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Date	14 September 2026	Email	eastleighdc@hants.gov.uk

For attention of Mr Chapman

Dear Sirs

Re: F/26/102003 At : SCOUT HUT, BRICKFIELD LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4DP

Erection of a two storey "mixed used" Recreational Building for a Scout Hall with Facilities, a Cafe, Meeting Rooms, and First Floor Gym, provided with Refuse Storage, Visitor Cycle Space and 17x Car Parking Spaces, with associated works and level changes

In regard to application F/26/102003. Having reviewed the information contained within the application pack, there would be **no objection** to the proposals from a highway perspective, **subject to conditions** being applied as outlined below.

Access in and out of the site is unchanged by the proposals, and this is acceptable with a suitable drop kerb crossing affording adequate visibility, and foot and cycle routes located directly adjacent to assist in the promotion of sustainable travel.

In terms of trips to and from the site, whilst there will be an increase as a result of the development proposals, this will be relatively low level when considered against existing local flows of both the industrial estate within which the site is located, along with the nearest primary road (Bournemouth Road). Indeed, trip rates in the peak hours have been demonstrated within the supporting Highway Technical Note (HTN) to be low level, with just 4 vehicle trips in the Am Peak (2 in / 2 out) and 9 vehicle trips in the PM peak (5 in / 4 out). Given this, there are no concerns from a highway perspective.

Director of Universal Services
Patrick Blogg

Parking has also been assessed within the HTN, and outlines that the site fulfils the requirements for parking, with 17 spaces proposed, as set out in the EBC Parking Standards. The Case Officer may wish to check these figures accordingly to ensure there is no on-site shortfall likely to result from the development proposals.

Onwards, the provision of 4 long stay and 6 short stay cycle parking spaces are proposed, which again the Case Officer may wish to assess, particularly given the higher level of use that the site may gain with its Cub links.

With regard to the layout of the parking spaces, this looks to be generally acceptable, however it is noted that parking spaces are quoted as measuring 4.8 x 2.4m rather than the standards within the EBC Parking Standards, being 2.5 x 5.0m.

Given this, the Case Officer may wish to take a view as to whether the spaces should be increased in size, but, with the note that the aisle widths appear to also be slightly below the 6.0m standard. Whilst this slight aisle width reduction would likely be workable for users with care (on private land), if parking bays were to increase in size, this may no longer continue to be the situation.

CONDITIONS:

A. PARKING SPACE PROVISION

The parking spaces shown on the approved plans shall be made available prior to occupation, and only be used for the parking of users of the approved application and not for storage purposes.

Reason - To ensure adequate on-site car parking provision for the approved development.

B. CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

No development shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;

(g) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Universal Services