

Situation Analysis and Supporting Statement

First Friends Ltd (FFL) operates a full-time day nursery (the setting) at purpose-built premises in Grantham Road, Eastleigh which is leased from Eastleigh Borough Council (EBC). FFL has occupied the setting since May 2018.

The setting was created by the conversion of a former Scout Hut. The original building was erected in April 1978 (ref number: Z/18001/2) and the conversion to a pre-school was given planning consent by EBC in April 2014 (ref number: 5/14/74174).

The current capacity (measured in full time equivalents) of the setting is dictated by Ofsted, calculated on the basis of the net internal area afforded to each of three different age groups cared for. Current capacity is as follows:

Age Group	Max Avg Capacity	Actual Avg Capacity (Aug 2023)
Babies (aged 9-15 months)	5	5
Toddlers (aged 15- 33 months)	12	10
Pre-school (aged 33 – 60 months)	22	22

The setting is open Monday to Friday, 51 weeks of the year and is closed for the week in which Christmas day falls. The setting is always closed on Saturdays and Sundays. It offers a variety of attendance patterns (hours that children can be present at the setting) as follows:

- 8am to 6pm (Full day)
- 8am to 1pm (Morning)
- 9am to 3pm (School day)
- 1am to 6pm (Afternoon)

FFL offers flexible adjustments to these attendance patterns to accommodate users who require earlier or later drop off or pick up. The earliest opening time is 7:30am and the latest is 7.00pm.

To fit with the differing sessions and the flexible adjustments thereto, FFL staff work varying different part-time and full-time core hours - some starting and finishing early, others starting and finishing late.

There are currently 13 members of staff and their working hours are as follows:

Role	Hours worked	FTE
Manager	40	1.00
Deputy Manager	40	1.00
Room Senior 1	40	1.00
Room Senior 2	40	1.00
Practitioner 1	30	0.75
Practitioner 2	25	0.63
Practitioner 3	30	0.75
Practitioner 4	20	0.50
Practitioner 5	40	1.00
Practitioner 6	40	1.00
Practitioner 7	40	1.00
SenCo Practitioner	30	0.75
Cook	20	0.50
	TOTAL FTE	10.88

Demand from parents with children under five, and in particular babies, in the immediate surrounding area of the setting has been consistently high during FFL's tenure. The status above as at August 2023 is consistent with the last six months or so when the setting has been full in most age groups and enquiries have to be placed on a waiting list.

Waiting lists do not suit most prospective users who generally need childcare within their timescale to enable them to work. FFL is therefore applying for planning permission for a temporary building to be placed in the existing carpark to provide additional capacity to meet some of the excess demand.

