

SHOLING FOOTBALL CLUB | SHOLING



DESIGN AND ACCESS & PLANNING STATEMENT

JANUARY 2026_REV 0

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1.0 INTRODUCTION

1.1 INTRODUCTION

This Design & Access Statement (DAS) has been prepared in support of the erection of new Padel Courts and supporting clubhouse with associated parking and landscaping at Sholing Football Club, Portsmouth Road, Southampton.

This statement has been prepared by Radley House Partnership and is to be read in conjunction with Radley House Partnership drawings and the following reports:

- Set of Development Plans prepared by Radley House Partnership Ltd:
 - Site Location Plan
 - Existing Site Plan
 - Illustrative Masterplan
- Design and Access & Planning Statement prepared by Radley House Partnership Ltd
- Sustainability Statement prepared by Radley House Partnership Ltd
- Noise Impact Assessment prepared by 24 Acoustics
- Arboricultural Survey and report prepared by Eco Urban
- Ecological Assessment prepared by Peach Ecology
- Biodiversity Net Gain Assessment prepared by Peach Ecology

1.2 LOCATION

The site lies to the East of the Sholing area of Southampton, within the Bursledon and Hound Ward of Eastleigh Borough Council, approximately 3 miles from Southampton city centre. It is located on the A3025 Portsmouth Road, between Ashley Crescent and Grange Road.

1.3 INTENT

This design intends to provide 6 new Padel Courts and associated facilities for Sholing Football Club on an area currently used for overflow parking. These have been designed to be sensitive to their surroundings, and to comply with the current Eastleigh Borough Council Local Plan.

To this end, our key objectives were:

- To provide new Padel facilities, with the minimum impact on surrounding green space and adjacent trees;
- To provide high-quality buildings that will enhance the functionality and appearance of the site;
- To balance the requirements of the Eastleigh Borough Council Local Plan, and the requirements of Sholing Football Club and Padel Court users.



Fig. 1 Location

1.0 INTRODUCTION

1.4 PLANNING HISTORY

The most relevant applications relating to the proposals for Sholing Football Club are as follows. These relate to the site itself and sports facilities within the wider Sholing FC site:

Advertisement Application:

The following permission was granted on the 20th January 2025 for installation of new advertisement boards at the Sholing FC site entrance indicating site sponsorship and details of upcoming matches.

- A/24/98558 – 3 no. freestanding externally illuminated advertisement boards to the vehicular access

Retrospective application for Semi-Permanent Marquee, car parking and sports pitch drainage:

The following permission was granted on the 18th December 2024 for a retrospective application for a swale and French drain to the existing sports pitch, a new gravel car park and semi-permanent marquee.

- F/24/98391 – Retrospective application for a swale, gravel car park and semi-permanent marquee

Changing room extension and cricket pavilion:

The following permission was granted on the 23rd May 2024 for an extension to the existing cricket pavilion to provide additional changing rooms. The cricket pavilion was itself permitted on the 15th November 2018 as an amended application to two previous similar applications.

- F/24/96739 – Extension to existing cricket pavilion to provide changing facilities
- F/18/84145 – Construction of cricket pavilion
- F/16/79528 – Construction of new pavilion and changing rooms
- F/15/76982 – Construction of cricket pavilion and solar panels on rear elevation

Erection of new club house and changing blocks:

The following permissions were granted on the 13 June and 31st December 2019 respectively for erection of a new club house and changing room block to serve the Sholing FC sports pitch

- F/19/85465 – Erection of new club house
- F/19/86800 – Erection of new changing room block

Football pitch and pavilion, cricket pavilion, fencing and car park

The following permission was granted on the 26th February 2013 for the construction of the all-weather football pitch as well as an associated pavilion, and a pavilion for the cricket club, plus additional flood lighting, fencing, access and parking arrangements. This included the demolition of the original facilities, which were constructed in the 1980s.

- F/12/71754 – Construction of sports pavilion, cricket pavilion, all weather sports pitch with flood lighting and 3m high mesh fencing, 112 space car park with altered and widened vehicular access and drive, following demolition of existing buildings.

New Head Office building, associated parking and landscaping

This application was submitted on 14th January 2026 for the construction of a new Head Office building to replace existing separate office and storage buildings. The proposals incorporate offices, teaching, medical and storage facilities and associated parking and landscaping. The proposals are intended to blend with existing structures on the site and minimise adverse visual impacts both within the site and for neighbouring properties.

- PP-14622543 – New head office building to replace existing office and storage units.

1.0 INTRODUCTION

1.5 PRE-APPLICATION ADVICE

Pre-application advice was received on August 6th, 2025 for the installation of 5 canopied Padel tennis courts:

- The site lies within an area designated as countryside, under which development for outdoor sport or recreation is supported, but must avoid urbanising effects and conserve the character of the landscape. (Policies S5 and DM34)
- Any proposed structures must be essential or ancillary, and must not detract from the rural character.
- The support of these policies and previous application history suggests that the development may be acceptable in principle, subject to detailed design, landscape impact and amenity considerations.
- Eastleigh Borough Council's Playing Pitch and Built Leisure Facilities Strategy encourages the growth of Padel tennis as well as traditional tennis courts.
- The visual impact, form and landscape integration of courts and canopy structures must be carefully considered. Native planting to boundaries to screen the courts and darker colour finishes have been suggested to minimise visual prominence.
- A Noise Impact Assessment is being produced and along with the proposed hours of use, may be acceptable considering the hours of use and noise generation of the football club.
- Details of lighting will be required for reasons of amenity and for ecology due to known bat activity.
- The site is located in close proximity to two SINCs to the North and South, which may need to be considered.
- A BNG calculation will be required alongside details of any on-site BNG enhancements.
- A sustainable drainage strategy will be required, due to a high (1 in 30) year risk of flooding to the area to the South West of the proposed site. Any drainage strategy should confirm the suitability of SuDS features, including evidence from recent investigations for the adjacent football pitch.
- A Construction Site Management Plan will be required due to the site's location. A parking layout and transport note will be required to demonstrate the adequacy of the proposals according to availability and demand.
- An Arboriculture Assessment, Method Statement and Tree Protection Plan will be required to demonstrate the impact of the proposals on trees present on site.
- A Community Use Agreement is recommended to ensure public access to the facilities, in line with Planning Policy and Eastleigh Borough Council's Playing Pitch and Built Leisure Facilities Strategy.

