



Bright Horizons, Hedge End

Construction Site Management Plan (CSMP)

Client: Bright Horizons Nursery

i-Transport Ref: DS/SGe/ITS200093-002A

Date: 27 January 2026

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Quality Management

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SECTION 1 Introduction

1.1 Background

1.1.1 Bright Horizons Nursery appointed i-Transport LLP to provide highways and transport advice in relation to a planning application for the provision of a new classroom building in the rear garden of the existing nursery to accommodate c. 16 children.

1.1.2 Planning permission was granted on 5th August 2025 (ref: F/25/99364) - a copy of the Decision Notice is provided as **Appendix A**. As part of this permission, a Construction Site Management Plan is required to be submitted to and approved by the LPA. Condition 4 reads:

“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 programme of and phasing of demolition (if any) and construction work;***
- ***The provision of long-term facilities for contractor parking;***
- ***The arrangements for deliveries associated with all construction works, taking into account school / nursery drop off and pick up times;***
- ***Access and egress for plant and machinery;***
- ***Protection of pedestrian routes during construction;***
- ***Location of temporary site buildings, compounds, construction material, and plant storage areas;***
- ***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.”***

1.1.3 Condition 5 also states:

No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

1.1.4 Therefore, this Construction Site Management Plan (CSMP) has been prepared in accordance with the details listed above and to discharge Condition 4 of the planning permission.

1.2 Aims and Objectives

1.2.1 This CSMP aims to provide EBC with sufficient information to provide assurance that construction related activities can be undertaken safely, without compromising the safety or operation of the surrounding road network, the amenity of the locality and the amenities of nearby properties.

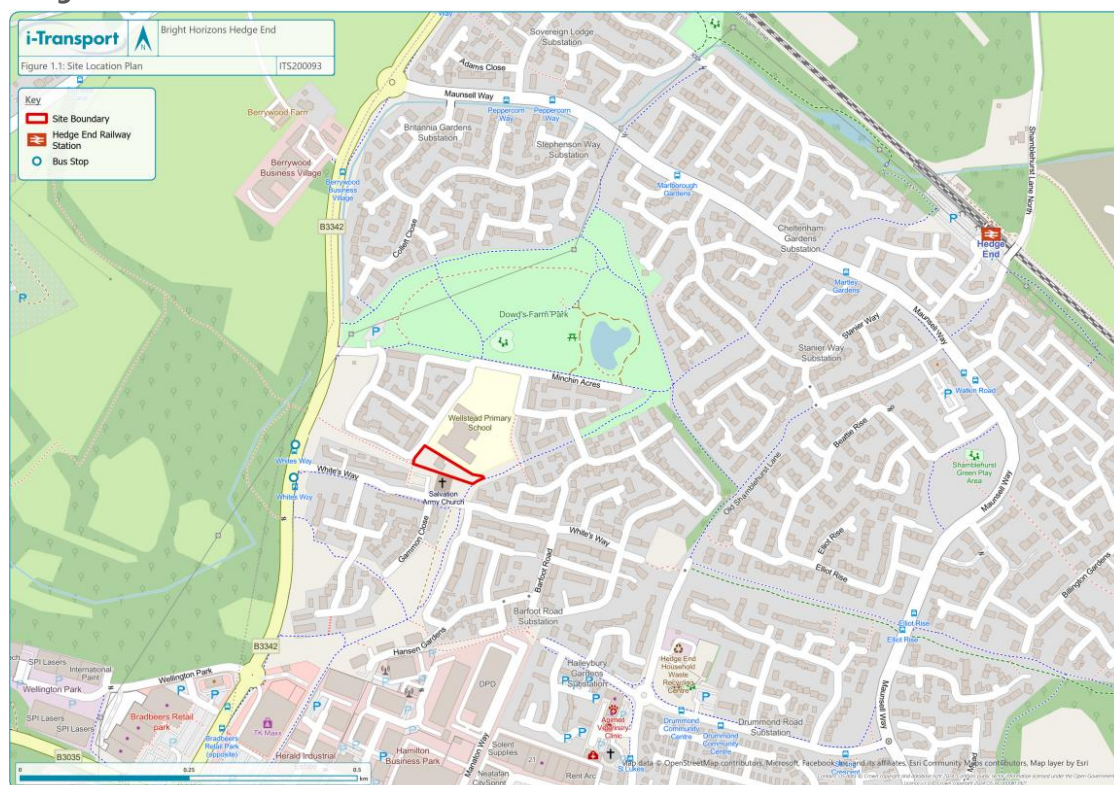
1.2.2 In order to meet this aim, the CSMP has the following objectives:

- Provide appropriate management of construction related vehicle movements;
- Minimise as so far is practicably possible the impact of construction related activities on the surrounding highway network; and
- To demonstrate a commitment to the safety of both construction workers and the general public through-out the construction period.

