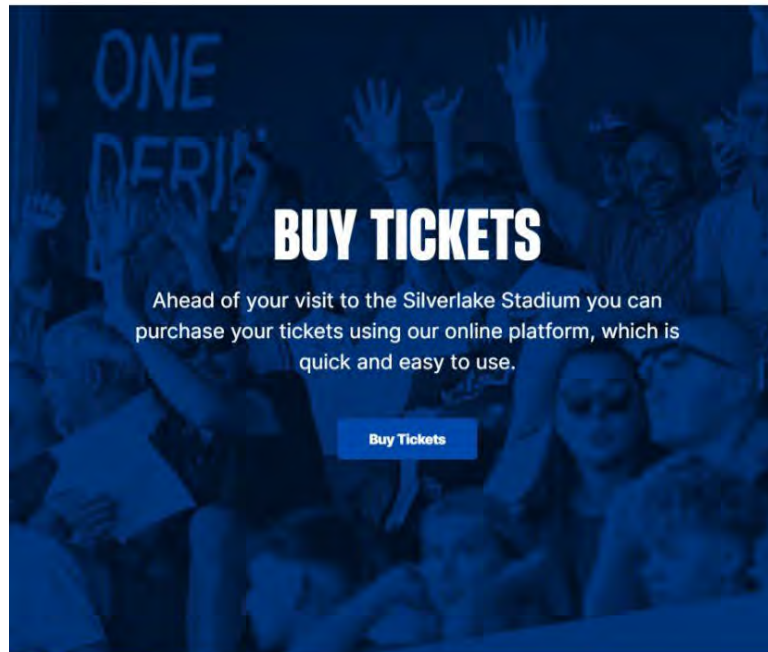
We have a limited number of disability parking spaces, which are free of charge for any Blue Badge holders. Please note, this is subject to availability.

Appendix B

Matchday Guide

Silverlake Stadium Site Map
JPEG 369.32 KB

[Download](#)



Tickets can also be purchased on the day of the fixture in the ticket office using cash, card or contactless payment methods. However, we would always recommend trying our online platform which will help you avoid the matchday queues.

Please note, tickets are not available to purchase on the turnstiles and must be purchased online or in the ticket office on matchdays.

Migration inside the ground

Home supporters are allowed to freely move around inside the ground to access catering and toilet facilities.

Supporters who have purchased seated tickets in the west or south stand have the choice to migrate to the terraces to watch the game.

Please note, supporters who have purchased match terrace tickets must remain in the terraced areas which are located in the north and east, and not migrate into the seating areas as these are for seat ticket holders only who have their allocated seat printed on their ticket.

A non-migration rule will be instated on a match-by-match basis when larger crowds of over 3,000 are projected. This will be communicated to supporters prior to the fixture

Parking Silverlake Stadium

Car Parking

Matchday parking at the stadium is only available to supporters who have purchased a seasonal car parking pass, or to supporters who are in receipt of a blue badge.

If you are in receipt of a blue badge, you should contact the club in advance of the matchday so you can be added to the car park list. You will need to show your Blue Badge upon arrival at the car park, and a steward will direct you to a space.

Please note that the car park will be closed for around 10 minutes after the full-time whistle to enable pedestrians to safely leave the ground. All drivers are asked to turn left leaving the car park once it has reopened.

Supporters wishing to park at the Silverlake Stadium on a match-by-match basis can park in our Lower Hardmoor car park which is in the field behind the south stand and accessible via the road next to the motorway bridge entrance on Stoneham Lane. Parking spaces are available at £10 per space and supporters can purchase by card or cash on the day on a first come, first served basis.

After the match the car park will be closed for 10 minutes after the fixture for supporters on foot to leave the car park. In order to avoid undue congestion, all cars are to turn left when exiting the car parks.