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Date	29 May 2025	Email	eastleighdc@hants.gov.uk

For attention of Mrs Martin

Dear Sirs

**Re: F/25/99364 At Bright Horizons Day Nursery, Pomeroy Crescent,
Hedge End, SO30 2LF**

Erection of detached, single storey building

In regard to application F/25/99364, having reviewed the information contained within the application pack, there would be **no objection** to the proposals from a highway perspective, subject to the condition outlined below being applied.

ACCESS:

Access in and out of the site is not affected by the proposals, remaining as is, which is acceptable with adequate visibility and geometry for turning in and out of the site.

TRIP RATES:

Given the increase in roll numbers associated with the nursery, given the increase of up to 16 children and 3 staff, an increase in trips to and from the site will be inevitable. However, given the site location it would be anticipated that this would be through various modes (car/walk/cycle) as is the situation at the present time.

Within the supporting Transport Note, it is suggested that in terms of vehicle trips, an additional 5 trips would be anticipated across the AM peak period and 6 trips during the PM peak hour.

When consideration is also given for pass-by and linked trips (i.e. a parent dropping a child off by car on their way to work), the impact on the wider highway network in terms of new trips generated by development will be reduced further. As such, from a trip rate perspective, again there are no concerns raised.

PARKING:

Whilst the quantum of parking is for EBC to assess, in their role as Local Parking Authority whereby the EBC Parking Standards should be adhered to, it is noted that 20 parking spaces currently exist for the 57 children drop off / pick ups and staff use. This essentially equates to 0.298 spaces per child on roll.

Within the Transport Note, a parking survey has been undertaken, which demonstrates that at its peak, 17 of the 20 spaces were utilised at any one time, and this is for a single short term period.

If you multiply the existing space per child ratio by the proposed 15 additional roll to be accommodated, this would equate to an additional need of 5 parking spaces. As such, with the existing excess (3), there would be a maximum shortfall of 2 parking spaces on site.

Having reviewed neighbour comments available on line to date, no issues of overspill parking are recorded, and as such it would not be anticipated that the 2 space shortfall (which would occur for a short period only) would have a significant detrimental affect on the local highway.

In terms of layout, no changes are proposed to the existing, and this is acceptable.

CONDITIONS:

Given the location and the presence of children for both the nursery and adjacent Wellstead Primary School, a Construction Site Management Plan is required to ensure contractors take account of school / nursery drop off and pick up times, and well as any requirements for parking or material storage on site, amongst other things.

CONSTRUCTION SITE MANAGEMENT PLAN REQUIRED

No development shall start on site until a construction site management plan 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, taking into account school / nursery drop off and pick up times;
- (d) Access and egress for plant and machinery;

- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) 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 faithfully ,

Matt Grantham
Principal Transport Planner - Highway Development Planning
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