



Draper Tools Group Limited, Hursley Road

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Introduction

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1.1 This Planning Statement, prepared by Gillings Planning on behalf of Draper Tools Group Limited (“the Applicants”), is submitted in support of an application for a change of use of part of an existing warehouse building at the Draper Tools Group building on Hursley Road in Chandlers Ford.

1.2 The description of development for which planning permission is sought is as follows:

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

Background to the Proposals

1.3 Draper Tools was founded in 1919 when Bert Draper sold government surplus and tools in markets around the Kingston Upon Thames area. Company records confirm that when Bert Draper passed away in 1963, control of the company passed to his son Norman. With the increased business and cramped conditions at Kingston Upon Thames, Norman purchased the freehold rights to the current premises in Chandler’s Ford, Hampshire

at auction the same year. Norman pushed the business forward dramatically and developed the ‘Draper’ brand as we know it today, by importing quality tools from all around the world.

1.4 The Draper Tools premises in Chandler’s Ford comprises approximately 29,000sqm of warehouse/ storage distribution space, alongside the Draper Tools Self-Storage business, which was created in 2023 and comprises circa 4000sqm of floorspace (and subject to application LDC/23/96373). The buildings incorporate goods inwards bays, goods out bays and substantial areas for the storage, packing and picking of goods. In addition, the site contains areas of offices, a reception, a sales display area, staff room and welfare facilities; but the primary use of the site is a storage and distribution and warehouse (Use Class B8).

1.5 Like many long-standing companies, Draper Tools has had to adapt to modern methods of working and have consequently built a new storage and distribution facility in North Baddesley. Since the facility was completed, the company have been slowly decanting the storage and distribution element from their Hursley Road site over to their

new facility. Whilst Draper Tools wish to retain their office functions, research and development and some storage and distribution at Hursley Road, as the on-going decanting process continues, more areas of the building become vacant.

1.6 In order to make best use of the vacant space within the warehouse, Draper has looked to re-use these areas for alternative and/or complementary purposes. This process begun with the creation of the Draper self-storage facility in 2023 and continues with the submission of this application relating to the western portion of the warehouse that is located to the rear of the building and totals approximately 3,000sqm of floorspace.

1.7 It is intended that the provision of padel courts and an area of co-working office space will complement the existing businesses operated at the site as well as providing a recreational an important employment base facility for use by the local community.

1.8 This Statement provides planning analysis that demonstrates that the submitted proposals are acceptable in planning terms and fully accord with relevant planning policy and guidance.

1.9 **Table 1.1** below sets out the documents submitted in support of the planning application which should be read alongside this Planning Statement. A Drawing Schedule is included in the application covering letter.

Table 1.1: Schedule of Supporting Documentation

Document	Technical Consultant
Planning Application Form and ownership certificate	Gillings Planning
Design and Access Statement	Boyle and Summers
Transport Note	Ridge and Partners
Marketing Information	Vail Williams

1.10 The remainder of this statement is structured as follows:

- Section 2: Site Location and Description (including Planning History)
- Section 3: Development Proposals
- Section 4: Planning Policy Context
- Section 5: Planning Analysis
- Section 6: The Planning Balance

Site Location and Description

Site and Surroundings

2.1 The application site sits within an established B8 warehouse building that is currently operated by Draper Tools. The whole of the Draper Tools site is henceforth described as the 'wider site' with the 'application site' being subject of this change of use application.

2.2 The wider site covers an area of approximately 4.83 hectares and is located within the urban area of Chandler's Ford to the north of the Town Centre, located approximately 7 miles (a 25-minute drive) north of Southampton. It is broadly square in shape, of flat topography and benefits from vehicular access via Hursley Road (B3043) to the east. It contains a large warehouse building of a commercial character that is clad in white with blue Draper Tools branding (as shown opposite).

2.3 The wider site is bounded by trees and hedgerows, providing a good degree of screening. The frontage along Hursley Road is defined by blue, metal railings and occasional trees. The building is surrounded by hardstanding that provides vehicular circulation and extensive car parking areas.



Figure 1: Site entrance from Hursley Road



Figure 2: The Wider Draper Tools site with the relevant section of the warehouse shown highlighted in pink.



Figure 3: Internal images of western warehouse with racking in place.

2.4 The surrounding area is predominantly characterised by two-storey residential development. More specifically, residential development directly abuts the wider site to the west, north and east. To the south is an area of woodland, allotments and Ramalley Cemetery as well as further areas of residential development.

2.5 The wider site is located within the defined urban edge of Chandlers Ford. It is not within or adjacent to a Conservation Area and there are no listed (or locally listed) buildings or heritage assets on or close to the site. There are protected trees along the boundary of the site and a group TPO to the south.