1.6 PUBLIC CONSULTATIONS

Meeting with Ward Councillors

In November 2025, Sholing Football Club Board of Directors arranged to meet with Cllr Jane O'Sullivan and Cllr Steve Holes, Cllr Tonia Craig was unable to attend.

Early proposals for the padel court and padel centre were presented alongside a site walkover, and councillors were very delighted and enthusiastic and positive feedback was voiced and agreed the supportive role the proposals would serve in the wider community.

Neighbour Consultation

Sholing Football Club have maintained dialogue with the immediate neighbours throughout the design process through the CEO, Paul Knott. All immediate neighbours have expressed positive support of the proposals and commented how much the site would be improved as it appears the site has been somewhat neglected over the last 25 years.

A letter of support was received from the homeowner at Birch Dell Farm stating 'we have been approached by the football and had the scheme explained to us, we welcome the addition of this new sporting facility and would like to show our support for the application'.

Consultation with Eastleigh Borough Council and the Hants Football Association

Members of the Board from Sholing Football Club, together with their architectural representative, met with Nicholas Parker and Richard Wood from Eastleigh Borough Council and Sacha Nicholas from the Hants Football Association, to present and explain the proposals in December 2025.

The proposals were well received and widely supported and seen as a positive gain for the wider community.

2.0 SURROUNDING AREA

2.1 PORTSMOUTH ROAD

The site is located on the A3025 Portsmouth Road which runs between Bursledon and Southampton's Itchen Bridge, including an area designated as Countryside under Eastleigh Borough Council's local plan. This area forms a green buffer between Southampton City Council's authority at Sholing and the urban area of Old Netley.

- 2.1.1

Building Style

The area is fundamentally rural, with small clusters of industrial and agricultural buildings, or two storey houses in a suburban style. Commercial and industrial buildings in the area are primarily converted agricultural buildings or purpose-built light industrial units, faced in lightweight cladding panels. Existing buildings within the Sholing Football Club site follow a similar style, generally featuring ribbed or plain dark grey metal cladding, matching copings and fascias and either flat or shallow pitched roofs. These vary between one and 1.5 storeys. There is also a semi-permanent marquee in black PVC which features a pitched roof with a ridgeline at approximately two storeys high.
- 2.1.2

Landscape

The site is bordered by a mixture of hedgerows and mature trees, with the North, and East boundaries facing into the wider Sholing FC site, although the North and Eastern boundaries comprise of some trees and hedgerow to screen against the cricket pitch and access road. To the West, the hedgerows and trees form a boundary with Birch Dell Farm, which appears presently to be given over to grassland and boat and vehicle storage.
- 2.1.3

Community Accessibility

The site is located close to several residential areas, and has good access to the wider city of Southampton, being located around 340m from the outer edge of Sholing, 825m from the outer edge of Old Netley and 1km from the edge of Hound. It is 3 miles from Southampton city centre, and as such is well located to serve residents across Southampton and its surrounding neighbourhoods.
- 2.1.4

Transport Links

There are bus stops located immediately outside the site's entrance, served by the X4 and X5 buses, with additional services by the number 501 bus to Hamble on school days. The X4 and X5 buses both provide direct connections to Southampton City Centre and its suburbs as well as Southampton railway station, as well as connections to Fareham, Gosport and Portsmouth.



Fig. 2 Existing building style

2.0 SURROUNDING AREA

2.2 RELEVANT DEVELOPMENTS

There have been several applications on the site since 2009, which include sports facilities, related ancillary buildings such as club and changing rooms, drainage and advertising. The most relevant developments are listed below.

- 2.2.1 Construction of Sports Pitch with flood lighting, mesh fencing, car parking and pavilion
(Planning ref: F/12/71754)

This application was for the construction of a sports pavilion, an all weather sports pitch with associated flood lighting and 3m high mesh fencing, 112 space car park and widened vehicular access. It also incorporated a cricket pavilion and demolition works to existing buildings.

- 2.2.2 Changing room extension to existing pavilion
(Planning ref: F/24/96739)

This application was for the extension of the existing cricket pavilion to provide changing room facilities.

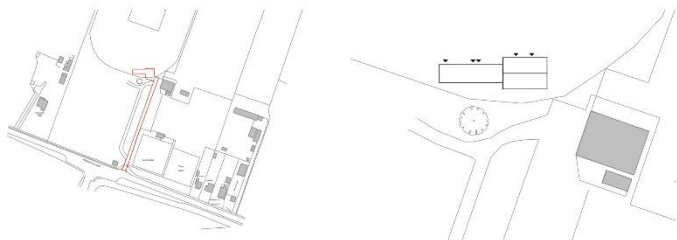
- 2.2.3 Retrospective application for a surface water drain and swale, gravel car park and semi-permanent marquee.
(Planning ref: F/24/98391)

This application was for the installation of a French drain to the existing sports pitch, as well as a swale to accommodate the surface water runoff. This application also included a gravel car park and semi-permanent marquee, adjacent to the proposed swale and existing football club house buildings.