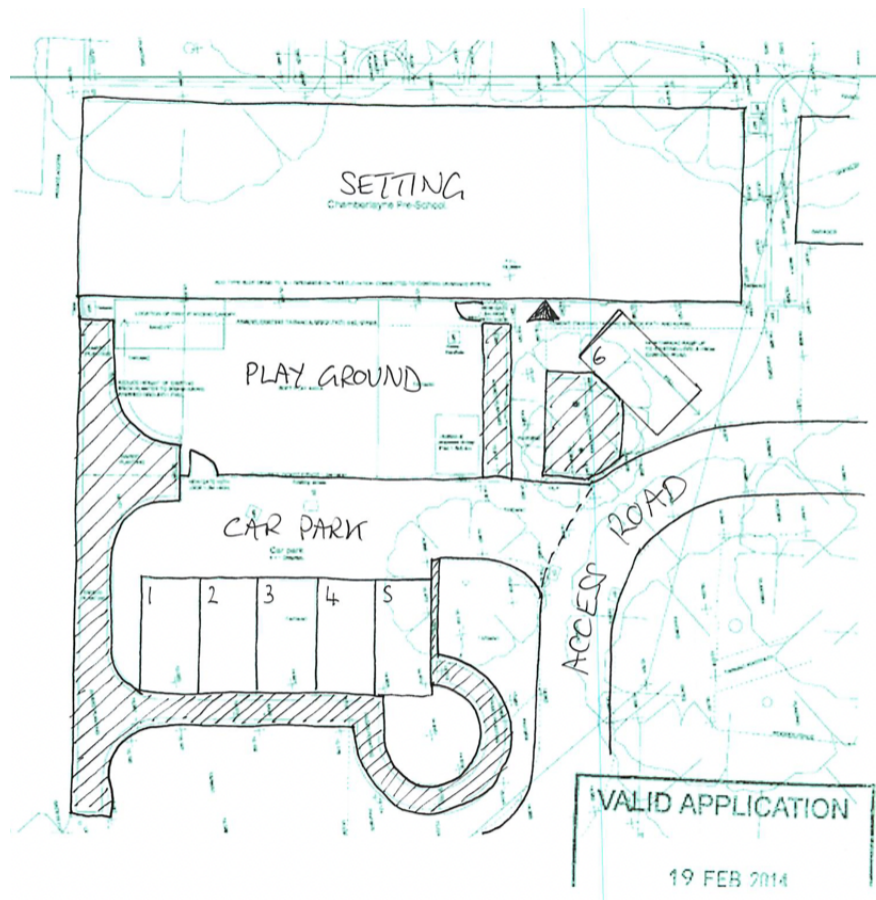
The temporary building will provide 29 sqm of additional net internal space and is to be given exclusively to a further eight full time equivalent (40hrs per week) babies (Ofsted allocation is one baby per 3.5 sqm). A further two members of staff (one Senior Practitioner and one Practitioner) will be employed.

The setting is close to residential occupiers to the north but is distant from residents on all other sides. FFL considers itself to have a good reputation amongst the occupants of adjoining residences (from which users have in the past and do now come) and to the best of FFL's knowledge there have never during its tenure been any complaints about noise, traffic or other form of disturbance or inconvenience made against the setting. As the proposed development will be for babies, there will be no increase in any noise or disturbance that currently is created by the setting.

You can learn more about the existing setting here -
<https://firstfriendsltd.co.uk/eastleigh>

Transport and Parking Considerations

When the Scout Hut was converted to a pre-school in 2014 the approved scheme showed five car parking spaces (numbered 1-5) on the block plan which is recreated below:



Block Plan 1

The spaces 1-5 shown above, however, have not been used as intended during FFL's tenure as they are impractical to access as designed. Allowing for 4.8m length of each parking space, the distance from the space to the fence separating the carpark from the playground is 4.4m, insufficient for more than two cars at any time to manoeuvre in and out of the spaces. In practice, during FFL's tenure one car has been the usual parking capacity in the car park. Space 6 has been used daily by the Manager.

A transport survey has been conducted and the area has been limited to the setting car park and the access road immediately to the west of the setting, to and including

the garage blocks and turning spaces (all of which we believe to be private). Each of our 46 current (August 2023) users (parents of children we care for) and each of our 13 current members of staff has been surveyed to establish their means of transport to and from the setting and there follows a summary of the data collected.

The information gathered for each user comprises:

- Those who walk to the setting.
- Those who use public transport.
- Those who use a car.
- For those who use a car, where do they park to drop off and pick up.

The information gathered for each member of staff comprises:

- Those who walk to the setting.
- Those who use public transport.
- Those who use a car.
- For those who use a car, are they dropped off or do they park, and if so where do they park during working hours.

