



Planning, Design and Access Statement

Replacement of existing Scout Hut with the construction of a redeveloped accessible local community facility

Scout Hut, Brickfield Lane, Chandlers Ford SO53 4DP

July 2026



Community | Connection | Fitness | Rehabilitation

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1. Introduction

1.1 The Application

This planning, design and access statement accompanies a planning application for the demolition of the existing dilapidated Scout Hut and construction of a replacement mixed-use community building at Brickfield Lane, Chandlers Ford, SO53 4DP.

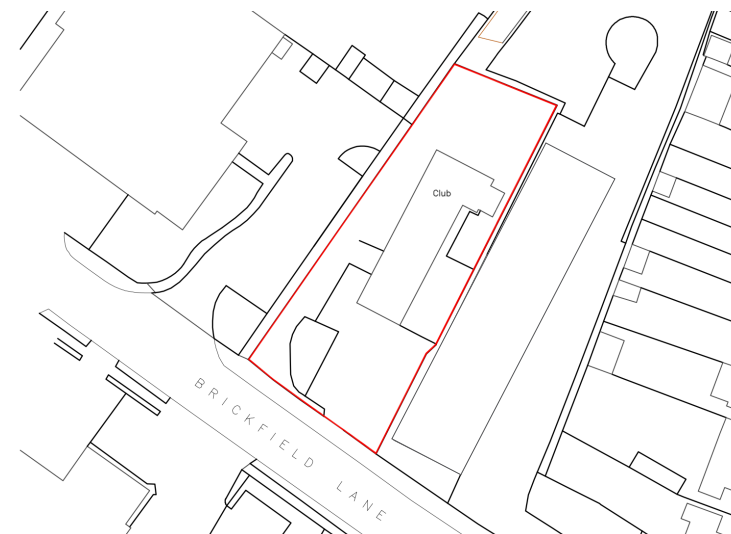
The proposed development will provide:

- Ground floor accommodation for Scouting provision, including a designated scout hall, 2 further ancillary spaces and a much needed storage space for equipment (including space for drying wet gear and outdoor equipment).
- First floor gym space primarily for community focussed, coach-led group fitness classes (not a conventional commercial gym offering). This floor also includes changing rooms, recovery space, storage, meeting room and staff office.
- A first floor rehabilitation gym for 1-to-1 and small group exercise therapy operated by Momentum Fitness Charity. This space would be used primarily when working with children affected by cancer and others with long term health conditions. To accompany this space and facilitate the service provided by the charity, there is also a consultation room which can be used to speak with parents, families and patients, to discuss session planning, progress and/or conversations around mental health or well-being support.
- Ground floor entrance to the gym/rehabilitation space to be used by those attending a group exercise class and those attending an exercise therapy session through the charity. The ground floor will also have space for a community cafe for building users, with the additional aim of providing volunteering opportunities for the scout group, beneficiaries of Momentum Fitness Charities work, and other local people.

The proposal seeks to modernise and enhance an existing community facility while broadening its community benefit through the provision of health, fitness and rehabilitation services for local people.

1.2 The Applicants

1st Chandlers Ford Scout Group, CrossFit Southampton and Momentum Fitness Charity



Location Plan



Current front elevation view from Brickfield Lane

1.3 Background

Scouting began on the Brickfield Lane site in 1964 after the present day hut was moved from Petersfield and erected on the current plot. In recent years the building has fallen into disrepair and is nearing the end of its usable life. There is limited planning history on the site, below are historic applications within the public access system:

- T/17/80286 - Reduce limbs over scout hut to give 2-3m crown lift to 4m and reduce 1no. limb to 1no. Oak (T1) - Permitted 09/05/2017
- F/07/60192 - Change of use of existing scout hut from D2 (Assembly and Leisure) to D1 (Children's Day Nursery) and D2 (assembly and leisure) and erection of storage shed.
- Permitted 31/07/2007
- T/04/52038 - Crown lift/reduce 1no. Oak to clear building by 2.0m - Permitted 08/10/2004
- Z/06127/007/00 - Retention of portable building adjacent to scout hut - Temporary Permit
04/01/2002

2. Organisation Overview

2.1 - 1st Chander's Ford Scout Group

The site is currently occupied by an existing Scout Hut building with associated parking and a rear garden. The Scout Group is one of the oldest groups in the region. Thousands of local children and families have benefited from it over its lengthy history.

The original location of the group was in Brownhill Road in Chander's Ford, then Fryern Hill. The group moved to its current site on Brickfield Lane in the early 1960's. The current wooden building was previously used as an RAF Dispersal Hut in Petersfield during World War II. It was purchased, moved and reconstructed on Brickfield Lane by the Scout Group and was officially opened to the public in 1964. The building has therefore been in use by the Scout Group for 60 years, and was already at least 25 years old when it was relocated. Over the years it has fallen into disrepair and is nearing the end of its usable life. The building has no insulation and uses an old and difficult to maintain heating system. It is therefore difficult to heat in the winter and impossible to cool in the summer. The wooden structure is rotting, and the asbestos roof leaks. The building is therefore no longer fit for purpose.

1st Chander's Ford Scout Group have been fundraising since 2021 for a replacement building. However, as the years have passed, the price of materials has increased markedly. Whilst the funds raised so far by the group are significant, they are nowhere near the cost required to produce a fit-for-purpose replacement building. The group have therefore explored other funding options, and concluded that a joint collaboration with another local group or business was to be the best viable option to making this project a reality. A meeting between the Scout group, CrossFit Southampton and Momentum Fitness Charity bought the opportunity of collaboration into focus and resulted in establishing this proposal for a multi-use building that truly benefits all parties.



2.2 - CrossFit Southampton

Established in 2012, CrossFit Southampton is a functional fitness gym, offering coach-led group classes, based in Barton Park Industrial Estate, Chickenhall Lane in Eastleigh. The coach-led, group fitness model is very different from that of a commercial gym. Where this form of fitness takes place in a group setting within a large open-plan space, it means there are significantly less people per square metre than in a commercial gym setting. The group class model also means there is a much stronger focus on building social connections - the gym is recognised locally for its strong community focus, with members finding new friendships, meeting life partners, making work connections, and more. This is so much more than just a gym.