Site Plan

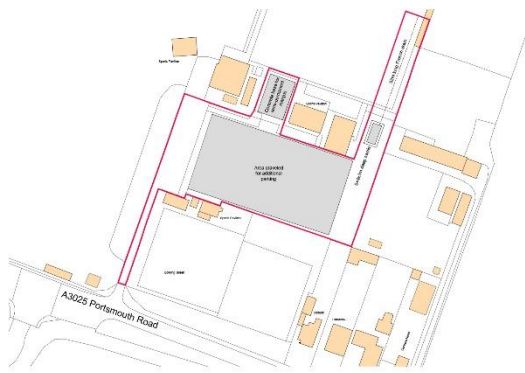
Application Reference F/12/71754



Location Plan

Block Plan

Application Reference F/24/96739

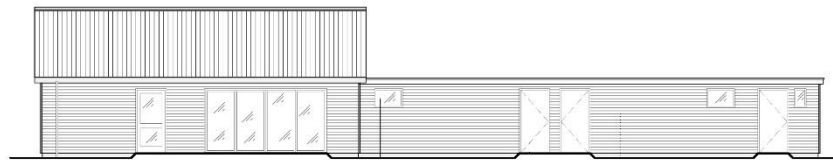


Block Plan

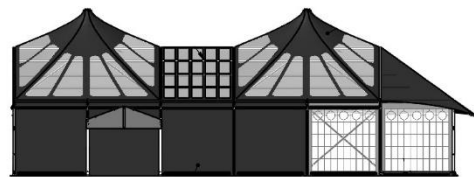
Application Reference F/24/98391



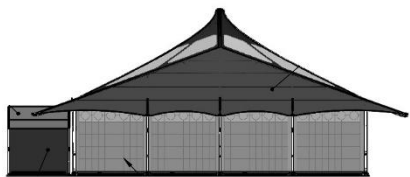
South Elevation



North Elevation



East Elevation



North Elevation

Fig. 3 Relevant Developments

3.0 SITE CONTEXT AND ANALYSIS

3.1 SITE CONSTRAINTS

3.1.1 Topography

The total site area is approximately 1.1 hectares and falls to the South by approximately 1.5m. Due to the relatively shallow slope and positioning of the proposed buildings away from the boundaries, there should be no issues of overlooking within this site.

3.1.2 Trees, hedges and boundaries.

The site comprises a mixture of grassland, sports pitches, small leisure and office buildings, and a large gravel parking area. These are bordered by high hedgerows and trees to the North, South and West, as well as some trees adjacent to the access road and to the South-East corner of the parking area. Additionally, there is a large oak tree located approximately 65m West of the site entrance along the Southern boundary.

3.1.3 Access

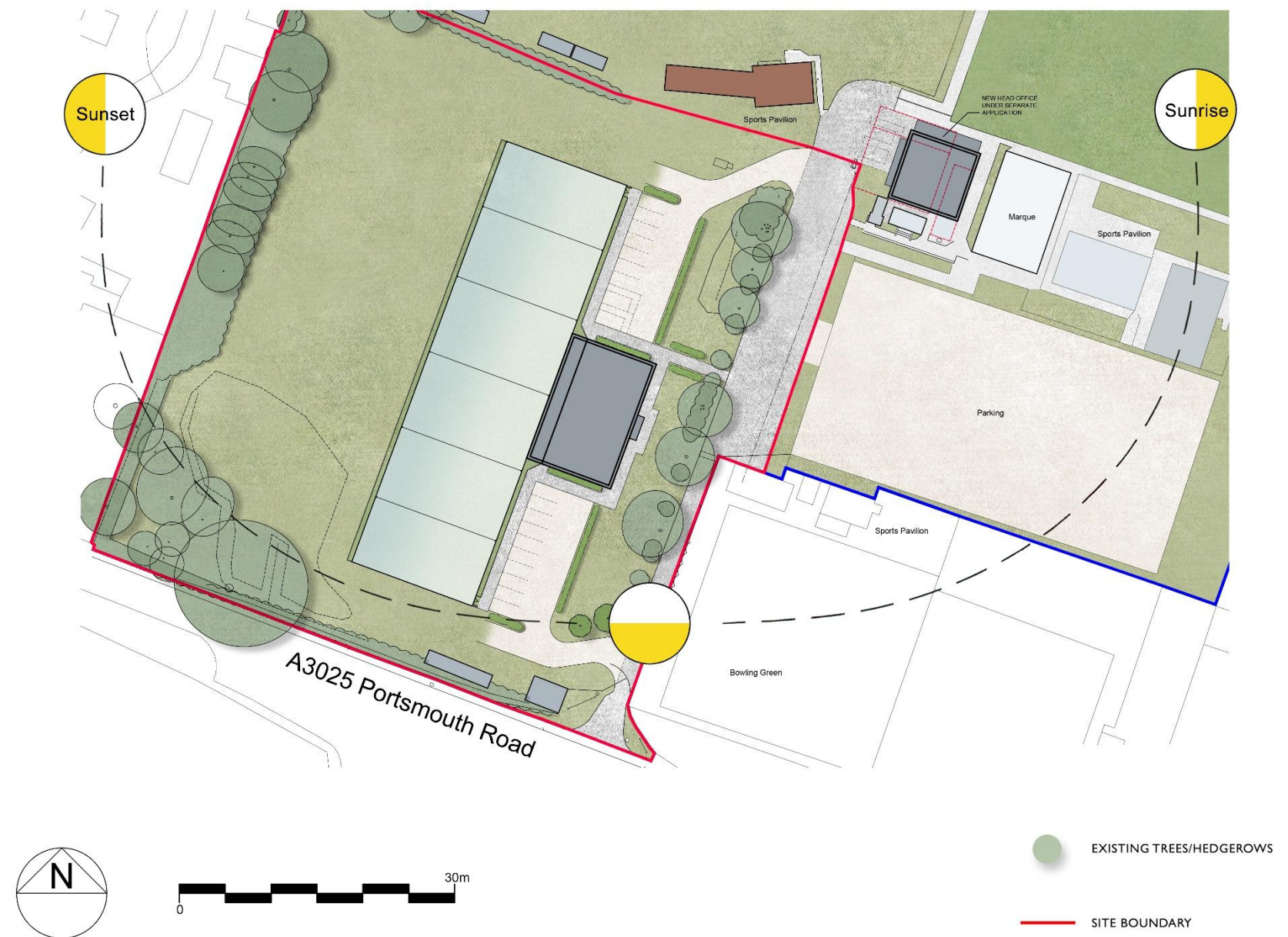
Access is achieved via two gravel tracks that provide access to both the proposed car parking and existing temporary grass parking area. These connect to the existing main access road through the site, which provides access from the A3025 Portsmouth Road. This provides access both for vehicles and cyclists, as well as for pedestrians from the bus stop on Portsmouth Road. This means that there are safe and convenient means of access for all users, including pedestrians, cyclists, vehicles and public transport users, as required by Eastleigh Borough Council Local Plan policy DM13.