2.6 The application site measures approximately 0.92 hectares and sits within the wider Draper Tools site. It comprises the western wing of the warehouse building, an existing area of car parking abuts the building on its northern and western elevations and the vehicular/pedestrian access route from Hursley Road into and connecting to the application site.

2.7 The section of the warehouse building that is the subject of this application is of a commercial character. It comprises the main warehouse floor and a mezzanine area at its southern end. Pedestrian access is achieved via an existing door and stairwell on its western elevation.

Planning History

2.8 A review of the Council's (available) online records confirms that there are a number of applications of relevance. We have set these out below for contextual purposes.

2.9 Application LDC/23/96373 – Lawful Development Certificate for a Proposed Use – to enable part of the warehouse building to be used for self-storage purposes. The application was approved in January 2024 and has been implemented successfully and generated 3 full time equivalent jobs.

2.10 Application O/10/66978 – Outline

permission granted in 2012 for the demolition of the warehouse and the construction of 130 dwellings, a 60-70 bed care home and 10 close care bungalows. Whilst the policy context has shifted somewhat since the application was decided, the officer's report to committee includes some relevant commentary. In considering the loss of the employment site, the officer notes that:

"For industrial and some commercial uses, the site's access via Hursley Road, which is predominantly residential, is not considered good enough by the highway professionals to support the more traffic-intensive uses which could replace Drapers, nor is the prospect for acceptable alternative employment use at the site particularly good in terms of residential amenity, although it may be reasonable in other respects". (Para 119)

2.11 In concluding, the officer considers *"the Vail Williams Report regarding the future prospects of the site for delivering modern commercial facilities, the fact that no jobs are actually lost; the significant impacts to residential and visual amenity those new industrial uses could cause"*.

2.12 A subsequent reserved matters application was approved in January 2018 (ref RM/17/80952).

2.13 In our opinion, the planning history of the site confirms that the site is no longer suitable for intensive commercial uses that require significant numbers of heavy goods vehicles moving to and from the premises.

Development Proposals

Overall Concept

3.1 The proposal seeks to change the use of part of the existing warehouse building to provide:

- An 2,111sqm area for indoor recreation comprising 6no. Padel Courts, a changing area, reception and lounge– Use Class E (d).
- 754sqm of co-working office space at first floor level with meeting rooms, toilets and a kitchen – Use Class E (g) (i).

3.2 The proposed development is described in full in the Design and Access Statement, which accompanies the planning application.

3.3 The total footprint of the proposed change of use is approximately 2,865sqm of the existing warehouse that is circa 29,000sqm in total.

Proposed Use and Layout

3.4 Internally, the recreational use will be located on the ground floor of the warehouse area where the roof height is sufficient for a padel court use. The layout of the space will comprise of one larger space for the courts with a smaller, partitioned area for changing rooms and welfare facilities. An example image of indoor Padel Courts is set out below.

3.5 The offices will be located on the first floor at mezzanine level and will comprise an open plan office area, meeting rooms and a kitchen/ welfare area.

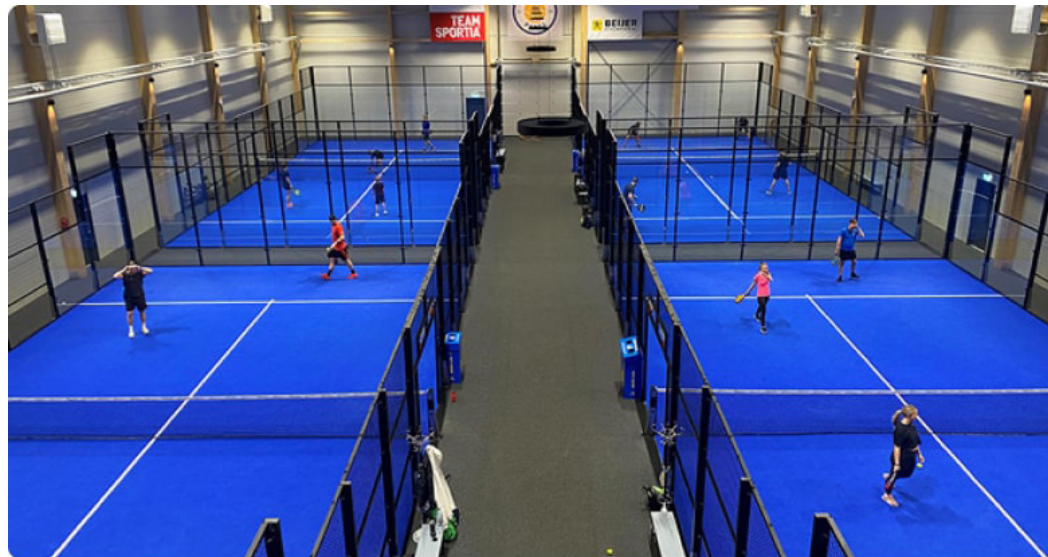


Figure 4: Example image of indoor Padel Courts © Indoor Padel Courts - Padel Court Quotes

Scale and External Appearance

3.6 No changes are proposed to the exterior of the building. Pedestrian access will be achieved via the existing entrance and stairwell shown on the image above.

