

To Clare Martin,

Planning Application: F/24/98375

I would like to write some information to assist any concerns and answer to questions that have been raised regarding my business planning application.

Daily traffic

I would not expect there to be much increase or difference to the existing daily traffic as I would be operating my business later in the day compared to the existing on-site business (Love it Lawns). My core hours are during the evening in contrast to Love in Lawns hours being in the daytime. I am also of the understanding that Love it Lawns have opposite seasonal busy periods compared to mine.

I am considerate that both businesses operate on a Monday – Friday basis but I am of the impression that Love it Lawns are busier during the summertime. This is my off-season period given that it is the summer holidays for children as well as the end of competitive team training, my season re-starts in September. During the summer holiday period, a reduced schedule will run, classes will be smaller as athletes are away on holiday and having a break.

I am of the assumption the winter months will be slightly quieter for the existing business Love it Lawns, I believe that this would enable both businesses to operate smoothly as peak season times would be the opposite. I am of the understanding that the existing business is open to the general public, 9am-5pm Monday to Friday. The Love it Lawns' show-room entrance is opposite my proposed entrance; this demonstrates that the general public are already accessing this area of the site during these opening times. For my business I am required to know who and the time people are in my classes, I am not open to the general public as the classes must be booked in advance. This enables us to control how many visitors we would have in and out of the building, adhering to safeguarding, along with health and child safety.

Safety

The proposed unit is the first building on the left of the private driveway, as shown on the plan.

The designated parking for the proposed unit is behind the blue line on the plan and shows that the existing designated parking for Love it Lawns is at the opposite end to this unit so both businesses customers parking would be away from the same parking area. The parking for the proposed unit is directly in front of the building and would be the closest from the access driveway which would avoid any concerns relative to interference near the existing Love It Lawns business unit and moving operational vehicles. There would be no reason for my customers to be near this part of the building where machinery would access the other businesses warehouse entrance at the opposite far end of the site.

The common area for the site shown on the map ensures there is ample space for vehicles to safely manoeuvre in the site without affecting business operations. As with any site all businesses sharing a site have key responsibilities that I would be following to comply with all health and safety regulations, respecting other tenants' operations while also coordinating with the other business on shared areas or facilities. I would be following protocols for using common areas, ensuring communication and coordination takes places in collaboration with the other business and the landlord relating to the shared site and any security concerns in a considerate manner. I am used to working on school sites where cooperation is vital.

I would be open to potentially having a pathway next to the unit for my foot passengers to use coming straight from the driveway, to help avoid any concerns of safety.

Access Road

The existing private single track entrance driveway design to the site has been in use for previous businesses for many years, verifying that this has not caused issues in the past and served a much higher volume of traffic frequenting the site than the current business and my business would have.

The core time for drop offs / pick-ups for my customers would be from the time where the existing business would be closing their operations for the day. I would like to confirm re-assurance that athletes to my classes largely lift share, it is rare that athletes arrive / depart in their own vehicle as parents prefer to share the drop offs / pickups, resulting in less cars coming in and out. I have also been informed there is a layby opposite the access road, which could always be an option for parents to use when arriving or departing.

Yard safety

The active working yard with forklifts and lorries is on the far-right side of the unit, which is the opposite side to the drop off part of the proposed unit.

With the ratio that is required for coaches to athletes for my teams ranging from 10-15 athletes, I require one coach which would mean I would have three drop off spaces available for customers much of the time. I would like to mention that our coaches tend to share lifts also if / when they run a session together as they live close and prefer to alternate driving.

We would be more than happy to potentially stagger our class times if this would assist the two businesses to run more efficiently and communicate to aid each other. I would be happy to make tweaks in the class timings to assist with any known peak periods.

I would imagine the traffic, noise and safety monitoring reports have already been examined within this area as it is already being used by the general public for the existing business, with the public having permission to access the area of the site on a walk-in basis.

Security Risks

The current Landlords have confirmed they have access 24 hours a day for this site. This is via a locked, secure gate to the property, I would be ensuring the gate is locked up correctly after classes have finished to ensure safety and security of the site.

During the evening classes we would be ensuring safety to the site by closing the gate after drop-offs to a class to prevent any unauthorised entry to the site during this time, the gate would be opened again during the pick-up slot.

I would be wanting to ensure my own equipment is secure and safe as well as the site. Security would be agreed with the landlords to meet the site requirements, and I would be following procedures for entering and exiting the site and the building, ensuring security measures are always maintained.

