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Enquiries To Matt Grantham

My reference 051426

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Your reference F/23/96256

Date 8 November 2023

Email eastleighdc@hants.gov.uk

Dear Ms Altman,

Land adjacent to Booley Park Primary School, Botley, SO32 2SH

erect a single storey children's nursery with off road car parking (revised scheme)

In regard to application F/23/96256, having reviewed the information contained within the application pack, there is no objection in principle to the application, subject to receipt and approval of additional vehicle tracking drawings as outlined below, and the inclusion of internal drop kerbs on the plans.

It is understood that the application proposes a children's nursery, for up to 81 children, on the site adjacent to Boorley Park Primary School, accessed off of Nairn Road.

In terms of trip generation, this use was accounted for within the original estate wide Boorley Park application, and it is noted that the site has already received a separate planning approval under application F/19/85348 for a like-wise proposal.

As such, this application is for a revised scheme in terms of layout only, with the principle of the nursery already agreed and approved.

ACCESS:

In terms of access into the site, this looks to be the same as previously agreed, with the site access taken from the northern end of Nairn Road, leading into site in a westerly direction. Footway links enter the site from the existing pedestrian infrastructure on the western side of Nairn Road, and continue through the site to the access doors of the

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building, with a private pedestrian crossing facility highlighted across the car park area for additional safety. There is also a footway provided internally on the eastern edge of the site to the refuse store and cycle parking, which can be reached via crossing the internal access road.

It is noted however that all internal crossing points will require drop kerbs for ease of access for users, and these are not currently shown on plans. This should be updated.

Additionally, applicants should be made aware that a S278 will be required for the access works, whereby the private access road links directly into the public highway. Details of this process can be found via the following web address, and it is recommended that the applicants engage in the process at their earliest convenience.
<https://www.hants.gov.uk/transport/developers/section-278>

PARKING:

In terms of vehicle parking, the quantum for this is for EBC to assess, in terms of their Parking Standards SPD, an updated version of which is currently going through a consultation process. However, it is noted that there is a Park & Stride car park available at the playing fields to the south, approximately 150m away, and this should be promoted as first choice parking for parents by the nursery.

In terms of the parking layout, this has been assessed, and is acceptable with adequately sized bays, and aisle widths of a suitable size to enable on-site turning and forward gear access and egress. This is further demonstrated through the submitted vehicle tracking drawings. Hatching is also provided in the area of the 3 drop-off bays, highlighting a pedestrian route to the formal footway for added safety, given small children will be utilising this area, which is located in the corner so that minimal vehicle movements need to be negotiated.

SERVICING:

In regard to servicing, this should be undertaken outside of school / nursery drop-off and pick-up times given the amount of pedestrian movements in the locality, and the Case Officer may wish to add a condition to formally stipulate such timings.

In terms of the actual movements, adequate space exists for standard delivery vehicles to access the site and turn to enable forward gear access and egress, and for refuse vehicles, they will need to head to the north east corner of the application site in order to reach the bin store area.

Whilst vehicle tracking has been provided for a refuse vehicle, unfortunately this is just for an exit movement in a forward gear, heading from the bin store and onto Nairn Road. For clarity, it would be requested that additional refuse vehicle tracking movements are supplied which show the full schedule of movements required, being a forward gear movement on Nairn Road; a turn at a dedicated spot; a reversal to the bin

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collection point; and then a forward gear egress.

This will not only identify where the refuse vehicle is expected to turn, but also fully demonstrate that these movements are achievable.

Finally, should the Case Officer be minded to approve the application, it would be requested that the following conditions are applied.

CONDITIONS:

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, with special regard to school timings;
- (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.

SERVICING HOURS:

No deliveries or servicing of the site shall take place during scheduled nursery or Boorley Park Primary School drop-off (hours to be confirmed - 0800 to 0900) and pick up times (hours to be confirmed - 1430 to 1530 and 1700 to 1800).

Reason - In the interests of highway safety.

Yours sincerely,

Matt Grantham

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