Access, Servicing and Parking

3.7 Vehicular and pedestrian access to the site will be via the existing access points from Hursley Road. Visitors will be routed through the site around the southern side of the warehouse building and past the existing staff car park.

3.8 Internally, both uses will be accessed via an existing separate access door and stairwell on the western elevation on the warehouse building. No direct internal access will be possible from the proposed uses to the wider warehouse building.

3.9 Car parking for the proposed use will be located adjacent to the existing building and will utilise existing, surplus car parking provision. In accordance with the Technical Note provided by Ridge, space will be provided for 34 car parking spaces and 9 cycle spaces. This accords with the relevant parking standards and will meet the needs of the proposed development whilst ensuring that sufficient parking spaces remain for the remainder of the development on the site.



Figure 5: Northern elevation of the warehouse showing pedestrian access door and stairwell and car parking.

Planning Policy Context

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning application be made with regard to the Development Plan, unless material considerations indicate otherwise.

4.2 This is reiterated at paragraph 47 of the National Planning Policy Framework (NPPF), which also makes it clear that the NPPF is a material consideration in decision making.

4.3 The main planning policy considerations pertinent to the proposed development are considered below.

The Development Plan

4.4 The site is situated within the administrative area of Eastleigh Borough Council. The Development Plan for the Borough of Eastleigh comprises:

- Eastleigh Borough Local Plan (2016 – 2036) adopted April 2022.

4.5 The proposed development is located within the urban edge where the principle of development is accepted in principle. Furthermore, the proposed development will bring an existing and vacant building into an appropriate re-use. The following policies are therefore considered to be most relevant to this application.

4.6 Policy DM1, sets the general criteria for new development. It confirms that new development should not have an unacceptable impact on residential amenities of both new and existing residents, the character and appearance of the countryside and biodiversity. Development should make efficient use of the site, maximise opportunities to increase density.

4.7 Policy DM8, states that development will not be permitted where it will be adversely affected by pollution, unless measures can be taken that adequately mitigate the polluting effects. Development susceptible to particular forms of pollution will not be permitted where it will be adversely affected by such pollution, unless measures can be taken that adequately mitigate the polluting effects.

4.8 Policy DM13, sets the general development criteria in relation to transport. All new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate. Access arrangements to the highway network must meet national and local guidance and standards will all highway improvements meeting the standard required to be adopted by the Highway Authority, not cause of increase danger to road users or have a significant detrimental impact on the operation or safety of the highway network.

4.9 Policy DM15 seeks to safeguard existing employment sites. The planning application site is not specifically identified as one of the major existing employment sites listed, and therefore only Part 3 of the policy applies; which states:

“The redevelopment or change of use of other existing employment sites not identified on the policies map currently in class B2, B8 or E(g)(ii)/(iii) uses to non-employment uses, where this is not permitted development, will be permitted provided that it can be demonstrated that the site is no longer in demand for employment use and that criteria a. and b. above are satisfied”

4.10 Criteria a. and b. identify that where employment uses other than those uses in classes B2, B8 or E(g) (ii) (iii) may be permitted provided that:

- a *“they would not have a significant impact on the continued primary use of the site*
- b *the existing site is causing, or could cause, significant harm to highway safety or to the amenities of the area or to local residents”*

4.11 Policy DM34 relates to the provision of new and enhanced recreation and open space facilities. The policy states that the provision of private recreation facilities will be permitted providing that they:

- c *...accord with the general development criteria and the biodiversity, and heritage policies of this Local Plan;*
- d *They are readily accessible to those they are intended to serve by means of transport other than the private car and accord with the transport and parking policies of this Local Plan”.*

4.12 Para 6.3.4 of the Local Plan notes that:

“Draper Tools currently has its headquarters on Hursley Road but has recently been granted planning permission to redevelop its site for residential development and a care home. Draper Tools will relocate to their site at North Baddesley”.