3.1.4 Flood Risk

The site is located within Flood Zone 1, but the South-West corner of the site is noted as having a 1 in 30 chance of surface water flooding annually. Additional surface water drainage may be required to accommodate this, and to ensure that any excess surface water does not impact the proposed courts, neighbouring properties or the main road.

3.1.5 Visual Impact

The position of the proposed buildings on site and rural character of the area mean that the visual impact of both structures and lighting need to be considered in accordance with policies S5, S6, DM1, and DM34. Materials and colours have been selected to match the existing structures on site, whilst external lighting is to be provided of a suitable brightness and colour temperature to avoid excessive visual impact. This is also an ecological consideration, as lighting may affect foraging bats, given the site's rural location.



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Fig. 4 Site analysis

3.0 SITE CONTEXT AND ANALYSIS

3.2 PROPOSED SITE & SURROUNDING BOUNDARIES

The site comprises of an area of grassland currently used as temporary parking to the West of the site's main parking area. It is bordered to the North by a hedgerow forming the boundary to the cricket pitch and to the South and West by dense hedgerows, interspersed with trees. The Eastern boundary is formed by the main access road which separates the proposed Padel Courts from the car park to the West, with trees and bushes providing screening against the access road. Access is currently provided by gravel tracks to the North-East and South-East of the site which link to the main access road to the site.



Fig. 5 Site Photos

4.0 DESIGN PROPOSALS

4.1 USE AND DENSITY

This scheme will provide 6 new covered Padel courts and a Pilates studio with associated seating, changing rooms, servery and kitchen. This sits within a site of 1.1 hectares, comprised primarily of grassland with gravel parking areas and low level planting, helping to maintain the site's rural character. Although this portion of the site is used as temporary parking, we feel this forms part of the wider site's use as a sports and leisure facility, and as such does not constitute a change of use in connection with Local Plan policy DM19, as mentioned within the Pre-Application response.

4.2 SITE LAYOUT, SCALE AND LANDSCAPING

The proposed layout was informed by the site constraints and Pre-Application advice. Site constraints included potential visual and acoustic impacts, existing vehicular and pedestrian access, flood risk and the location of existing trees and hedgerows.

The proposed building has been positioned to sit as far away from boundaries with residential properties as possible, to avoid acoustic disturbance, as well as being screened by trees or hedgerows on all sides, to minimise visual intrusion. The position has also been set by the locations of trees to the East side of the site, alongside the main access road. The position and arrangement of the building and associated car parking has therefore been designed to avoid intrusion on these trees' root or canopy zones. This allows for the retention of existing green infrastructure, with the provision of additional trees and planting helping to secure Biodiversity Net Gain, and green stepping stones such as street trees as referenced within Local Plan policies S9 and DM11.

4.3 LANDSCAPING AND AMENITIES

Existing hedgerows and trees along the boundaries are to be retained, whilst to the East the hedgerows and trees are to be enhanced with additional vegetation and planting. Some low level planting will also be provided to improve the visual amenity around the proposed buildings and parking areas.