The type of exercise offered by CrossFit Southampton is also unique. It focuses on what is widely regarded as 'functional fitness', with a preference for moving well and efficiently with a view to realise long-term health benefits. Weights and resistance exercises are prioritised to increase and maintain strength, mobility and body awareness. Exercises and movements are adapted based on ability or age, but the aspiration is for everyone to complete a version of the same workout, side-by-side. This in turn adds to the shared sense of achievement and builds stronger connections, where members help, support and inspire one another.

CrossFit Southampton currently lease a 140 year old ex-train building shed with similar dilapidation and heating/cooling issues to 1st Chandlers Ford Scout Group, coupled with the pressure of continually increasing rent. CrossFit Southampton are paying over 6x the level of rent than when they first took on the lease of the space in 2014, with the risk of a further 230% rent increase looming.

The group have spent many years exploring options for protecting their future for the attendees and for the protection of their staff's jobs, including many conversations with Eastleigh Borough Council which unfortunately did not offer any viable solutions



Community focussed, coach-led group functional fitness classes

2.3 - Momentum Fitness Charity

Momentum Fitness Charity (MFC) was founded in 2023, with the aim to make exercise and physical activity more accessible to those in the local community who may not otherwise have the opportunity to participate.

Now in it's 4th year of service delivery, MFC delivers 3 core projects:

Project PB-Active

Delivering life-changing exercise therapy to children with and recovering from cancer who are under the care of the Piam Brown ward at Southampton General Hospital. The large majority of this therapy is delivered at CrossFit Southampton and this has been shown to have positive impacts for patient's confidence, quality of life and energy levels. There is now a wealth of research that shows exercise for children and young people with cancer has a multitude of positive outcomes for their physical health, mental health and well-being. Exercise therapy is not part of standard care in children's oncology and MFC is the only known provider of this service across the south coast, working closely with Southampton General and Queen Alexandra Hospitals.

Project FitForLife

Offering 12-week fully funded exercise programmes for over 55's at risk of social isolation and loneliness. By the end of 2026, almost 200 older adults in the local community will have benefited from this programme, which offers participants the opportunity to learn how to lift weights and build their strength, fitness and flexibility. Participants enjoy the chance to socialise over a coffee after the weekly sessions and the connections are strengthened further at regular social events outside of the gym environment. Feedback across this project has been phenomenal, with increases seen across participants' confidence and motivation to exercise, alongside positive impacts on mood and levels of social interaction.

This project has been funded by the National Lottery, Tesco, and twice by the Spitfire Wellbeing Fund, a collaboration between Southampton Airport, Southampton and Winchester City Council, Hampshire County Council and Eastleigh Borough Council.

Project Teens

This project sees the delivery of regular group exercise sessions to groups of young people who are currently outside of mainstream education and have Social, Emotional and Mental Health needs (SEMH). Aside from the great feedback from attendees, teachers and school staff regularly comment on the improvement to behaviour and focus within lessons of those who attend the sessions. Many of those attending the sessions do not have appropriate sports wear, therefore part of our work has also included the provision of new t-shirts specifically for the sessions.

Additional Work

There are a number of additional projects just starting, two of which are working closely with the NHS to help tackle health inequalities in the community. One project is focused on supporting a group of young people already engaged with weight management services to access and experience a tailored exercise programme. Another project is through a local NHS Trust which supports patients who experience psychosis and this will aim to use exercise as a way to manage and/or improve symptoms.

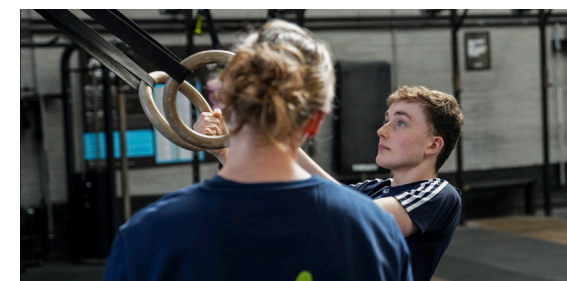
All of the work of Momentum Fitness Charity is free to access and funded by grants when available, and through generous community fundraising.

Momentum Fitness Charity and CrossFit Southampton are long-term members of the Eastleigh Borough Council Sports and Physical Activity Alliance, and regularly run sessions on behalf of Eastleigh Borough Council for the benefit of local people.

Registered charity number 1202050



Exercise therapy sessions for children recovering from cancer



Project FitForLife - For those at risk of social isolation and loneliness

3. Context, Need and Policies

Extensive consultation has taken place with the stakeholders of each organisation as the collaboration was formed:

3.1 - 1st Chandlers Ford Scout Group

Since the 1st Chandlers Ford Scout Group first started exploring options for the building redevelopment in 2021, significant community consultation has taken place to shape the proposed collaborative solution.

The current building is constructed from wood and is nearly 100 years old. Despite ongoing maintenance, the building has degraded over the years. The wooden cladding is rotting and the asbestos roof has started to leak. The building is therefore no longer weather tight, and there have been several places where vermin have been able to enter the building through rotten areas of the cladding. The building has an attic storage area that is now out of bounds due to water ingress and concerns about the safety of the attic floor.

The heating system is old and unreliable and the building is not insulated, meaning it is very cold in winter (even when the heating is on) and very hot in the summer. Scout sections therefore regularly choose to run sessions outside of the hut in the summer months to ensure the young people do not overheat. In the winter it is rare for our users to be able to take off their coats during a Scouting session in the hut. Additionally, there are no disabled facilities in the building, and consequently the Scout Group is unable to accept young people or adults who are wheelchair users. The building is therefore hindering the Group from being able to be open to all, requires continual risk assessment to maintain the safety of our users and is essentially no longer fit for purpose.

From a financial standpoint, the Scouts have had several regular external community groups who have hired the facilities in the past. In recent years the hut has been regularly used by a nursery, a prayer group, several exercise classes and as a venue for private parties. Due to the increasing disrepair of the building the Group have made the difficult decision to minimise external hires, which has had a significant impact on the rental income coming into the Group. This essential additional income has massively contributed towards the running costs of the building and helped keep the costs of Scouting for our families to a minimum.