Other Material Considerations

4.13 The following documents also form material considerations of relevance to this application:

- National policy (primarily set out in the National Planning Policy Framework and Planning Practice Guidance)
- Additional guidance contained in Supplementary Planning Documents (SPD) and other guidance

4.14 The following Supplementary Planning Documents (SPD) and guidance have also been considered in developing the submitted proposals:

- Eastleigh Borough Council Parking Standards Supplementary Planning Document – Draft for Consultation (July 2023)

National Planning Policy Framework

4.15 The NPPF was originally published in March 2012, and most recently updated in December 2024. It is a key material consideration in planning decisions. The following chapters and paragraphs are considered to be of most relevance to this application:

4.16 The purpose of planning is to contribute to the achievement of sustainable development and **Paragraph 8** outlines the three overarching objectives of this:

- *‘an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’*

4.17 Paragraph 9 advises that planning policies and decisions should play an active role in guiding development towards sustainable solutions, also taking local circumstances into account to reflect the character, needs and opportunities of each area.

4.18 Paragraph 10 sets a presumption in favour of sustainable development to ensure that sustainable development is pursued in a positive way.

4.19 Paragraph 11 sets out that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means:

- *'Approving development proposals that accord with an up-to-date development plan without delay; or*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'*

4.20 Chapter 4 (Decision Making) advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decisionmakers should seek to approve applications for sustainable development where possible.

4.21 Chapter 6 (Building a strong, competitive economy) seeks to support economic growth and productivity accounting for local needs and wider opportunities and considering the needs of different sectors.

4.22 Chapter 8 (Promoting healthy and safe communities) seeks to deliver healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles. An integrated approach to the location of housing, economic uses and community facilities and services should be adopted.

4.23 Chapter 9 (Promoting sustainable transport) seeks to ensure that transport matters are considered at the earliest stages of development. **Paragraph 116** advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Planning Analysis

5.1 This section analyses the suitability of the proposed development in the context of local and national planning policy. Starting with the principle, this section demonstrates that the proposed development represents a sustainable development which is in accordance with the Development Plan and that, on balance the benefits of the scheme outweigh any other material considerations.

5.2 Reference is made within this section to assessments within technical reports that have been submitted in support of the planning application. Those should however be referenced in full as part of the assessment of the planning application.

Principle of Development

5.3 This section sets out how the proposed development is acceptable in principle in terms of use and form. There are two key strands to consider in this regard:

- Safeguarding existing employment sites (Policy DM15);
- The provision of a Recreational Use (Policy DM34).

Safeguarding Existing Employment Sites (Policy DM15)

5.4 The existing site comprises a large warehouse in a declining B8 use that is located in a residential location. The planning application proposes to use a relatively modest area of the existing building for a combination of indoor recreational uses (Use Class E (d) and flexible co-working/office space (Use Class E (g) i).

5.5 Policy DM15 of the adopted Local Plan seeks to safeguard existing employment sites. As the site is not identified as a major existing employment site, only part 3 of the policy applies:

“The redevelopment or change of use of other existing employment sites not identified on the policies map currently in class B2, B8 or E(g)(ii)/(iii) uses to non-employment uses, where this is not permitted development, will be permitted provided that it can be demonstrated that the site is no longer in demand for employment use and that criteria a. and b. above are satisfied”

For clarity, Criteria a. and b. of the policy identify that where employment uses other than those uses in classes B2, B8 or E(g) (ii) (iii) are proposed, they may be permitted provided that:

- a *“they would not have a significant impact on the continued primary use of the site*
- b *the existing site is causing, or could cause, significant harm to highway safety or to the amenities of the area or to local residents”*

5.6 We address each of these policy considerations below.

The Site is No Longer in Demand for Employment Use

5.7 The supporting text to Policy DM15 notes that:

“The Borough Council considers that it is important to retain employment sites in employment uses in order to retain a diverse choice of employment opportunities, to enable industries already established on these sites to grow, and to minimise the need to allocate further greenfield sites for employment use. All the major existing employment sites were reviewed and found to be viable and valuable employment sites.” (para 5.97)

5.8 The Hursley Road site is not a defined major employment site and is somewhat unusual in its contribution to employment floorspace within the district. Whilst historically the site was considered

to be an important employment location, changes to the operation of the business, modern industrial practises and the 2010 planning permission for residential development on the site, shifts this narrative quite considerably.

5.9 As officer's will be aware, Draper Tools are in the process gradually decanting the majority of its storage and distribution function to a new, purpose-built facility at North Baddesley. This process was considered as part of the 2010 planning permission for residential development and in doing so, officers noted that the location of the site would not be considered suitable for some modern commercial and industrial uses. This was partly due to the site's access via Hursley Road and partly due to its location within a predominantly residential area. As such, the long-term future use of the Hursley Road site is unlikely to be a new B8/B2 use.