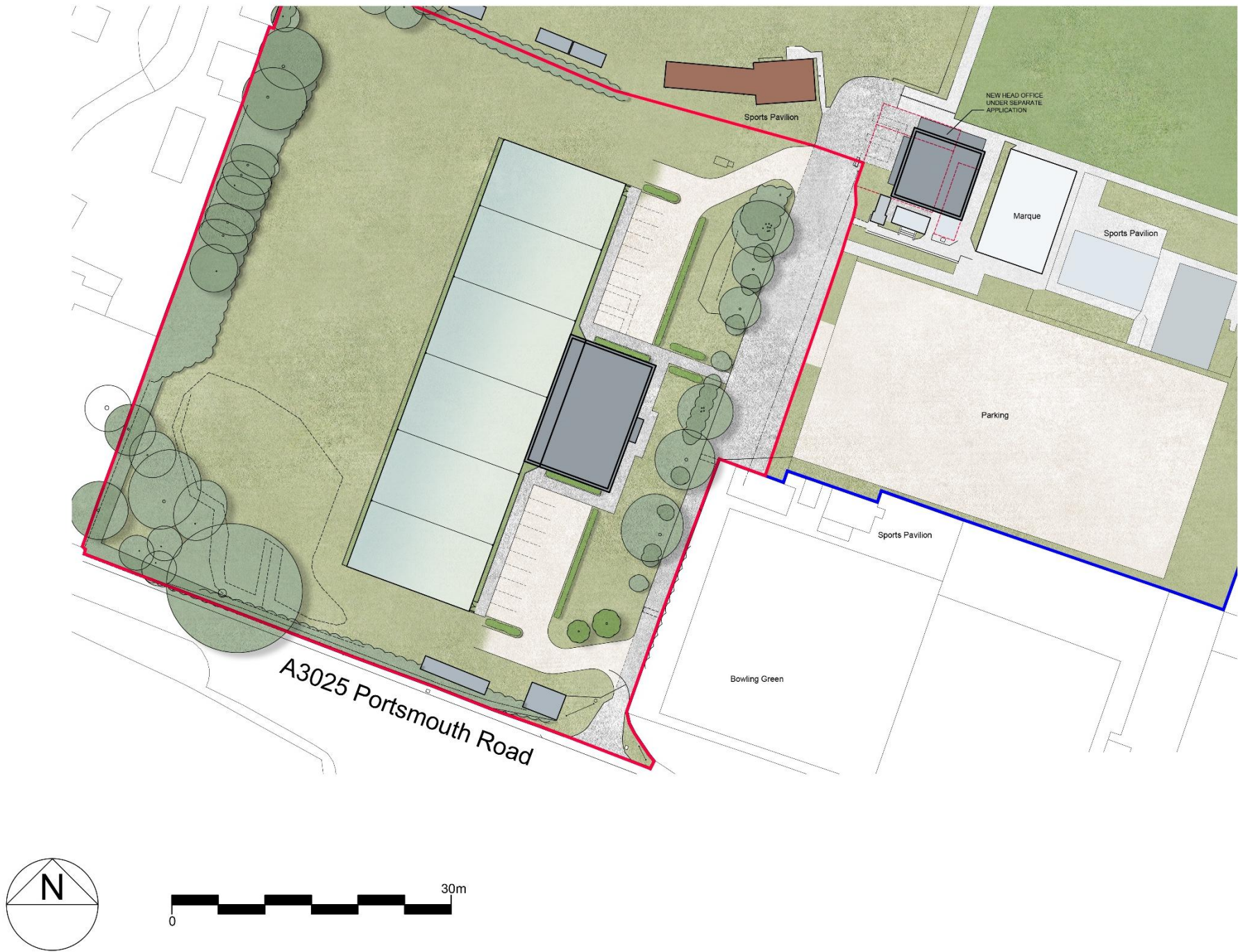


Fig. 6 Proposed Site Plan

4.0 DESIGN PROPOSALS

4.4 CAR PARKING

19 parking spaces are to be provided, located to the front of the Padel facility. This is in excess of Eastleigh Borough Council's Parking Standards Supplementary Planning Document (SPD) requirements for Tennis or Squash courts, as no guidance is provided for Padel courts specifically. These require two spaces per court, plus one additional space for service use, which would equate to 13 spaces. The additional spaces accommodate additional users, such as those waiting to use a Padel court, those attending pilates sessions or additional staff. Of the 19 spaces provided, Eastleigh Borough Council's Parking Standards SPD requires that a minimum of 5% are to be designated for use by disabled people. Two of the proposed 19 spaces provided are designated for this use, located immediately to the North of the Padel Centre building. This complies with Local Plan policies DM1, DM13 and DM14, allowing safe and convenient access to all road users and members of the community. These are all accessed from the existing main access road that runs to the South-Eastern boundary of the site, via a pair of short gravel spurs which also provide access to the existing temporary car parking to the West of the site.

4.5 BUILDING HEIGHTS

The proposed scheme's heights are dictated by the requirements of Padel courts, which require glass or polycarbonate walls to each court, with an overall canopy above. To mitigate the potential visual impact of the canopy, which is approximately 2.5 storeys high, the proposed development has been set well back from the site boundaries. These are well screened with dense and high vegetation, and the canopy is to be constructed in lightweight, low impact materials such as mesh and translucent polycarbonate.

The main building is to be a single storey unit, in keeping with other pavilions and changing rooms on the site, and will have minimal visual impact on neighbouring properties or the adjacent Portsmouth Road, in accordance with policies S5, S6, DM1 and DM34.



Fig. 7 Building Heights

4.0 DESIGN PROPOSALS

4.6 APPEARANCE AND MASS

The proposed buildings have been designed to provide a contemporary aesthetic, in keeping with other existing structures and hoardings on site, including the use of similar materials and finishes.

The proposed buildings comprise of a single storey, flat roofed structure, clad in dark grey timber effect composite cladding and Padel canopies constructed in dark grey steelwork and translucent polycarbonate panels. The materials palette has been chosen to echo the existing structures, featuring dark grey aluminium copings, and matching dark grey windows and doors. Silver lettering is proposed for signage, for a clear and contemporary appearance. These materials are intended to align with the finishes of the existing structures, particularly those forming the nucleus of the Football Club's offices and storage. It is intended that this will allow the proposed building to preserve the character of the site, and prevent the impression of urbanisation, in accordance with Local Plan policies S5, S6, DM1 and DM34.

The low, single storey mass of the main building combined with the lightweight construction of the Padel courts and canopy will help to reduce the visual impact of the taller elements when viewed from within the site. As previously mentioned, the positioning and screening of the structures will minimise their apparent mass from neighbouring properties, though they are of a scale in keeping with the nearby commercial and agricultural properties, in accordance with policies S5, S6, DM1 and DM34.