1.3 Site Location

1.3.1 The site is located within the administrative boundary of EBC, who are the local planning authority and Hampshire County Council (HCC) are the highway authority. The nursery is located on Pomeroy Crescent in Hedge End. A Site Location Plan is provided as **Figure 1** and extracted below.

Image 1.1: Site Location



1.4 Programme of Works

- 1.4.1 The anticipated work programme is expected to occur over a period of 3 months between April 2026 and July 2026.
- 1.4.2 No demolition is expected as part of the works. The proposals simply involve the erection of a detached single storey classroom building on a site, i.e. it is a relatively small-scale development.

SECTION 2 Construction Traffic Routing Strategy and Access

2.1 Routeing Strategy

2.1.1 All construction vehicles travelling to and from the site will originate and travel to/from Tollbar Way with an overview of this provided below.

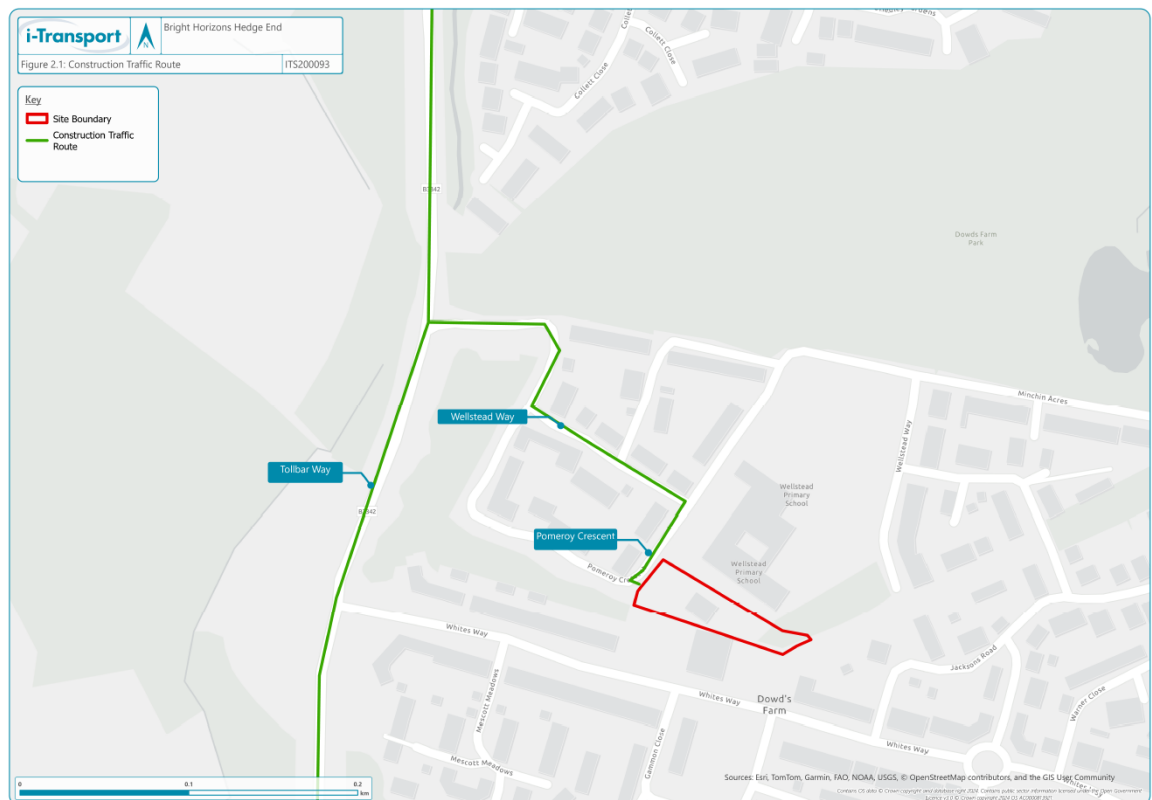
Route

2.1.2 The route to the site is as follows:

- Tollbar Way;
- Wellstead Way; and
- Pomeroy Crescent.

2.1.3 The proposed construction routing is illustrated in **Image 2.1**.

Image 2.1: Construction Traffic Route



2.2 Information Provision

2.2.1 The above vehicle route will be provided to all contractors, sub-contractors and delivery firms prior to arrival and relayed to site personnel via toolbox talks.