5.10 Furthermore, in considering the contribution of the site to existing employment provision, the 2020/2021 Annual Monitoring Report notes anticipated future losses to non-employment uses and identifies: *"Much of this (18,800sq.m) can be put down to the anticipated loss of the Drapers Tools site on Hursley Road, Chandler's Ford to 130 dwellings, a care home and close care bungalows"*. (para 4.4.8). Indicating therefore that the loss of the use is already anticipated and the strategy for future employment provision within the Borough is already seeking to respond.

5.11 Added to this, there is considerable existing and modern employment floorspace within the district that is currently vacant, available, better located and refurbished at the allocated major employment sites, including Barton Industrial Park, Chalcroft Business Park – and new floorspace proposed at the Navigator Quarter adjacent to the airport – which benefits from Freeport status.

5.12 It is also important to consider that because the vacant floorspace is a result of the on-going decanting process, the change of use application does not result in the loss of any existing employment. Conversely, the planning application proposal will create employment opportunities to a great ratio per square metre than a Class B8 use.

5.13 As a result of the on-going decanting process, this section of the existing warehouse floorspace is no longer required for B8 uses in connection with the existing operation of the site. With this in mind and taking into account accessibility to the site and the likely operational difficulties for a new B8/B2 use, the applicants consider that the proposed alternative use would be most appropriate.

Proposed Office Use

5.14 Whilst the change from Use Class B8 to Use Class E(g)(i) does not strictly accord with Policy DM15, it is fully justified by the policy on the basis that:

- the change would contribute to the overall provision of employment floorspace across the Borough and for a use where there remains an identified need.

- The planning history for the site confirms that the site is unlikely to be suitable in the long-term for B8/B2 uses due to access difficulties and proximity to residential properties. In amenity and access terms therefore, an office use is more suitable.
- The change of use to this part of the site to Class E (g)(i) will boost overall employment figures given the employment densities associated with an office use are typically much greater than those of a B8 use.

5.15 In addition, it is notable that this part of the application site has been the subject of full marketing undertaken by Vail Williams since April 2025 (i.e. for 6 months to date) because Draper do not wish to pay empty property rates. It is simply not in Drapers' interests to hold empty property, and therefore they have done everything they can to find an occupier. The marketing has involved:

- Erection of a marketing board fronting Hursley Road (as shown below);



Marketing signage at the frontage of the site
(©Google July 2025)

- Web listing on the following websites: Vail Williams, Rightmove, Co Star;
- Marketing Particulars (contained at Appendix 1) were sent to all relevant contacts on the Vail Williams Database and all local and regional agents.

5.16 In response to the marketing exercise, only two enquiries were received. The first for a gymnasium and the second for an office use. It is likely that part of the co-working space will be let to the second enquirer.

Impact on the Continued Primary Use of the Site

5.17 The primary use of the site will continue to be B8. Indeed, the floorspace affected by this application comprises approximately a quarter of the overall floorspace on site. The majority of the existing floorspace on the wider site will therefore be retained in a B8 use (the site's primary use).

Existing Impact on Highway Safety or Amenity

5.18 Due to the site's decline, HGV trips to and from the site have diminished significantly; the existing site therefore is not causing (nor is it likely to cause) significant harm to highway safety or to neighbouring amenity under its current use/ownership. We note however the comments made by officers when considering residential development on the site regarding its long-term suitability for industrial/commercial uses. In this regard, it is possible that future B8/B2 uses on the site could cause significant harm to highway

safety and to the amenities of local residents given the location of the site within a predominantly residential area and the current access arrangements via Hursley Road.

Provision of a Recreational Use (Policy DM34)

5.19 The site is located within the urban edge, where the principle of development for recreational uses is acceptable. Policy DM24 supports the provision of recreational facilities within these locations providing they accord with general development criteria and the biodiversity and heritage policies of the Local Plan. They should also be readily accessible to those they are intended to serve by means of transport other than the private car and accord with the transport and parking policies of the Local Plan.

5.20 With regards to biodiversity, the proposed changes are purely internal, no external changes are proposed and there will therefore be no discernible impact on existing biodiversity features including protected trees. There are no heritage features on or close to the site that would be affected by the development.

5.21 On highway considerations, the site is sustainably located within the urban area of Chandlers Ford and situated on a main thoroughfare into the town centre and would be readily accessible to a number of users via a range of travel options. Specifically:

- A bus stop for the 44 bus route is located on the opposite side of the site. This provides a regular service to Eastleigh and the surrounding area (note its only 1 bus every 2 hours)
- The site is an easy, 15-minute walk from Chandlers Ford train station where there are regular trains to Eastleigh, Southampton and Salisbury.
- The site is located within walking or cycling distance from a large number of residential properties and was considered to be suitable for residential development in 2010.

5.22 Adequate vehicular and bicycle parking will be provided on site, in accordance with the relevant requirements. This is set out in detail in the accompanying Transport Note prepared by Ridge.