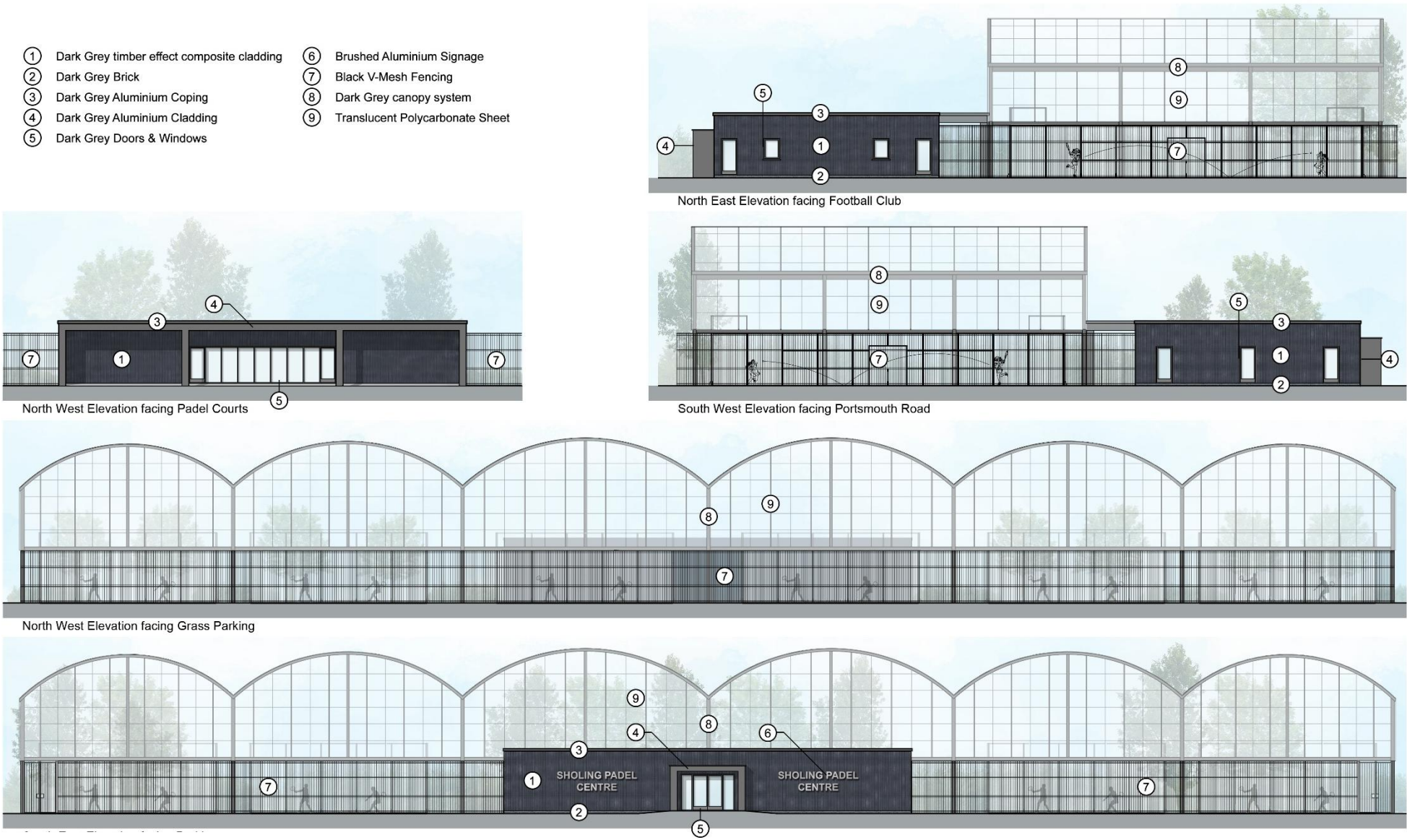


Fig. 8 Material Palette

5.0 SUSTAINABILITY

5.1 ENERGY STATEMENT

Energy and Carbon Emission standards are provided in Eastleigh Borough Council's Local Plan (updated in 2022) and Environmentally Sustainable Development Supplementary Planning Document (SPD).

Policy DM2 sets out the energy performance requirements for new non-residential developments, which includes a requirement for 15% improvements in predicted carbon emissions requirements set out in the Building Regulations. New developments must either achieve BREEAM 'Excellent' rating or may achieve 'Very Good' in combination with Passivhaus certification. Where possible, energy efficient passive design principles, natural daylighting and ventilation should be used, and recycled, low carbon, and locally sourced materials should be used. This policy also requires that new developments should achieve a mains internal water consumption of no more than 90l per day. Environmentally Sustainable Development SPD **Section ESD6**, adds that where the 15% improvement is not possible on site, contributions can be negotiated to the council's 'Carbon Free' fund.

Policy DM3 is not primarily concerned with energy consumption, but does deal with cooling strategies, which may be used to reduce the energy cost of mechanical cooling. This includes cooling through generous green infrastructure, the provision of areas of shade, and through building design and orientation. This is mirrored by Environmentally Sustainable Development SPD **Section ESD5** which also caveats this where particular site or building factors make this unfeasible – such as the provision of glazed canopies for the Padel Courts. Whilst these may provide extensive solar gain, their raised height is intended to allow positive ventilation between the courts and canopies.

Policy DM4 sets out Eastleigh Borough Council's position on the provision of low or zero carbon energy infrastructure, ranging from Photovoltaic installations to individual structures to large scale infrastructure such as solar farms. This indicates that such low carbon energy generation systems are likely to be supported, which works well in conjunction with the requirements of Policy DM2.

The performance of new dwellings is also governed by **Approved Document L of the Building Regulations**, which sets out the energy performance and CO2 emission requirements for new buildings. As this was updated in 2023, this supersedes the requirements of the Local Plan, except where Policy DM2 requires new developments to exceed Building Regulations carbon emission requirements by 15%. All proposed dwellings will therefore perform in excess of the requirements of Approved Document L.

The following sets out the proposals for complying with the Building Regulations. It also describes how the development will aim to meet the requirements in the Local Plan and Environmentally Sustainable Development SPD.

5.1.1 ENERGY AND CARBON DIOXIDE EMISSIONS

The current Building Regulations (Part L) rely on calculations of design stage SAP outputs which will be carried out by an Accredited Energy Assessor. The calculations are largely dependent on the following criteria, which if applied would meet the requirements of Policy DM2, providing a 15% improvement in carbon emissions over Part L can be demonstrated:

- 1) The performance of the external fabric - to this end allowance has been made for the dwellings to have highly insulated, airtight shells with external walls of 400mm in depth and triple or double-glazed insulated units to all external doors and windows. Such highly efficient building fabric would minimise energy consumption to maintain a comfortable internal climate. A fabric first approach also meets the aims set out in Policy DM2.
- 2) Electricity generation - electricity would be generated by the inclusion of photovoltaics, air source heat pumps or combined heat & power (CHP) boilers, if required. The use and integration of these technologies meets the aims in Policy DM2 when combined with a fabric first approach.
- 3) Installing energy efficient, low or zero carbon systems and technologies, such as the following:
 - a. Energy Display Devices - A display showing energy consumption data will be provided in to help staff to control energy usage.
 - b. Energy Labelled White Goods - energy efficient white goods with an A or A* rating can be provided for each unit.
 - c. External Lighting - Appropriate energy efficient fittings and control systems will be installed.
- 4) Low & Zero Carbon Technologies
 - a. PV panels will provide zero carbon electricity generation (subject to SAP calculations).
 - b. Heating and hot water will be provided by air source heat pump or electric boiler.

5.1.2 OVERHEATING

There is no requirement to provide specified overheating mitigation methods for non-residential buildings under Approved Document O of the Building Regulations. This document ensures that new dwellings limit unwanted solar gain and can provide an adequate means to remove heat from the indoor environment. However the requirements of Part O also satisfy the overheating requirements of Policy DM3, which can be achieved by limiting the total area of glazing, and testing for compliance through a TM59 Assessment, carried out by an Energy Assessor.

5.1.3 WATER

There is no requirement to achieve a specified efficiency of water usage for non-residential buildings under Approved Document G of the Building Regulations, which only require that fittings and fixed appliances should prevent undue consumption of water. However, Policy DM2 requires internal water consumption of no more than 90l per person, per day. As such, the government's water efficiency calculator will be used to assess consumption and ensure it does not exceed the requirement of 90L per person, per day. It is expected that water reduction equipment will be required, such as flow restrictors on taps and low-flush WCs.