2.3 Access and Egress Arrangements

- 2.3.1 All construction traffic (including private vehicles of construction workers) will gain access to the site via Pomeroy Crescent.
- 2.3.2 The use of banksmen / traffic marshals to support the access / egress and turning manoeuvres of larger construction vehicles will be utilised.
- 2.3.3 Swept path analysis of the access and egress manoeuvres of the vehicles to be used in construction is shown in **Drawings ITS200093-GA-001** and **002**. Given the space required for such vehicles to access and egress the site, all deliveries will be scheduled outside of nursery drop off (before 09:00) and pick up (after 17:00). This is also the case for the school next door (Wellstead Primary School), all deliveries will be scheduled outside of school pick up time between 15:00 and 15:45.

2.4 Abnormal Loads

- 2.4.1 No abnormal loads are expected as part of the construction.

SECTION 3 Working Practices

3.1 Contact Details

3.1.1 Prior to work commencing on the site, details will be forwarded to EBC of key contact details for site staff, this will include:

- Site Manager
- Principal Contractor Contact
- 24-hour Emergency Contact

3.1.2 The details of the above contacts will also be provided on site at the site access and displayed prominently for the duration of the construction process.

3.2 Working Hours

3.2.1 In line with Condition 5 of the planning permission, no construction or demolition work will take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. This is to protect the amenities of the occupiers of nearby dwellings.

3.2.2 In addition, deliveries will only be scheduled between 09:00 and 14:30 to enable such vehicles to be clear of the car park during peak drop off and collection periods at the nursery and adjacent school. This will enable the availability of on-site car parking to be maximised during the construction period and prevent congestion / conflict at the site access and local roads.

3.3 Construction Vehicle Movements

3.3.1 During the construction period, traffic movements will principally be associated with the following sources:

- The delivery and/or collection of plant / machinery – these will occur at the commencement and completion of development.
- The delivery of construction materials and/or removal of waste materials – these will occur through the duration of the construction period.
- The construction workforce – these will occur throughout the duration of the construction period.

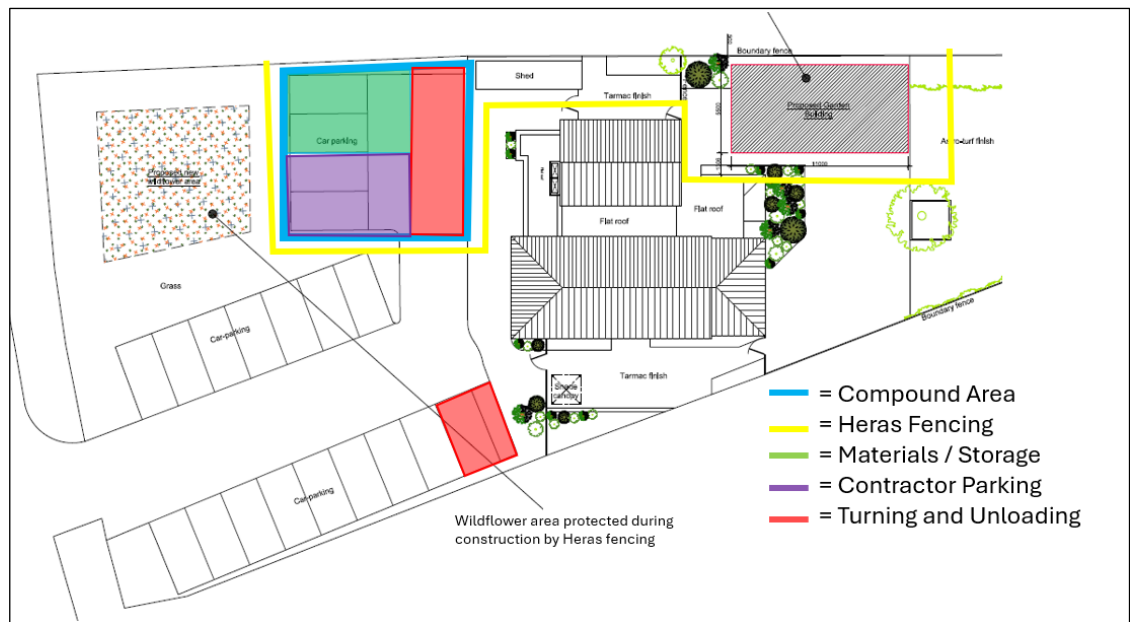
3.3.2 Construction vehicles will be required to follow the prescribed routing as set out in Section 2.1.