5.23 A further consideration is the suitability of the site to house padel courts. Padel is a very fast-growing sport across the UK and the provision of 6 indoor courts will greatly enhance the local provision. Like many indoor recreational facilities, the use requires large floor areas and high ceilings, both of which are available here and within an urban area within close proximity to the community it would serve. Indeed, an industrial type building is the only likely type of existing building (other than an existing leisure facility) that could meet the requirements in terms of floorspan and roof clearance.

5.24 The Continuum Sports Facility Needs Assessment & Playing Pitch Strategy Update (Final Draft Report March 2017) is also of relevance. Whilst it doesn't assess the provision and need for padel courts specifically (due to the relatively recent popularity of the sport) it does note that:

"However, in the context of forecast population growth in the Borough of 40,000 approx. between 2011 and 2036, further sports hall provision is likely to be required in the emerging Local Plan period to 2036 either within Eastleigh borough or within the drive time catchment. This conclusion is supported by the FPM findings for the neighbouring borough of Southampton in particular which shows a substantial shortfall in sports hall space to meet the demands of its own current borough population (i.e. a negative Supply/Demand balance of more than 20 courts) before imported demand from Eastleigh or other neighbouring Boroughs is taken into account. On this basis, the current projects to expand sports hall capacity at Fleming Park Leisure Centre and to provide a 4 court hall with day time access in Hiltingbury are fully justified. In the context of forecast population growth in the Borough of 40,000 approx. to 2036, the model findings suggest that further provision is likely to be required in the emerging Local Plan period 2011-2036, either within Eastleigh Borough or within the drive time catchment".

5.25 The provision of padel courts in an empty part of the warehouse, would be a sustainable re-use of an existing vacant building and provides Draper Tools with an opportunity to broaden the use of the site to the benefit of the company and the wider community whilst meeting a need for additional recreational facilities within the Borough.

Summary of Principle of Development

5.26 To summarise, it is considered that on balance, the proposed changes of use do not conflict with Policy DM15 on the basis that:

- The site is not suitable in the long-term for a B8/B2 use due to its location on Hursley Road and within a predominantly residential area. This is supported by the 2010 residential consent on the site (in accordance with part 2. B of the policy).
- The floorspace to be changed is no longer needed by Draper Tools for Class B8 purposes and part of the vacant floorspace will continue to contribute to employment uses through the provision of the co-worker office space (in accordance with part 3 of the policy)
- The primary use of the site will remain as B8 (in accordance with part 2.a of the Policy);

5.27 Overall, the proposals do not undermine the purposes of Policy DM15 as the majority of the site will continue to contribute to employment uses within the district whilst supporting the growth and diversification of an established business. In addition, the loss part of the site to alternative uses will not impact on the future need to allocate further greenfield sites for employment use.

5.28 The proposed padel courts will comply with Policy DM34 insofar as it is a recreational use on a site that is located within the urban edge. Provision of the use will also meet an identified need in the Borough.

5.29 The proposed co-working space; which will require a considerable investment, will be achieved in a phased manner and funded by the income stream that the padel courts will generate. The padel courts are therefore an enabling form of development that will not only diversify the uses on the site; but will directly lead to the provision of the co-working space.

5.30 The office market is in decline, with ever larger numbers of people working from home for part and in some cases all of the week. Those who do work ever remotely still value close access to a co-working space where they can work and collaborate. Co-working is ever growing in popularity and they are springing up in residential areas as a result where home workers can access them conveniently, and typically on foot.

5.31 Co-worker spaces provide access to meeting rooms and digital facilities that help home-based entrepreneurs and have been proven to foster and nurture the small to medium sized business that our local economy needs.

5.32 The eventual existence of a co-worker space, with padel courts alongside will the co-worker space a very attractive place to work, meet and do business; where patrons can utilise the padel courts before work, during lunch breaks or after a working day. The uses will therefore provide a complementary relationship.

5.33 In conclusion, the proposed change of use will enable the continued and effective use of existing employment floorspace in a way that will both contribute to employment levels and meet an identified need for recreational uses, both of which will benefit the local community.

Other Material Considerations

5.34 The principle of development is broadly supported by the development plan and the remainder of this chapter examines other material planning considerations to demonstrate that in all regards the proposal confirms with the policy framework including the development plan and the NPPF.

Economic Benefits

5.35 The proposed change of use will make efficient use of existing floorspace within a sustainable, urban location whilst ensuring that the remainder of the site continues to operate in a B8 use.

5.36 On average, the employment density of a B8 use is around 70-80sqm per FTE. A 750sqm area of B8 floorspace would therefore contribute circa 10 jobs to the local economy. Comparatively, a B2 use would contribute approximately 15 jobs (based on an employment density of 50sqm per FTE). An equivalent area of Class E(g)(i) would contribute approximately 63 FTE jobs based on a density of 12sqm per FTE. As such, the proposed office use

on site would increase the overall employment numbers created by the site.

