

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
443119	120103

Description

Applicant Details

Name/Company

Title

Mr

First name

Charles

Surname

Balchin

Company Name

1st Chandlers Ford Scout Group in collaboration with CrossFit Southampton and Momentum Fitness Charity

Address

Address line 1

Momentum Fitness Charity

Address line 2

Unit 3B Barton Park

Address line 3

Chickenhall Lane

Town/City

Eastleigh

County

Hampshire

Country

UK

Postcode

SO50 6RR

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Dark Brown / Black Painted Timber Panelling

Proposed materials and finishes:

Main Upper Walls / Grey Vertical Sheet Panelling by Kingspan - Lower Walls / Red Brick Multi - Feature Walls / Dark Brown / Black Timber Panelling by Kingspan

Type:

Roof

Existing materials and finishes:

Grey Fibre Cement Sheeting

Proposed materials and finishes:

Grey Powder coated Sheet Metal by Kingspan

Type:

Windows

Existing materials and finishes:

Timber Painted Black - Single Glazed

Proposed materials and finishes:

Grey Aluminium Finish Composite Windows / Double Glazed - Grey Aluminium Curtin Wall Glazing / Double Glazed

Type:

Doors

Existing materials and finishes:

Front and Side Doors / Metal Painted Black - Rear Doors / Timber Painted Black

Proposed materials and finishes:

Front and Side Doors / Grey Aluminium / Double Glazed - Rear Patio Doors / Grey Aluminium / Double Glazed - Scout Equipment Double Doors / Metal Painted Dark Brown Black

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

1.0m Chain Link Fence / Sloping Brick Retaining Wall / 2.4m Security Fencing

Proposed materials and finishes:

As Existing: 1.0m Chain Link Fence / Sloping Brick Retaining Wall / 2.4m Security Fencing - New Inner Site: 1.1m Retaining Wall or 0.3m Retaining Wall with 0.9m Metal Railings above

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

001 Existing Topographical Survey A2 1-200

P01 Site Location Plan A3 1-1250

P02 Site Block Plan A3 1-500

P03 Existing Site Roof Plan and Elevations A1

P04 Existing Elevations and Section A-A A1 1-100

P05 Proposed Site Roof Plan and Elevations A1

P06 Proposed Ground Floor Plan and Views A1 1-100

P07 Proposed First Floor Plan and Views A1 1-100

P08 Proposed Elevations and Section A-A A1 1-100

P09 Proposed Site Plan A1 1-100

Brickfield Lane Scout Hut DS 61526 AC AIA

Brickfield Lane Scout Hut DS 61526 AC TPP-AMS

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Vehicle Type:

Cars

Existing number of spaces:

14

Total proposed (including spaces retained):

17

Difference in spaces:

3

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

6

Difference in spaces:

6

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes

☐ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

☒ Yes

☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.75

Please provide the date the onsite pre-development biodiversity value was calculated

09/07/2026

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

This was the date that the Ecologist completed the assessment.

When was the version of the biodiversity metric used published?

03/07/2025

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Other (please specify)

Please specify:

Eastleigh Borough Council Biodiversity Net Gain EBC-BNG Strategy Form-10 07 26

Document name/reference:

1st Chandler's Ford Scout Group-EBC-BNG strategy form-10 07 26

Document/Plan:

Biodiversity metric calculation

Document name/reference:

1st Chandler's Ford Scout Group-SSM-10 07 26

Document/Plan:

Onsite habitats existing on the date of the application for planning permission

Document name/reference:

1st Chandler's Ford Scout Group-Existing habitats-10 07 26

Document/Plan:

Biodiversity metric calculation

Document name/reference:

1st Chandler's Ford Scout Group-Proposed habitats-10 07 26

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- ☐ Yes
☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ☐ Yes
☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Refer Drawings: 001 Existing Topographical Survey A2 1-200 - P03 Existing Site Roof Plan and Elevations A1 - P05 Proposed Site Roof Plan and Elevations A1

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Ref Drawings: P05 Proposed Site Roof Plan and Elevations A1 - P06 Proposed Ground Floor Plan and Views A1 1-100

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Ref Drawings: P05 Proposed Site Roof Plan and Elevations A1 - P06 Proposed Ground Floor Plan and Views A1 1-100

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Use Class:

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Existing gross internal floorspace (square metres) (a):

261.9

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

261.9

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

1045.2

Net additional gross internal floorspace following development (square metres) (d = c - a):

783.30

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	261.9	261.9	1045.2	783.3000000000001

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
- ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

3

Part-time

1

Total full-time equivalent

7

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Unknown:

No

Monday to Friday:

Start Time:

06:00

End Time:

22:00

Saturday:

Start Time:

08:00

End Time:

13:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

13:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Gregg

Surname

Chapman

Reference

Q/26/101298

Date (must be pre-application submission)

06/05/2026

Details of the pre-application advice received

If the proposal is to be taken forward, the following matters would need to be addressed in any revised pre-application submission or formal application:

1. A clear and comprehensive description of the proposed uses, including the role of The Scouts, Momentum Fitness Charity, the café, meeting rooms and gym, together with likely hours of operation, staffing, visitor numbers and overlap between uses;
 2. Detailed floor plans and internal layout drawings so that the internal functioning of the building can be properly understood;
 3. A revised design (material/detailing) approach that, whilst remaining appropriate to the industrial estate setting, better reflects the building's intended role as a community facility.
-
4. Existing and proposed levels should be provided to show how the building would sit within the site, including any retaining walls, ramps, steps or regrading. The impact of these works on trees, boundary vegetation and site character will need to be understood.
 5. A parking survey and transport evidence, proportionate to the development proposed, demonstrating how parking demand would be met and whether any mitigation or revised parking layout is required;
 6. Arboricultural information, including a tree survey, Arboricultural Impact Assessment and tree protection details showing root protection areas and the effect of development on existing trees and hedgerows;
 7. Ecological information sufficient to understand existing habitats and likely impacts, together with an initial biodiversity net gain strategy;
 8. A drainage strategy will be required given the increase in building footprint and likely hardstanding. This should show how surface water would be managed. It is noted from our discussion today that infiltration testing has previously been carried out indicating discharge to ground was not feasible and that connection (as existing) to the mixed surface water sewer is planned. Please provide this evidence as part of any submission.

NOTE:

Consultation also took place with Steve Beer from Chandlers Ford Parish Council on Friday 5th June 2026.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

A

Surname

Puplampu

Declaration Date

26/08/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Toldfield Architects Ltd Toldfield Architects Ltd

Date

26/08/2026