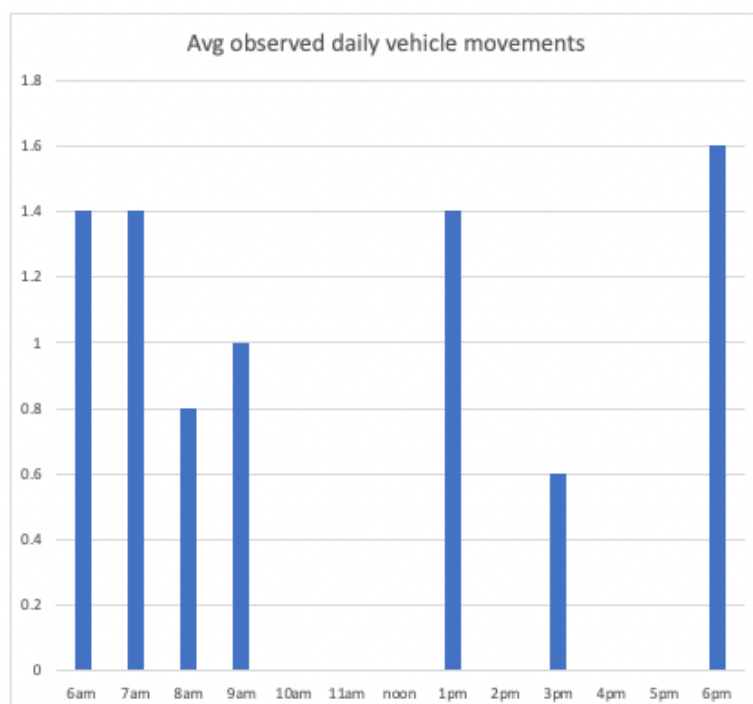
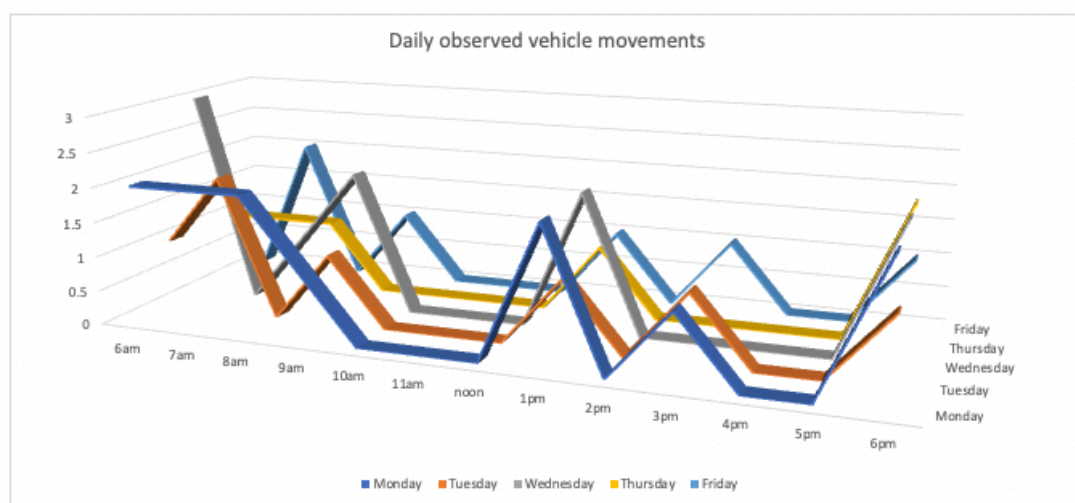
USERS – MODE OF TRANSPORT	
Walk	37
Bus	4
Rail	0
Car (drop off)	5

STAFF – MODE OF TRANSPORT	
Walk	9
Bus	0
Rail	1
Car (drop off)	2
Car (parked)	1

A visual survey was conducted over a five-day period, in the week of 31st July 2023, to record the vehicle movements to and from the setting.

First Friends Day Nursery, Grantham Road, Eastleigh, SO50 5PU
Proposed temporary building to add capacity.
Supporting Statement, Transport and Parking Considerations.

	Hours beginning												
	Staff & Deliveries	Staff & Users											
	6am	7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm
Monday	2	2	2	1	0	0	0	2	0	1	0	0	2
Tuesday	1	2	0	1	0	0	0	1	0	1	0	0	1
Wednesday	3	0	1	2	0	0	0	2	0	0	0	0	2
Thursday	1	1	1	0	0	0	0	1	0	0	0	0	2
Friday	0	2	0	1	0	0	0	1	0	1	0	0	1
	6am	7am	8am	9am	10am	11am	noon	1pm	2pm	3pm	4pm	5pm	6pm
Avg daily	1.4	1.4	0.8	1.0	0	0	0	1.4	0	0.6	0	0	1.6



Notes:

During the survey week, there was never more than one use at a time of the setting car park for drop-off and pick-up through each working day. Those who didn't use the setting car park parked in front of the garages to the rear of the setting car park. A sample of the users who did this were asked why and the unanimous answer was that the setting car park is too small and there is a chance that they could be blocked in. Those questioned also said that they can be quicker overall in dropping off and picking up their children if they avoid using the setting car park.