5.37 In addition to additional job creation, the proposed padel courts will generate additional income within the local area.

Arboricultural and Ecological Impacts

5.38 The proposed changes are internal only. As such they will not have an unacceptable impact on biodiversity (including protected trees) or heritage assets in accordance with Policy DM1 of the adopted Local Plan.

Amenity Impacts

5.39 The proposed changes are internal only and located some considerable distance from the nearest property (the closest being 50m away). As such no amenity impacts are anticipated.

Access and Highways

5.40 As set out in the Transport Note provided by Ridge, the proposals will accord with relevant policies and guidance in this regard. Specifically, the proposals will not result in an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe in accordance with guidance set out in the NPPF. Parking provision will accord with the Eastleigh Borough Council Parking Standards Supplementary Planning Document – Draft for Consultation (July 2023).

5.41 The Ridge Technical Note also examines the impact of the proposals on the highway in terms of increased trips. The assessment employs a robust approach and assesses a 'worst-case scenario'. It concludes that the proposals will have no material impact on the operation of the site or its access onto the local highway network in accordance with Policy DM13 of the Local Plan. In accordance with Paragraph 116 of the NPPF, the proposals would not have an unacceptable impact on the highway safety.

The Planning Balance

6.1 On the basis of the analysis set out in the above section, it is considered that the proposed development comprises sustainable development in the context of the policies set out within the NPPF and accords with the Development Plan. In summary, the proposal is considered:

- Environmentally Sustainable – the site is located within a sustainable urban' location, and makes effective use of existing floorspace whilst retaining the majority of the site in a B8 use. There is a demonstrable need for the proposed uses and the impact of the loss of B8 floorspace is justified in the context of: the marketing undertaken, the alternative employment provision proposed and the long-term suitability of the site for B8/B2 uses.
- Economically Sustainable – the proposal will generate an economic benefit in terms of additional and broadened employment provision within the locality and the efficient use of existing employment floorspace.

- Socially Sustainable – the proposal will help meet a need for additional recreational provision within the Borough, contributing positively to the local community. The proposal will also broaden the employment offer within the local area.

6.2 The proposed use is acceptable in principle in this location and the technical assessment work undertaken in support of the application confirms that there are no other material considerations which suggest any harm would outweigh the benefits of the proposed development. The benefits are extensive and weigh heavily in favour of the scheme.

6.3 The proposal comprises internal changes only and will have no impact on the surrounding area in visual terms. Residential amenity of both existing and proposed residents is protected.

6.4 On this basis, and taking into account the significant benefits arising from the scheme, it is respectfully considered that planning permission should be granted without delay.

Marketing Brochure

Appendix 1

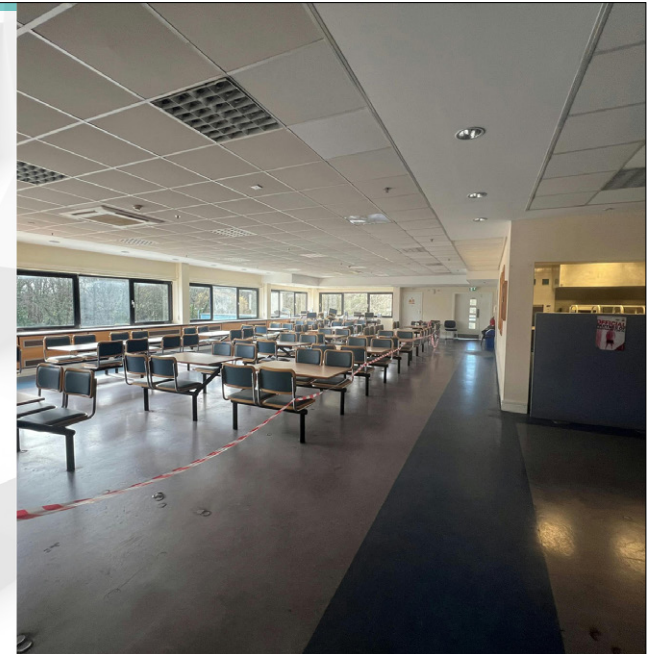


Summary

**FIRST FLOOR
OFFICE / LAB SPACE - TO LET**

Available size:	5,172 sq ft
Rent:	£9 per sq ft
Rateable value:	£890,000
EPC:	B-48