5.1.4 DRAINAGE

The proposed development will connect into the existing septic tank along with other necessary services.

Surface water drainage will be via soakaways, with appropriate attenuation in accordance with Policy DM3 and potential surface water flood risk on the site, which will be created as part of the proposed works.

5.1.5 ECOLOGY AND BIO-DIVERSITY

A thorough landscaping strategy will be developed to increase and promote bio-diversity, with the enhancement of existing hedgerows through the introduction of indigenous planting, and addition of further low level planting around the buildings and parking areas. This will in turn help to create a sensitive development that does not conflict with the area's rural character, in accordance with policies S5, S6, S9, DM1, DM11 and DM34.

5.0 SUSTAINABILITY

5.1.6 CLIMATE CHANGE STATEMENT

The applicant confirms their commitment to addressing the climate emergency as part of the design of the proposed scheme. We confirm that the following measures have been incorporated:

- Erection of high quality buildings which are designed to exceed the current building regulation standards.
- Robust landscaping scheme with new biodiversity promoting planting and trees. To be implemented into the scheme as part of the boundary treatment and to provide additional amenity to public spaces, in accordance with Local Plan policies S9 and DM11.
- Commitment to use locally sourced materials where possible.

6.0 TRANSPORT AND ACCESSIBILITY

6.1 ACCESSIBILITY

The proposed building has been designed in accordance with Approved Document M of the Building Regulations. This is also all in accordance with Eastleigh Borough Council Local Plan Policy S1b, which requires that new developments enhance social equality by ensuring equal and easy access to a range of community facilities, in accordance with policy DM1's requirements with regards to provision for people with disabilities and accessible communities.

Access into the building will be via a level threshold and paths from the main entrance to parking bays will be level where possible, and no greater than 1:20 in gradient (existing site levels permitting).

6.2 TRANSPORT STATEMENT

6.2.1 The Site

The proposed site entrance connects directly with the A3025 Portsmouth Road.

The application site is located between the residential areas of Sholing and Old Netley, with direct public transport links between Southampton and Portsmouth, providing good access for residents of Eastleigh Borough and Southampton. The site's location directly on the A3025 and proximity to Sholing also allows for convenient and safe access to the highway network for cyclists, motorists and public transport users, and for pedestrians, in accordance with Policy DM13.

6.2.2 Cycle, bus and train routes

The proposed site is located immediately adjacent to a bus stop served by the X4, X5 and 501 buses, with the 501 service operating on school days only. This meets policy DM13's requirements for access to public transport infrastructure and safe and convenient access to the highway network.

The X4 provides services between Southampton and Portsmouth City Centres, while the X5 provides services between Southampton and Gosport, with both services also providing interchange at Fareham. This allows for onward travel throughout Southampton, Portsmouth and Hampshire by bus, as well as nationwide through the railway stations at Southampton, Fareham and Portsmouth. The 501 bus provides local connections around Hamble, Hound, Netley and Sholing on school days, but is accessible to the general public.

6.2.3 Parking provisions

Supplementary Planning Documents - Parking Standards

The Parking Standards SPC provides minimum parking requirements in accordance with Eastleigh Borough Council Local Plan policy DM14, and were developed for non-residential properties following the withdrawal of Hampshire County Council's parking standards in 2014.

These parking standards are aimed at providing guidance on the provision of both cycle and vehicle parking, conforming to NPPF requirements for car parking and supplement existing Eastleigh Borough Council guidance.

Eastleigh Borough Council parking standards demonstrate the requirements for car and cycle parking. These parking standards have been considered in the design of the and meet the required parking provision of two spaces per court with one loading space, as well as one long stay cycle space per 6 staff and one short stay cycle space per court. This includes a minimum of 5% of parking spaces to be designated disabled accessible spaces, for which two spaces have been provided, in excess of the minimum requirements, and in accordance with policy DM1's requirements with regards to provision for people with disabilities and accessible communities, and policies DM13 and DM14's requirements for cycle infrastructure as well as the Parking Standards Supplementary Planning Document.

Although these standards are applicable to either Tennis or Squash courts rather than Padel, it is felt that these two sports are similar enough to apply to Padel, as no guidance exists for such facilities.

The proposed designs provide parking in line with Eastleigh Borough Council requirements. This should prevent anti-social parking within the residential areas of Sholing and Old Netley. Through providing convenient parking in line with these standards, no additional parking pressure would be placed on the surrounding residential developments. The proposed layout ensures sufficient bay sizes to comfortably allow for vehicles to park and turn on site. Cycle parking is also to be provided in line with the Eastleigh Borough Council Parking Standards SPD.

6.2.4 Refuse Vehicle and Proposed Access Arrangements

The development has been designed to allow easy collection for a refuse vehicle from the site's main access road, with bins being collected directly from the building frontage.

7.0 VISION STATEMENT

7.1 SHOLING FOOTBALL CLUB CHAIRMAN'S VISION STATEMENT

When I arrived at Sholing Football Club eighteen months ago as Chairman, I was genuinely surprised by the scale and potential of the site. Like many people locally, I already knew the club for its football, but I was pleasantly surprised to discover just how much more was here. As a keen cricket fan, seeing an active cricket club on the grounds was a real bonus, and the long-established bowls club near the entrance is another reminder that this site has always been about more than just one sport. As a new Executive Board, we spent time listening, learning, and reflecting on what Sholing could and should be. One idea kept coming back to us: wouldn't it be fantastic if this site could truly become a multi-sporting hub for the whole community? A place where people of all ages, backgrounds, and abilities could come together to be active, social, and supported.

That thinking led us to explore other sports and during a visit to visit my daughter and her family in Spain, padel tennis was brought to my attention. We then quickly discovered padel tennis is the fastest-growing participation sport in the UK. Padel tennis is accessible, social, and appealing to men, women, children, and older adults alike.