The 1st Chandlers Ford Scout Group acknowledged that the extent of the work needed to modernise the existing building was not viable, and the only feasible option was to replace the current building with a modern, fit-for purpose, eco-friendly community building. The new building will not only ensure safe Scouting can continue, but will provide appropriate spaces for community groups to use, with accessible facilities for all users.

Fundraising began for the new build in 2021. However, the price of materials has increased substantially over the last 5 years, and consequently the target needed to be fundraised has increased year on year. Whilst the funds raised to date by the group are significant, they are nowhere near the cost required to produce an appropriate future-proofed replacement building. The Group have therefore been exploring alternative ways to fund this project. Advanced rental payment and project management from CrossFit Southampton, in exchange for the long -term use of a proportion of the new building is a fantastic solution that will bring in the additional funding required to make this project a reality.

Plans for the replacement building have been created in partnership with the architect's firm. These plans and proposals have been discussed with all our Scout sections from Squirrels (4-8 years) to Explorers (14-18 years), as well as with our parents, Leaders, Group volunteers and with our District Scouting team. The plans accommodate the requirements of each of the Scout sections and have been adjusted in response to feedback following consultation meetings. The submitted plans were presented to the Group ahead of this application and there was universal agreement from all parties for these proposals. The plans have also accommodated the needs of CrossFit Southampton and Momentum Fitness Charity as discussed later in this document.



3.2 - Momentum Fitness Charity

Since its inception, the future of the charity has been discussed heavily at board meetings as it's so reliant on the generosity of CrossFit Southampton for the continuation of its services.

Whilst the charity is in a good position regarding the growth and success of its work and projects, with value being proven through positive feedback and outcomes, it is not in a position to rent its own space at this time. Additional rental payments would have a significant impact on the charity's finances and therefore its ability to prioritise service delivery which inevitably impacts local people. Being able to continue its partnership with CrossFit Southampton providing space and a guaranteed future is a superb outcome for the charity.

Trustees, staff, parents of children with cancer and beneficiaries have been consulted to shape the planned spaces for the charity within the new building. It's been almost unanimously agreed that having a dedicated consultation space, as well as a rehabilitation space is key. This new and purpose built rehabilitation room will allow 1-to-1 and small group exercise therapy to take place for our beneficiaries, enabling them to feel more comfortable and supported. Additional benefits include an infection controlled space with heating and cooling to suit the beneficiary.

For some of the children we work with affected by cancer, it is imperative that they have a space which is well-ventilated and infection controlled due to their weakened immune system which this specialist rehabilitation space will provide. It will not only help us to continue to change lives and support patients' recovery, it will also work towards minimising the impact of long-term health conditions for the older adults we work with, and improve the confidence of those who are anxious about exercising. Our other projects which will benefit from this space include partnership projects with the NHS such as our work with young people who experience weight management issues, and a further project making supported access to exercise possible for those affected by psychosis.

All of this valuable work relies on a fit-for-purpose space and whilst CrossFit Southampton generously gifts space to Momentum Fitness Charity currently, a dedicated climate and infection controlled space is urgently needed and this new building provides the opportunity to not only fulfil this need but also tailor it to the local people and groups whom we work with.



3.3 - CrossFit Southampton

As the oldest and most well established functional fitness facility in the South, CrossFit Southampton has a proven track record of delivering coach-led inclusive and accessible group fitness classes in a safe, welcoming space. In 2020, CrossFit Southampton was awarded status as an inclusive venue by The Out Foundation in recognition of its valuable work and unique supportive environment, and remains one of just two in the UK with such a status.

This is not a commercial gym setup. For 14 years CrossFit Southampton have championed and provided group community functional fitness. It's not about maximising numbers in a room, it's about delivering high-quality coach-led classes using a mix of bodyweight, gymnastics movements and free-weights, focusing on moving well and moving efficiently with a view of realising long-term health benefits not on short term goals or aesthetics.

The community aspect is and always has been a fundamental part of our gym's model - This is even more important than ever. Post covid, social interactions are down with more people than ever working from home, and charities are struggling to recruit volunteers which in turn reduces the services they can provide. From teenagers to older adults, more people than ever are having their mental health impacted by social isolation or loneliness (Mind Charity 2025). The group class model we adopt means there is a much stronger focus on building social connections. The gym is recognised locally for its strong community focus, with members finding new friendships, meeting life partners, making work connections, and more.

Making physical activity a social, accessible, and inclusive experience rather than just an individual chore makes people more likely to commit and improve their physical and mental health as a result. People are motivated by the energy of others and are more likely to push harder and attend more frequently than if they were exercising alone. Working out in a social setting taps into natural human desires for connection, support, and belonging, and CrossFit Southampton's group fitness classes do exactly this.

A representative pool of attendees were consulted on these plans to shape the offering, and all attendees were offered input and comment on their hopes for the new space

The feedback received requested:

- A space that was fit for purpose and protected the 'best part of their day' for years to come.
- A space with adequate heating and cooling to make their classes comfortable during all seasons.
- A light and bright space where positivity and 'good vibes' can thrive.
- A space that is free from judgement, supportive of welcoming of all.
- Space to relax with members of the community over coffee and to enjoy social events.

Paragraph 98 of the NPPF, states that planning decisions should support community facilities and services by promoting shared spaces, improving health and well-being, protecting valued local services, and enabling existing facilities to modernise. This proposal perfectly aligns with this.



3.4 Site Location

The application site is located within an industrial area just south of Chandlers Ford train station and along the north side of Brickfield Lane. The site falls within the boundaries of Eastleigh Borough Council. The site postcode is SO53 4DP.

3.5 Site Description

The site is currently occupied by an existing Scout Hut building, with associated parking and a rear garden area. Surrounding buildings are commercial and industrial units in a large industrial estate location. Scouting began on the Brickfield Lane site in 1964 after the present day hut was moved from Petersfield and erected on the current plot. The industrial estate was previously a brick manufacturing site and following its closure, the scout building was the first development on the site. Upon the scout buildings initial occupation, the areas surrounding the site were predominantly green open space.