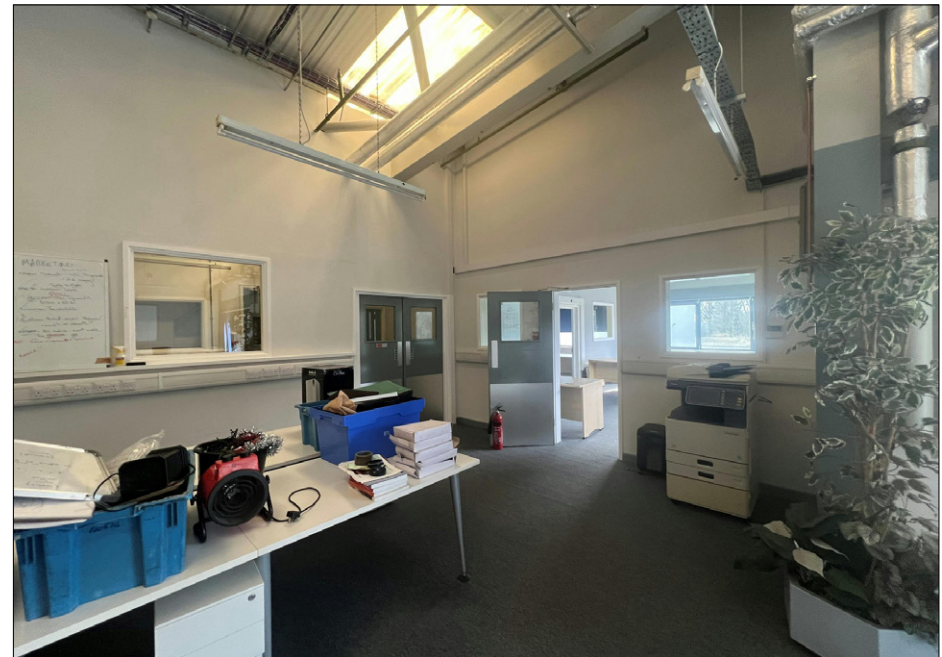
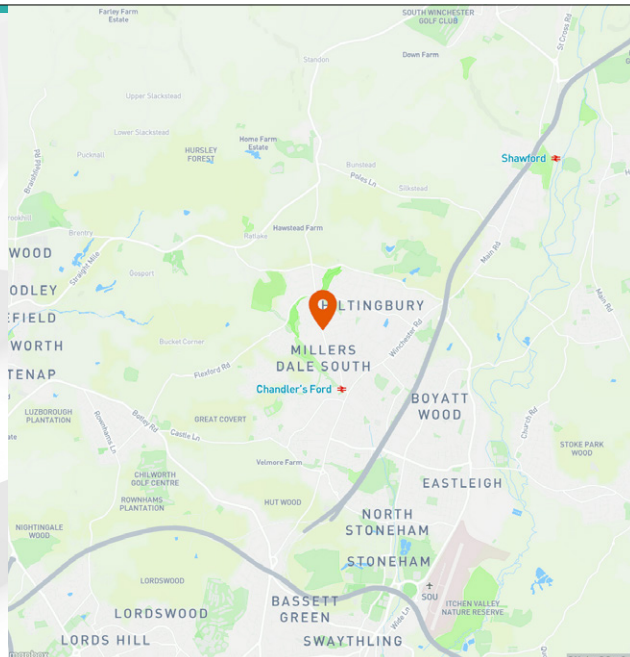
- Alternative uses considered (subject to planning)
- Dedicated ground floor entrance
- Large lift lobby
- Up to 25 car parking spaces
- Flexible lease terms



Location

**First Floor, Draper Tools,
Hursley Road, Chandlers Ford,
SO53 1YF**

The Property forms part of the original Draper Tools head office, fronting Hursley Road, Chandlers Ford. The property is located on the B3043 Hursley Road close to its junction with Common Road within a mixed commercial and residential area of Eastleigh. The B3043 give access to Junction 14 of the M3 Motorway.



Further Details

Description

The available accommodation is situated on the first floor and benefits from its own access. The dedicated double door ground floor access leads to a large entrance area with a large goods lift and stairs leading to the first floor.

The suite is mainly open plan and benefits from its own WCs. Currently fitted as part office accommodation and part canteen, it could be used for a number of alternative uses (subject to planning etc). Parking can be made available for up to 25 cars.

Viewings

Strictly by appointment through the sole agent.

Terms

A new lease is available on flexible terms.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



Nik Cox

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07870 557410
0238 082 0900



Vail Williams give notice that, in the particulars are not to be used as a general guide for guidance and do not constitute an offer or contract. It is the responsibility of the purchaser or tenant to verify the accuracy of the information provided. All descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating RPS) unless otherwise stated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 10/08/2025

For further information contact

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Our Values

- ✓ We believe in happiness
- ✓ We do the right thing
- ✓ We make it personal
- ✓ We make a difference