

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Matt Grantham

My reference 048667

Direct Line

Your reference F/22/94241

Date 24 February 2023

Email eastleighdc@hants.gov.uk

Dear Ms Altman,

Land adjacent to Boorley Park Primary School, Nairn Road, Botley, SO32 2SH

Erect single-storey children's nursery with off road car parking

In regard to application F/22/94241, following on from the previous Highways consultation response dated 01 February 2023, it is noted that an updated site plan has been received (1980-00-03 Rev F) along with associated vehicle tracking drawings.

These have been reviewed, and there is no objection to the proposals from a highways perspective, subject to conditions being applied as outlined below.

ACCESS:

As requested, the updated site plan now fully demonstrates how the existing access road and the internal site road will match up, and also shows the full extent of the footway linking into the nursery site for safe pedestrian access.

Onwards, vehicle tracking drawings show how vehicle movement can be achieved for both personal cars and a refuse vehicle.

The layout is acceptable.

PARKING:

As previously outlined, whilst the parking quantum has not been assessed, as this is for EBC to deal with as Local Parking Authority, it is noted that 4 cycle parking spaces, and 12 vehicle parking spaces are proposed on site with what appears to be 7 staff car

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spaces, 2 disabled car spaces and 3 parent drop-off spaces proposed.

Whilst this level of parking may be acceptable, at the same time it does generate concern, in how the 3 drop-off spaces will be managed, and what happens if more than 3 parent vehicles turn up at any one time?

Additionally, it would be requested that parent vehicle movements are restricted during the adjacent school drop-off and pick-up times for obvious safety reasons.

In this regard, it would be requested that a Drop-off/Pick-up and Servicing Management Plan is provided by the developer, prior to the opening of the site to users.

For users wishing to access the site within these restricted time periods, it should be noted that there will be additional parking available at the sports complex which is understood to double up as 'Park & Stride' during school drop-off and pick-up times. This can be utilised by parents of Nursery school children as an alternative to parking on-site.

In terms of layout, it is noted that as requested, an additional 0.3m step-out strip given they are located against landscaping. This will allow for easy car door access and entry without having to step on the landscaping which will inevitably turn to mud during wet weather periods, and is welcomed.

The parking layout is therefore accepted.

TRIP GENERATION & TRANSPORT CONTRIBUTIONS

As outlined in the previous consultation response, trip generation for the nursery use was included within the assessment of the overall Boorley Green Masterplan outline application (O/12/71514), as as such it has already been demonstrated that capacity would exist within the local highway network with highway improvements and mitigation measures that are planned and being implemented.

Additionally, it is noted that a use such as this will largely be made up of pass-by and linked trip, associated with either travelling to work and passing the site, or linking it in with a school journey for an older sibling.

Given this, there are no highway concerns in regard to level of additional trips that the nursery may bring, and no additional highway developer contributions are required.

CONDITIONS:

PARKING PROVISION

Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained

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thereafter.

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

DROP OFF AND SERVICING MANAGEMENT PLAN

Before use of the development is commenced, restrictions on site access should be outlined in a 'Drop Off and Delivery Management Plan', restricting access during peak school drop off and pick up times, to be agreed with the Local Planning Authority in consultation with the Highway Authority.

Reason - In the interests of highway safety.

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement 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) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) 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 sincerely,

Matt Grantham

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