The Existing Scout Hut Building has a Total Footprint Area of 261.9m², resulting with a Gross Internal Area measuring 244.7m². The Proposed Mixed-Use Building has a Total Footprint Area of 570.3m², resulting with a Gross Internal Area measuring 1040.7m². The site size is 1513.6m² (0.15 Ha)

3.6 Area Character

The site is within the settlement boundary, and is safeguarded for employment for predominantly B2, B8 and E(g). The wider site is delineated by the railway line (northeast), B3043 (east), Eagle Close (south-west) and School Close (west). There are mature trees sparsely planted along the road, two protected oak trees within the site, and some shrubs to the front boundary. Brickfield Lane has pavements and road-side parking available. The buildings nearby are up to 2-storey in height and primarily built of a mix of cladding and brick.

3.7 National Planning Policy Framework (NPPF) and Local Economic Impacts

Sustainable Development

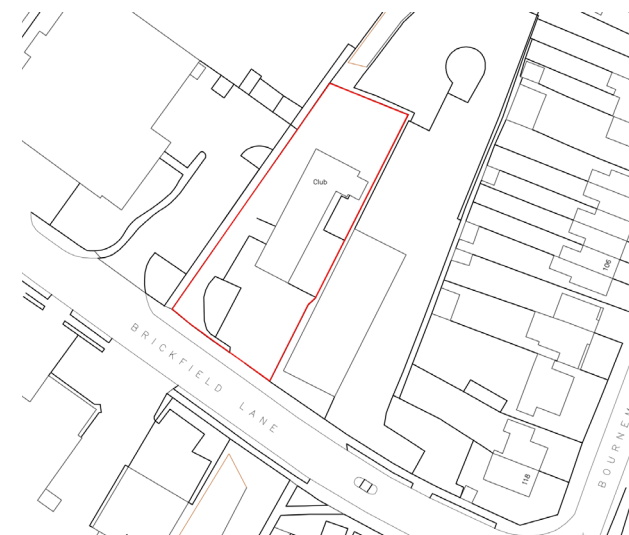
Paragraph 11 of the NPPF states that sustainable development should usually be approved. This project fits the rule by replacing an old property with a modern, efficient, and sustainable building.

Supporting the Community and Economy

In line with Paragraph 85 of the NPPF, this project helps local businesses and community groups grow. By replacing the underused Scout building with a brand-new, multi-purpose hub, the project brings together CrossFit Southampton, 1st Chandlers Ford Scout Group, and Momentum Fitness Charity. This investment secures a modern home for the Scouts, creates local jobs, and improves local health and well-being facilities.

Optimising Land Use and Density

Furthermore, paragraph 129 of the NPPF highlights that planning decisions should support development that makes efficient use of land. By changing an underutilised, low-density plot into a multi-purpose hub, the proposal directly fulfils this objective, maximising the site's potential to accommodate multiple community and commercial uses without requiring additional greenfield land.



Current front elevation view from Brickfield Lane

3.8 Eastleigh Borough Local Plan (2016-2036)

Policy S1 (Sustainable Development)

The project replaces a run-down building with a high-quality community asset. Building on this easily accessible site keeps a local business financially viable while providing a scout hall, rehabilitation gym, café, and fitness space. It also encourages walking and cycling and improves the look of the local area.

This policy's sub-categories 1(a) - (e), (h), (i) are most applicable to this application.

The redevelopment proposal meets local community's needs by offering a combined mixed-use facility extending and enhancing the sites existing level of community activities. 1st Chandlers Ford Scout Group are seeking new upgraded facilities, and CrossFit Southampton and Momentum Fitness Charity are seeking fit-for-purpose facilities for their users. The proposed buildings use has been designed to support all three organisations ongoing actives and enhance the community engagement the site can deliver into the future.

The proposed development combined with its community orientated uses will be a benefit for the local community and the wider area. The development will provide a range of community facilities which collectively enhance social equality. The building will be fully disability accessible, and will secure and safeguard employment within the gym and charity whilst effectively managing the buildings premises.

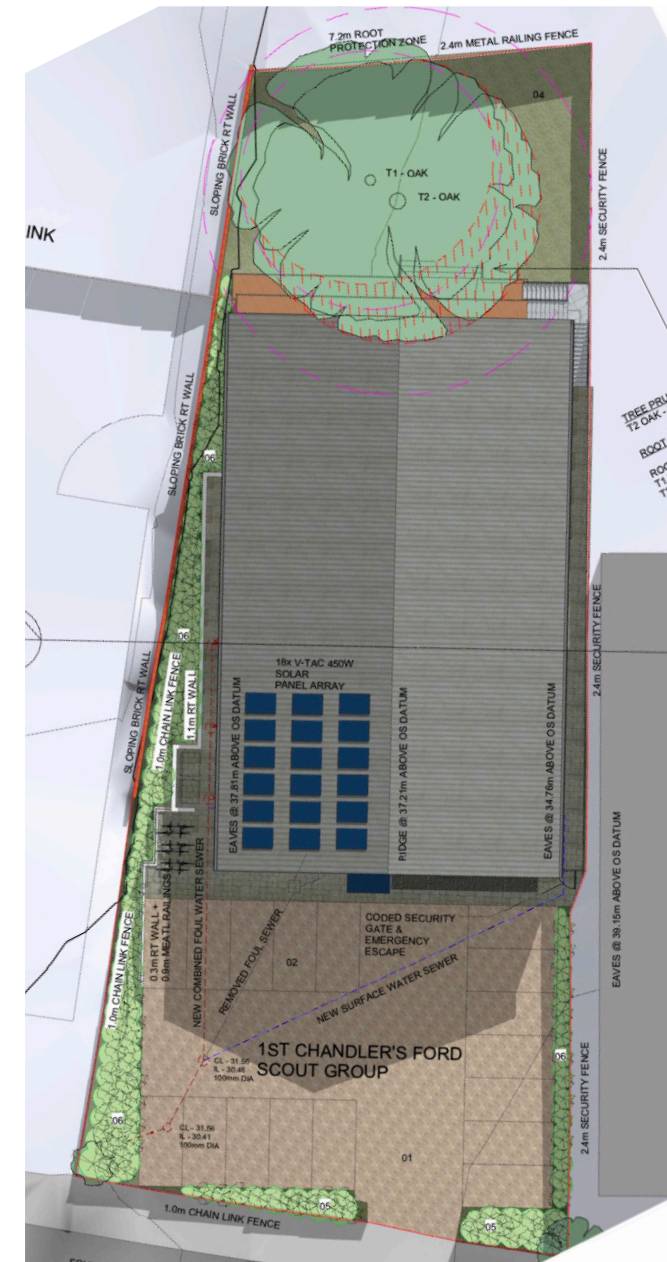
With regards Sustainability and Climate Change, the development will be designed to meet BREAM Accreditation at the Technical Design Stage, which by doing so, will include some of the following attributes reducing the buildings CO2 emissions:

- Provide an array of 18x V-TAC 450W solar panels on the roof
- Provide 2x air source heat pumps
- Provide Biodiverse planting around the site improving the site biodiversity in terms of biodiversity net gain.
- Provide Permeable block paving to all hard surfaced areas
- Provide 3x cycle stands supporting users visiting by cycle.

With regards sustainable forms of transport and as above, the development provides 3x Sheffield Cycle Stands offering space for 6x Cycles, promoting localised living. Furthermore, the site is also adjacent to Bournemouth Road, a classified road, from where a series of Buses can be caught to and from the local area.

In terms of construction, building materials will be specified for longevity and minimal maintenance. Where possible the proposal will source building materials from sustainable and local sources.

Through provision of biodiverse planting improvements as per the ecological report, the proposal will enhance and propose to connect the site with local habits.



Proposed building from above showing solar array, new biodiverse planting, permeable paving and cycle stands

Policy S2 (New Development)

The site is within the existing urban area. Upgrading this community space aligns with local and national policies that favour sustainable development. This development aims to protect neighbouring amenities, the character of the area makes efficient use of the site, does not involve loss of trees or significant biodiversity impacts, has no impact on rights of way, provides development for inclusion and accessibility and works to prevent antisocial behaviour.

Policy DM1 (General Design)

The new building features a modern design that fits into the local area and respects neighbouring properties. As the building will be used throughout the day and evening, the constant activity will provide natural security and help deter anti-social behaviour.

Policy DM8 (Pollution)

The multi-functional use is entirely compatible with the area. Internal acoustic insulation and high-impact rubber flooring will mitigate noise and vibration transmission. Air emissions are negligible and surface water will be managed via standard protocols. No contamination is expected on site due to the historic use as a Scout Building with associated Land since 1964. During construction, measures will be put in place to minimise noise and possible vibration generated by the works via a Construction Management Plan.

Policy DM11 (Nature Conservation)

Contained entirely within a previously developed site boundary, the scheme protects nature designations. Small-scale biodiversity enhancements, such as bird/bat boxes, will be incorporated where feasible.

Policy DM13 (General Development Criteria – Transport)

Located within an established, highly accessible urban area, the site minimises private car dependency. Safe, secure, and sheltered cycle parking is provided on-site to actively encourage active travel among staff, members, and visitors.

Policy DM14 (Parking)

The multi-use building creates staggered peak hours. Gym use peaks occur in the early mornings and late afternoons; the Scouts meet on designated weekday evenings; and Momentum Fitness Charity operates primarily during standard daytime quieter hours. This shared operational profile ensures the existing on-site parking envelope is entirely adequate, preventing any overspill onto the public highway or disruption to neighbouring commercial operations.

Policy DM15 (Safeguarding Existing Employment Sites)

In accordance with criterion 2, the proposed use will not impact any primary employment uses, nor will it cause harm to highway safety or neighbouring amenities.

Policy DM36 (Community, Leisure and Cultural facilities)

The policy seeks to support the creation or expansion of community, leisure or cultural amenities and explicitly requires that existing facilities are not lost to development unless equivalent or better replacements are provided. This proposal aligns with this policy and protects and secures the future for these three valuable local organisations, ensuring they're not lost, for which they otherwise are likely to be.

Eastleigh Borough Council Playing Pitch and Built Leisure Facilities Strategy 2023-2036

The council's strategy explicitly commits to supporting the facility ambitions of CrossFit Southampton. Multi use with the Scouts and Momentum Fitness Charity directly fulfils this objective, maximising public benefit and community output.

3.9 NPPF Consultation Draft Policies (2025/6)

There is awareness of the emerging restructured NPPF being finalised this year. This proposal is additionally in compliance with the following policies:

CC2: Mitigation of climate change

- 1. In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:*
- b. Support good access to facilities to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities;*

HC1: Planning for healthy communities

- 1. To promote the creation of healthy and inclusive places, and the provision, retention and enhancement of appropriate community facilities and public service infrastructure, development plans should, at the most appropriate level:*
- a. Be informed, through engagement with relevant service providers, by an understanding of any existing deficits in the availability of community facilities and public service infrastructure, and additional requirements expected over the plan period, arising from proposed development and wider changes in the local population and public service provision. In doing so, they should take into account both quantitative and qualitative aspects of provision, identified local health needs and opportunities to reduce inequalities through the availability of facilities.*

HC4: Proposals for new and improved community facilities and public service infrastructure

- 1. Substantial weight should be given to the benefits of providing new or improved public service infrastructure or community facilities.*
- 2. Local planning authorities, developers and public service providers should collaborate in a positive and proactive manner to identify and resolve key planning issues before applications for community facilities and public services infrastructure are submitted. Where appropriate, they should also engage with local communities in the design of proposals, including with children and families where new or improved facilities for play are involved, so that developments can reflect user needs and be inclusive.*

4. The Proposal & Planning Considerations

4.1 Size and Layout

The Existing Scout Hut Building has a Total Footprint Area of 261.9m², resulting with a Gross Internal Area measuring 244.7m². The Proposed Mixed-Use Building has a Total Footprint Area of 570.3m², resulting with a Gross Internal Area measuring 1040.7m².