Risk Assessments

The safety and traffic management are already in place due to a residence living at the beginning of the access driveway to the proposed unit, hence the risk of the traffic is equivalent to the traffic that has been there for over 20 years. The traffic could decrease in comparison to previous years as I would know entirely who would be coming in and out, my business is not open for the public on an ad-hoc basis, all my customers would require to be booked onto sessions in advance as classes are capped and we require to know exactly who is on-site.

I will be complying with required regulations for my business and any business on site, adhering to all building codes and safety regulations for business operations.

Noise

I can confirm there are no windows or opening roof lights to be left open inside the proposed unit. Therefore, during our opening hours this should not impact the noise concern, this is the same as existing halls / gymnasiums that are currently used for classes.

Many of the athletes within the different classes car share, resulting in less car doors opening and shutting. There are designated drop off and pick up times, minimising the time of vehicles on-site.

I would welcome the guidance of the noise level report to ensure the neighbourhood area concerns are addressed and met. I would be operating my business in a manner that minimizes noise disruption to other tenants and the neighbourhood.

I notice there have been a few concerns about this being a rural area, there are now a lot of new developments that have been built in the immediate vicinity, implying this area might not be as rural as it once was. There is a pub opposite and a hotel nearby which could have functions until late at night, which would be expected to have more impact on the noise within this local area.

Other

There is existing security lighting on the driveway entrance in addition to the yard entrance being used. There is already external lighting within this area and on the existing buildings.

In reference to point number two raised by the Parish Council, I believe the Ecology survey has been carried out addressing any concerns.

The WC proposed would be constructed adequately to allow for disabled access and meet standard requirements.

I have double checked with the landlords, and I am unsure why Oatlands Road has been mentioned in point number seven by the Parish Council as the unit is not close to this junction at all.

I am of the understanding the proposed parking meets the standard for Eastleigh Borough Council. I can see that there is plenty of communal area for vehicles to use on the site to enable any turning when dropping off and picking up which would not affect the surrounding private residential properties.

To assist with business operational hours clarification, I can confirm the core opening times would be 4:30pm - 9:30pm, Monday - Friday with the occasional use on a Saturday and Sunday during the day.

A session would have a set number of coaches to athlete ratio, I would have limits on the number of athletes permitted in each session. This is no different to classes that run in any other building. I would complete risk assessments for any usage of sessions and for each session that is being put in place.

With regards to warmer weather, we have got plug-in fans and plug-in air-conditioning units to use. As previously mentioned, I would not be running training classes as much in the summer and if the weather is extreme heat there would be the concern of athletes getting too warm and a risk of becoming dehydrated, this is something we monitor as regulations and frequent breaks from training is carried out to avoid this.

Appointment for Sports Massage would not be taking place simultaneously to other sessions. I would have pop up dividers to segregate areas and provide extra privacy for clients.

The existing mezzanine floor that has been mentioned by the Parish council in point number fifteen is shown on the plans to be removed.

I have confidence I can help reduce the carbon footprint with local activities being provided leading to less commuting outside of the area, shorter journeys and lift sharing.

I believe offering adequate places for children with local facilities for sport is hugely important. I have confidence that enrolling children into a sport whether it's from a young age or teenage years will help their development and life skills, such as communication as well as teamwork.

By having children committed to a sport can also help the crime rate become lower as they are less likely to be wandering around local areas from boredom after school. I am extremely keen and passionate to help get the athletes into a facility with better equipment for them to use and to help them to remain in a sport for longer.

I do have a range of athletes, some that have got additional learning needs, by having a stable facility will help them gain more confidence as they will become accustomed to the same facility for each training session, and I would be able to have more beneficial equipment for them to use to improve their learning.

With regards to the concern about noise from one of the neighbours and comparison to another program running in a different Borough and in a building of a much larger square footage. Please be assured my program does not complete their training in the same way as another one mentioned. When a class is scheduled to finish at a time, it will be finished by that time. I do not believe that keeping children for a longer period of time is of benefit to the athletes, regardless of a training session being a successful one or not. Children have school to focus on and we do not believe in tiring a child out, this would be deemed as unsafe in my view and a safeguarding concern, I am not encouraging children to shout continuously during a training session, they do count numbers for the skills they are carrying out within a routine.

I am eager to help children and for future athletes.

I would like to communicate openly with the other business on-site and maintain good communication with other tenants and the landlord to address any concerns or issues promptly, including my responsibilities and obligations relative to other businesses on-site and the neighbourhood.

Kind Regards

Jade Collison
Director of Synergy Elite Ltd