Whilst it has not been specifically measured, it is estimated that the average time for a user vehicle to be parked during drop off or pick up is five minutes.

In response to demand from users who walk to and from the setting, a secure buggy store has recently been provided so users who do not need the buggy other than for the return walk after pick up can leave the buggy at the setting during the hours that their child is in the setting.

The setting manager, who travels from and to her home in Basingstoke by car, parks in front of the setting in the space marked '6' on the Block Plan 1 above.

Deliveries occur on a regular pattern:

- Groceries on a Wednesday around 6am
- Milk on a Monday and Wednesday around 5am

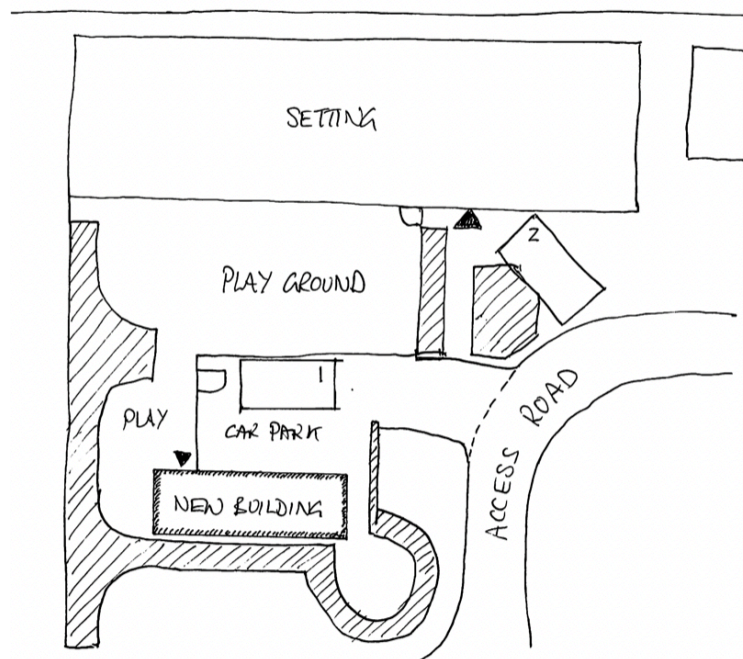
Given the hours of delivery, neither uses the setting car park, preferring to pull up by the setting entrance door and offload on the doorstep. Turning by delivery vehicles is again preferred in the space in front of the garages behind the setting car park for speed and ease.

The setting is well served by public transport. A bus stop serving many routes is directly adjacent to the setting on Southampton Road, and Eastleigh main line rail station is a six-minute walk to the north along Southampton Road. Paid parking is available at the Swan Centre (three-minute walk to the north) and in the Southampton Road car park (two-minute walk to the south).

Effect of the proposal

The proposal comprises the placement of a temporary building on the existing car park, which will provide capacity for up to a further eight users and require an additional two members of staff, and which will change the car parking arrangements of the site.

Here is the proposed block plan:



As not more than one current user or staff member uses the existing car park, it is not expected that any of the additional users will want to. Enquiries for child places in the last three months have all been from prospective users in the immediate surrounding postcode units strongly suggesting these would largely be walking to and from the setting as do most existing users.

Should either of the two new members of staff to be employed require to park a car during working hours, this will be done at one of the two close-by pay car parks.

Conclusion

The two parking spaces that are proposed will accommodate the expected vehicle movements after the proposed development has been completed. This is because users do not currently make use of the existing car park as they fear being delayed through being blocked in. It is only staff that need to be accommodated for parking

and currently there is only one staff member that parks at the setting. This proposal allows for a second, and if needed, any additional staff that wish to park during working hours will be instructed to use either of the nearby paid parking facilities.

ENDS

For more information, please contact:

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