Site usage will be split as approximately 1/3d of the internal space for use by 1st Chandlers Ford Scout Group (coloured pink) and the remaining 2/3rds for use by CrossFit Southampton and Momentum Fitness Charity (coloured in blue). The plans to the right show the usage split.

The proposed layout has been designed to:

- Maintain clear and safe access routes for all site users
- Ensure effective separation of the organisations using the building, with safeguarding strongly considered .
- Be low maintenance and easy manage
- Provide flexible internal spaces for cross-organisation and community use

The collaborative space enables use by each of the separate entities, bringing together all of their individual needs and requirements in a single building, subsequently helping to reduce financial outlay and safeguarding all of the organisations for years to come.

4.2 Ground Floor Layout

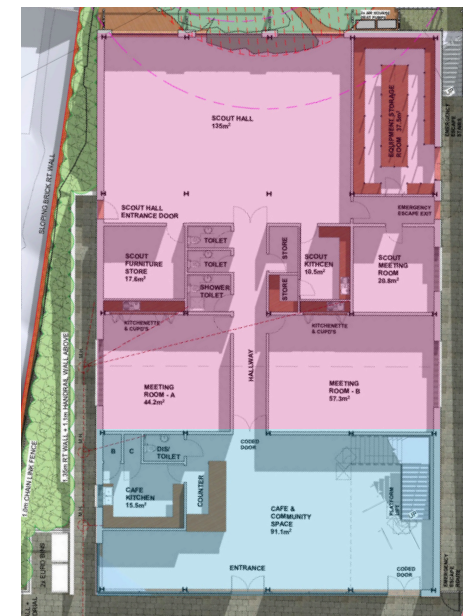
The ground floor has been designed to allow the scout group to have access to their space via a main entrance down the left side of the building. Opening into the main hall, there is access to a furniture storage cupboard, meeting room, kitchen and equipment storage room. A corridor leads from the main hall to a the 3 unisex toilets, one with a shower as well as two secondary rooms. A coded access door allows access to the cafe area only with the code or in an emergency, ensuring safeguarding protection. There is an additional emergency escape door to the right elevation and glass sliding doors over the rear garden maximising light and providing access to the decked area.

To the front of the building is a cafe and community space. This area will promote social interactions and complement the social benefits of all three key users of this building. There is a kitchen, building boiler room and storage, as well as a disabled toilet.

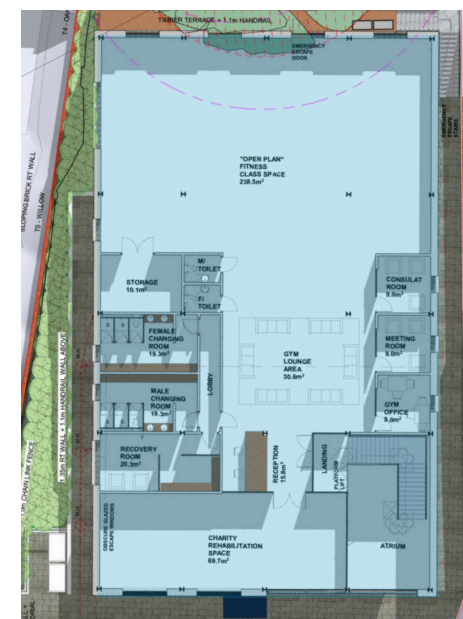
The main entrance to this space and the upstairs is via the centralised doors, however there is a separate security door to the right for access to the first floor when the cafe is not in operation. Stairs and a platform lift lead to the first floor.

4.3 First Floor Layout

From the first floor landing there is a reception area leading to a lounge area which can be utilised as a waiting area for parents accompanying their children for exercise therapy, and also as a general area for gym members to socialise. To the right side, there is a staff office, meeting room and consultation room for additional complimentary therapies, whilst to the left there is storage, 2 unisex toilets, changing rooms with showers and a recovery room, as well as a separate rehabilitation room to the front aspect.



Ground Floor



First Floor

The rehabilitation room provides vital space within proximity to the main gym class floor, but far enough away that there is privacy for those with long-term health conditions receiving their treatment.

The main gym floor space is open plan, with plenty of glazing from roof lights and windows over the rear garden. The sliding doors on the rear aspect allow access onto a terrace and walkway to the fire escape down the right side of the building. There are stairs down into the rear garden only accessible via a fire escape gate, allowing access for a gardener and in an emergency, but retaining safeguarding measures between the organisations

4.4 Appearance

The architectural approach adopts contemporary appearance, blending well with its industrial and commercial neighbours, whilst providing extensive natural light through use of well positioned glass, and a nod to the existing building with its black cladding and overall look.

Key materials that are proposed to include:

- Brickwork in a light red multi
- Black framed aluminium windows and doors
- Kingspan insulated roof panels
- Kingspan insulated cladding panels to side and rear elevations
- Composite insulated replica black timber cladding to front elevation and side returns
- Composite non-slip decking to rear garden
- Paving to side and front walkways

The design seeks to create a welcoming, modern space fit for the future, while ensuring durability and low cost maintenance.

4.5 Landscaping and External Areas

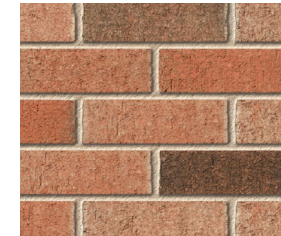
External works will include:

- Parking provision through formalised spaces
- Addition of short term cycle storage
- Paved pedestrian walkways at front and sides of the building
- Designated bin store area
- Additional soft landscaping to front, side and rear using mature and native shrubs and bushes
- Additional planting to boundaries to enhance the green feel of the site using mature native shrubs and bushes
- Additional planting mature native shrubs and bushes to the rear garden around the boundaries, working with the protected oak trees to allow this green space to continue to be enjoyed by the scouts.
- External lighting for front, sides and rear for staff and customer use, and for out of hours security.