When we researched court availability in the east of Southampton, it quickly became clear that demand significantly outstrips supply. Courts are difficult to book, and opportunities to participate locally are limited. It became very evident... we need to build a padel tennis centre. The obvious location for padel tennis is the large parcel of land located on the left as you enter the site and opposite the bowls club. This particular piece of land is currently used to park cars. It has a poor surface and is regularly waterlogged and barely useable from November to February. The land has not been developed or maintained properly and needs significant investment to realise its potential.

At the time, however, there was a major obstacle. We were tenants and could be asked to leave at any point. Making the level of long-term financial investment required for new facilities simply not possible without security. After careful consideration, and with the support of a receptive landlord, we were able to purchase the freehold in the summer. That moment was pivotal. It allowed us to plan properly for the future and to invest with confidence in facilities that serve the community for the long term.

We operate with charitable status. Any profit generated is reinvested back into the site and the associated operations. All money invested is privately funded rather than lending externally. Our focus is, and always will be, participation, inclusion, education, and sustainability.

The padel tennis project should be seen in this wider context. It is not about replacing what already exists, but about complementing and strengthening it. Football will remain the primary sport on the site — it is the national game and central to Sholing FC's identity — but our ambition is broader. As we evolve, we intend to reflect this by transitioning the identity of the site, a site which is home to a range of sports and community activities.

To ensure we deliver high standards to the community we are investing in providing an appropriate working environment for existing and new staff. To this end we plan to erect a head office which will also be used as an educational facility and fitness studio for Pilates. This new building replaces several dilapidated buildings and the replacement construction will be a most welcome sight!

Today, the site already supports a wide range of sporting and community activity, including:

- A 3G pitch hosting Southern Premier football, women's football (200 plus players), youth (400 plus) set up and general community use.
- LSC football academy. Educational opportunity for young players to qualify for an NCFE Level 3 extended sports diploma.
- Cricket and bowls, catering for both competitive and recreational participants.
- A marquee and event facility used for weddings, wakes, birthday parties charitable functions.
- Affordable, welcoming hospitality that ensures events remain accessible to local residents.
- A price friendly venue for local businesses, voluntary groups, and organizations to host meetings, training days, and events.

Beyond facilities, we actively support community initiatives. These include Project 10,000, a discount scheme (full details on Sholing FC web site) designed to attract existing and new football supporters, supported by local motor dealership group Peter Cooper Group. Organizations such as Pinnacle AP, helping provide alternative education pathways and positive outcomes for young people. Our annual fireworks event has become a well-attended local fixture, reinforcing the site's role as a focal point for community life. We also facilitate a monthly coffee and games morning for elderly and vulnerable people.

The addition of padel tennis would enhance this offer further. It would create new opportunities for informal and organised physical activity, encourage intergenerational participation, and attract people who may not currently engage with traditional sports. We also plan to introduce complementary activities such as yoga and pilates, broadening the site's appeal and supporting both physical and mental wellbeing. We aim to differentiate ourselves from others by ensuring that our facilities include comfort zones for those wanting to relax or work alone or with friends in a friendly inviting atmosphere.

Importantly, the development would improve the site's financial sustainability, allowing us to continue reinvesting in grassroots sport, youth development, education partnerships, and community events. We have discussed our plans with local ward councillors, who have been enthusiastic and supportive of the vision.

Our vision and goals align strongly with local and national objectives around health improvement, increased physical activity, community wellbeing, and inclusive access to sport. It represents a thoughtful and sustainable use of the site, responding directly to the needs of the local and wider community.

In summary, padel tennis is not a standalone project. It is part of a clear, long-term vision to create a thriving, inclusive sporting and leisure hub that delivers genuine social value. We believe it will strengthen the site's role within the community and ensure it continues to evolve in a way that benefits current and future generations.

8.0 CONCLUSION

8.1 CONCLUSION

The detailed analysis carried out within this Design and Access Statement addresses matters regarding design and impact. It has been put together to evaluate these aspects and to identify the proposed development as a new, high quality and attractive scheme, which will be a positive addition to the site and surrounding area.

The proposed scheme has been designed to balance the provision of new, high-quality Padel Courts, Pilates studio and associated waiting and hospitality areas with the character and use of the site, and to enhance the amenity of the site, in accordance with Eastleigh Borough Council Local Plan policies S5, DM1 and DM34.

The proposals respond to the existing structures within the Sholing Football Club site and the current access arrangements, providing enhanced accessibility and amenity spaces over the existing temporary car parking, in accordance with policies S1, S9, DM13, DM14, and DM34. It also respects the neighbouring properties, and has been designed to minimise the potential impact of the proposed buildings as much as possible, whilst maintaining separation and a distinct rural character in accordance with policies S1, S6, S9 and DM11.

The layout of the proposed scheme is intended to minimise its' impact on neighbouring properties, whilst providing a high quality new facility alongside the resident football club. It also provides good access for disabled visitors and staff, and will additionally benefit from the connection to the existing main car park, enabling enhanced community access to the proposed facilities in accordance with policies DM13, DM14 and Parking Standards Supplementary Planning Document. This scheme also provides additional benefits to the community through employment, with an estimated 5 full-time and 5 part-time jobs being created to facilitate the operation of the proposed Padel courts and centre.

The massing and design of the proposed building respects and reflects the character of the site, and blends with adjacent buildings, with design language that blends with Sholing Football Club's other buildings, when viewed from both the inside and outside of the site. This helps to retain visual separation from the nearby settlement of Sholing, preserving the rural character of the site and fits with the need for improved community access to the sport of Padel, as identified in policies S5, S6, DM34 and the Built Leisure Facilities Strategy.

We also feel that the provision of a community Padel facility on this site responds to policy DM19 as mentioned in the Pre-Application response, as although this area of the site is currently used as temporary parking, the wider Sholing Football Club Universal Stadium site is considered to be used for sport and recreation, and as such the addition of Padel courts does not constitute a change of use.

The assessment carried out within this Design and Access Statement demonstrates the proposed development's deliverability and the considered approach that has been taken towards its design, appearance and impact on parking and transport.

In considering the application submission, it is respectfully requested that this planning application is approved.