The landscaping strategy aims to improve the visual quality of the site, prioritise green native planting and soften the commercial/industrial feel of the neighbouring estate.



Front elevation with solar shading



Light red multi brick



Black cladding - a nod to the existing building



View of cafe/community space



View of first floor gym space from reception



Rear elevation and garden

4.6 Access and Inclusion

Vehicular Access

Access will continue to be obtained from Brickfield Lane into the car park. At present the car park is not utilised by the building occupiers during the day, and is rented for use as a vehicle compound by an external organisation which will cease in the near future.

As shown in the attached transport plan provided by Paul Basham Associates, the development will meet and exceed the EBC parking SPD standards and will provide 17 spaces where 12 are required. It is considered that this is likely to be an over provision given that that gym use does not operate in a similar manner to the gymnasiums that the EBC standards are based on. Permeable paving lined with an impermeable membrane and a pickup drain will be used to connect the runoff to the sewer via a flow control.

Cycle Access

Using the EBC parking SPD, short stay cycle parking is required for one space per 10m². This would result in 27 short stay cycle parking spaces being provided on site. The end users of the site are not anticipated to utilise cycling as a primary means of travel, the nature of the gym does not lend itself to large numbers of users travelling to and from the site via bicycle. Therefore, a lower provision of 4 long-stay parking spaces and 6 short stay spaces is provided to reflect the context of the proposals. The long-stay cycle parking will be available to site users internally, whilst the 6 short stay cycle parking spaces will be provided via 3 Sheffield stands externally.

Public Transport

The site lies within 100m of Bournemouth Road served by many bus routes including the major BlueStar route 1, servicing the stops 'Hut Farm Place' and 'Leigh Road' over 120 times daily, which are within 200m and 300m respectively from the junction of Brickfield Lane and Bournemouth Road. Chandlers Ford train station is located within 700m of the site either by foot via Bournemouth Road, or via School Lane and the pedestrian/cycle path route to the station. The station runs 16-18 trains per day Monday-Friday and 8-12 trains per day on Sundays. Due to this sustainable location, the shortfall in cycle parking relative to local policy is mitigated by the availability of other sustainable transport modes.

Pedestrian Access

Safe and convenient pedestrian access routes will be provided throughout the site.

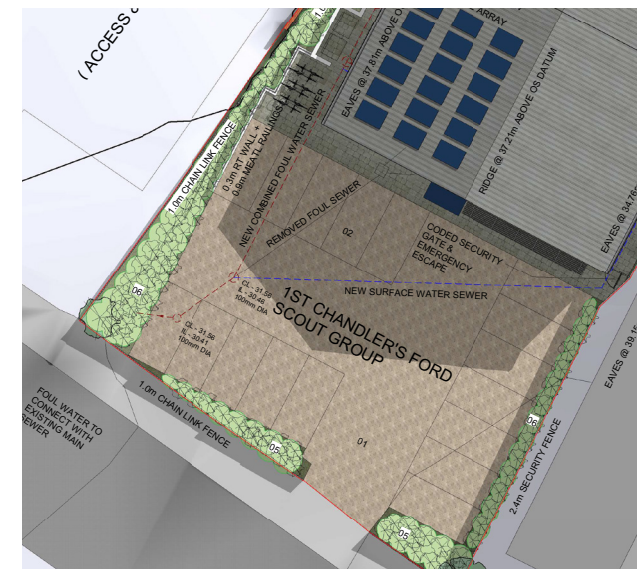
Routes have been designed to provide:

- Clear wayfinding with adequate width
- Step-free access
- Appropriate lighting
- Safe, level movement between parking and entrances

Inclusive Access

The building has been designed in accordance with inclusive design principles to include:

- Level step-free access
- Accessible WC and shower facilities including non-gendered spaces
- Platform lift access to upper floors
- Wide access doors
- Accessible circulation routes
- Clear signage of areas designated for disabled access



Car parking and cycle provision in front of building

4.7 Sustainability

The proposal seeks to incorporate sustainable design principles including:

- High-performance building fabric made from British steel and British bricks and blocks
- Energy-efficient heating and ventilation systems across the whole building powered by 2x heat pumps
- Solar system providing 8.1kw of power and additional battery storage
- LED lighting in all outlets
- Water-efficient fittings including flow restrictors on taps and showers, and low capacity toilet cisterns.
- Sustainable construction materials used where possible.

These measures will contribute towards reducing environmental impact during construction and lowering operational energy and water consumption. The building is compliant with EBC sustainability policies, will meet BREEAM standards, and will comply with the current Building Regulations.

4.8 Foul and Surface Water Drainage

As the site is currently in use, it is already provisioned with access to water, drainage and electricity. As part of the proposal there is a slight reconfiguration of the drainage to the front of the site. As part of the proposal, a BRE365 survey was commissioned by Freeflush Water Management to assess the feasibility of a soakaway. The ground on-site was found to be 'claggy clay' and unsuitable for a soakaway. A SuDS Design, Surface water design and Cross sections and a Management & Maintenance Plan has been commissioned by GeoSmart and is attached with this application. Permeable paving lined with an impermeable membrane and a pickup drain will be used to connect the runoff to the sewer via a flow control. The foul water will continue to be connected to the foul water drain, the surface water will connect to the on-site surface water drain.

4.9 Flood Risk

The Environment Agency flood risk maps were reviewed, and it was identified that the site lies within Flood Zone 1, and therefore no further flood risk assessment work has been undertaken.

4.10 Ecology

An ecology walkover report was commissioned from Hampshire Ecological Services Limited which indicated a preliminary roost assessment report would be required. The PRA report indicated there was some likelihood that bats could be present on the site but no signs of them on the first assessment. A number of bat emergence surveys were carried out and no bats were seen to be emerging. All reports are attached with this application.

A BNG baseline habitat assessment was commissioned and has been attached with this application. Correspondence from Gregg Chapman on 15th June 2026 (attached with this application) confirmed a net gain of 0.1% as a minimum would be acceptable, a gain of 0.2% has been achieved and is detailed in the Biodiversity Metric attached.

4.11 Arboriculture

The only trees on site are 2 English oaks to the rear of the site, protected by a tree preservation order. An Arboricultural Impact Assessment & Method Statement was commissioned from Treecall Consulting Limited which graded these trees as category B - 'Trees of moderate quality'. Subject to root protection methods, the agriculturalist supports the development and pruning of these trees. The report is attached with this application. The scheme has been designed to mitigate any impact on the Root Protection Area (RPA).

4.12 Logistics and Hours of Operation

1st Chander's Ford Scout Group

The scout group utilises the space on weekday evenings as follows: Monday 7:15pm-9pm, Tuesday 6:30pm-9:30pm, Wednesday 5:45pm-9pm, Thursday 6:15pm-8pm and Friday 5:45pm-7pm. During this time, as a maximum, there will be up to 30 children and 5 adults present on site. The scout group operating hours coincide with the quieter times for the gym or during the hours the gym is closed, meaning there is less than 7 hours a week when both organisations will be in the building at the same time.

CrossFit Southampton

CrossFit Southampton operates during the weekdays (Monday to Friday) at the following times: 6:30am and 8:30am, 10am and 2pm and 4pm and 8pm. On weekends and bank holidays the gym is only open from 8am to midday. The average class attendance is 8.4 people per class, with the most popular classes in the mornings, 4pm-5pm on weekdays, and 8am-9am on the weekends. Alongside the one staff member coaching the class, there is usually at least one additional staff member on reception, working in the office, dealing with equipment maintenance, or manning the cafe. There will also be a part time facilities manager employed by CrossFit Southampton to manage and maintain the building.

Momentum Fitness Charity

The charity works within CrossFit Southampton's opening hours, and occasionally during its closed daytime hours (when it's quiet). Sessions are delivered by a maximum of 2 staff members, whilst a senior manager may also be on-site working in the office. There will be one member of staff working in the cafe area during the busiest period, alongside volunteer assistance at peak times. Momentum Fitness Charity will run the cafe as a non-profit social enterprise, helping to strengthen the charity's financial position and reduce reliance on grant finding.

The cafe area will also provide volunteering opportunities to the local community, including, but not limited to, CrossFit Southampton attendees, beneficiaries of the charity and their families, and attendees of the scout group to improve future work opportunities.

Deliveries and refuse collection

As suppliers offer a preference, the café deliveries will be delivered via transit van outside of peak operational hours so that they can utilise the clear area of the car park in-front of the entrance doors, or the vacant spaces in the row of spaces in-front of the building to unload. Deliveries will be kept to a minimum of 3 times a week.

Time slot specific refuse collection will also be utilised on the same basis as cafe deliveries and the refuse vehicle will enter the site in the same way it currently does when serving the existing building.



4.13 Noise Impact

A noise report has been carried out and is attached to this application. The noise report assessed; Existing background noise levels at the residential façade (LA90), Noise levels from the proposed additional vehicle movements (LAeq), Noise levels from the proposed additional patron noise (LAeq), Breakout noise from the proposed gym (LAeq), Impact on the nearest noise sensitive property from the proposed ASHP's and Mitigation Levels if Required. The full findings are in the report and are summarised as 'the resulting emissions from the site running on a worst-case scenario show no conflict with 'low impact' criteria and give a strong indication that complaint and impact on the local amenity is unlikely'

4.14 Job Creation and Retention

Currently the site is operated solely by 1st Chandlers Ford Scout Group on an entirely volunteer-led basis, utilising the time of a dedicated team for hundreds of hours a year.

CrossFit Southampton

CrossFit Southampton has a staff team of 11, the majority of which work part time. There are 3 full time members of staff within the leadership team and all staff work on-site. The most regular role is that of a class coach, responsible for leading and delivering classes and overseeing the gym floor for up to 10 hours per weekday and 4 hours per weekend. There is never more than one coach on duty at the same time and this role is operated on a shift basis. There will be the addition of a part time facilities manager to help keep the site running smoothly.

CrossFit Southampton's staff are equivalent to 4.5 full time staff.

Momentum Fitness Charity

Momentum Fitness Charity has a total of 7 staff, all on a part time basis - with some working just 1 to 2 hours per week, and others working up to 2.5 days per week. From the leadership team, to coaches and project support, there is rarely more than 2 of the charity team on shift at the same time. The cafe space will be run on a non-profit basis by the charity and will predominantly be staffed with volunteers, alongside a paid manager at peak times (when CrossFit Southampton is busiest).

Momentum Fitness Charity's staff are equivalent to 3 full time staff.

5. Conclusion

To summarise, this building and it's collaboration between 3 community focussed organisations will:

- Serve and invest in the local community, from children to older adults, delivering opportunities to improve physical and mental health, well-being, socialise, build connections and more
- Support local young people from ages 4 to 18 with their personal development, empowering them to make a positive contribution to their community and to society.
- Aim to help young people within the community achieve their full physical, intellectual, emotional, social, and spiritual potential.
- Provide a community focussed space for group fitness, supporting people to fulfil healthier lifestyles, increasing well-being, and recognising public health benefits - consequently helping to reduce pressure on our local health services
- Provide opportunities for those who may feel less able or less confident to participate in exercise and physical activity and therefore experience the wealth of benefits it brings
- Support children with cancer, older adults at risk of social isolation, and others who may be experiencing difficulties and/or limitations to participate in life-changing interventions provided free of charge, within in a specialist space
- Protect and guarantee a future for these three well-established community-centred organisations
- Help to prevent an over reliance on local health services
- Act as a prevention for ill-health and deterioration of health into the later stages of life, through supporting people to make healthier and more beneficial choices, through being more physically active.

The proposal results in a development that makes effective use of the site, provides a mixed community use within a building that is fit for purpose for both now and the future, and enables the retention and expansion of a positive community/scouting asset. Furthermore, it is situated in a highly sustainable location where it will not cause significant harm to the residential amenity of neighbouring occupiers in terms of noise or trip generation.

Given that the proposed building is considered to be in compliance with national and local policies, and this document highlights the local community and wider public health benefits, we do hope the proposal will be supported.





Community | Connection | Fitness | Rehabilitation