SECTION 4 Site Layout

4.1 Compound Location

- 4.1.1 The compound location will be to the west of the nursery and separated with Heras fencing to ensure the safety of nursery users. The arrangement is illustrated below in **Image 4.1** and provided at **Figure 2**.

Image 4.1: Compound Arrangement



4.2 Storage of Materials and Machinery

- 4.2.1 Materials and machinery will be unloaded from delivery vehicles visiting the site and stored within the compound for the duration of the works. This area is illustrated in green in **Image 4.1** above. Materials and machinery will be stored in a limited stockpile and delivered when required, as to ensure no overflow from the compound to the wider site or storage of material outside of the site boundary and potential obstruction of the highway.

4.3 Turning

- 4.3.1 Swept path analysis is provided in Drawings **ITS200093-GA-001** and **002**. To accommodate turning of large vehicles to enable them to re-enter the highway in forward, one space to the south of the car park will be suspended between 09:00 – 17:00.

4.4 Contractor Parking

- 4.4.1 Capacity for two contractor vehicles will be provided for within the compound.

4.4.2 Additional parking can be accommodated within the nursery car park outside of drop and collection periods, between 09:00 and 17:00. Outside of these times, any vehicles parked within the car park will be relocated within the site compound.

4.4.3 All construction workers will be prohibited from parking outside of designated parking areas to prevent any unauthorised parking of construction workers on surrounding roads and residential streets.

4.5 **Protection of Pedestrian Routes During Construction**

4.5.1 All nursery uses will be made aware of the construction time period and will be given appropriate notice period before it commences. As the compound area and proposed nursery building are sectioned off with fencing, this should pose minimal impact on pedestrian routes. Though this will be kept under review in the construction process and if pedestrian routes become impacted, further mitigation strategies will be implemented.

SECTION 5 Other Measures

5.1 Monitoring and Liaison

- 5.1.1 Continual monitoring of any safety concerns relating to the movement of construction related vehicles will be undertaken throughout the construction period. This will include the recording of any potential incidents resulting in queuing or inconvenience on the public highway. By recording such incidents any patterns can be identified, and potential further mitigation measures introduced to prevent similar incidents occurring in the future.
- 5.1.2 Signage will be provided at the site access and within the site to inform members of the public that there are construction vehicles operating in the area.
- 5.1.3 Contact details for the site manager would be provided on the fencing of the construction site, visible to the public. This will allow members of the public to report any concerns or observations that they have regarding the operation of the site. The site manager will remain in contact with HCC and EBC through-out the construction period.

5.2 Wheel Washing

- 5.2.1 All vehicles will achieve access, load, unload and turn on areas of bound hardstanding, minimising any risk of dirt or debris being transferred to the highway.
- 5.2.2 Vehicle tyres will be checked prior to site departure and, if necessary, jet washing equipment will be available to clean any tyres where mud transferral may occur.
- 5.2.3 Brooms and sweeping equipment will be available on site to enable cleaning at the site access / within the car park to remove any mud or direct at risk of transferral.

5.3 Protection of Pedestrian Routes

- 5.3.1 Heras fencing will be installed and pedestrian routes formed to enable operation of the Nursery throughout construction.
- 5.3.2 Pedestrian movement will be prioritised and any vehicles associated with construction activities will be required to give way.

SECTION 6 Summary and Conclusion

6.1.1 This Construction Site Management Plan (CSMP) has been prepared to discharge Condition 4 of planning permission *F/25/99364*.

6.1.2 In accordance with the requirements of the condition:

- Construction is expected to take place over a period of 3 months between April 2026 and July 2026.
- No construction work will take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
- Access to the site will be from Pomeroy Crescent. Deliveries will be scheduled outside of drop off and collection periods (at Bright Horizons Nursery and Wellstead Primary School), between 09:00 – 14:30, to avoid congestion / conflict at the site access.
- Measures have been identified to prevent the transferral of dirt and debris onto the highway. Where required, the use of banksmen / traffic marshals to support the access / egress of larger construction vehicles will be considered
- Pedestrian routes will be protected from construction activities through the erection of Heras fencing.
- The compound location will be to the west of the nursery and provide for storage of materials, plant, machinery, contractor parking.

6.1.3 The Plan also identifies other measures including the provision of space to provide turning as well as swept path analysis.

6.1.4 Nursery uses will be made aware of the construction activities before commencement.

6.1.5 On that basis, the information provided within this Construction Management Plan enables the discharge of Condition 4.

FIGURES

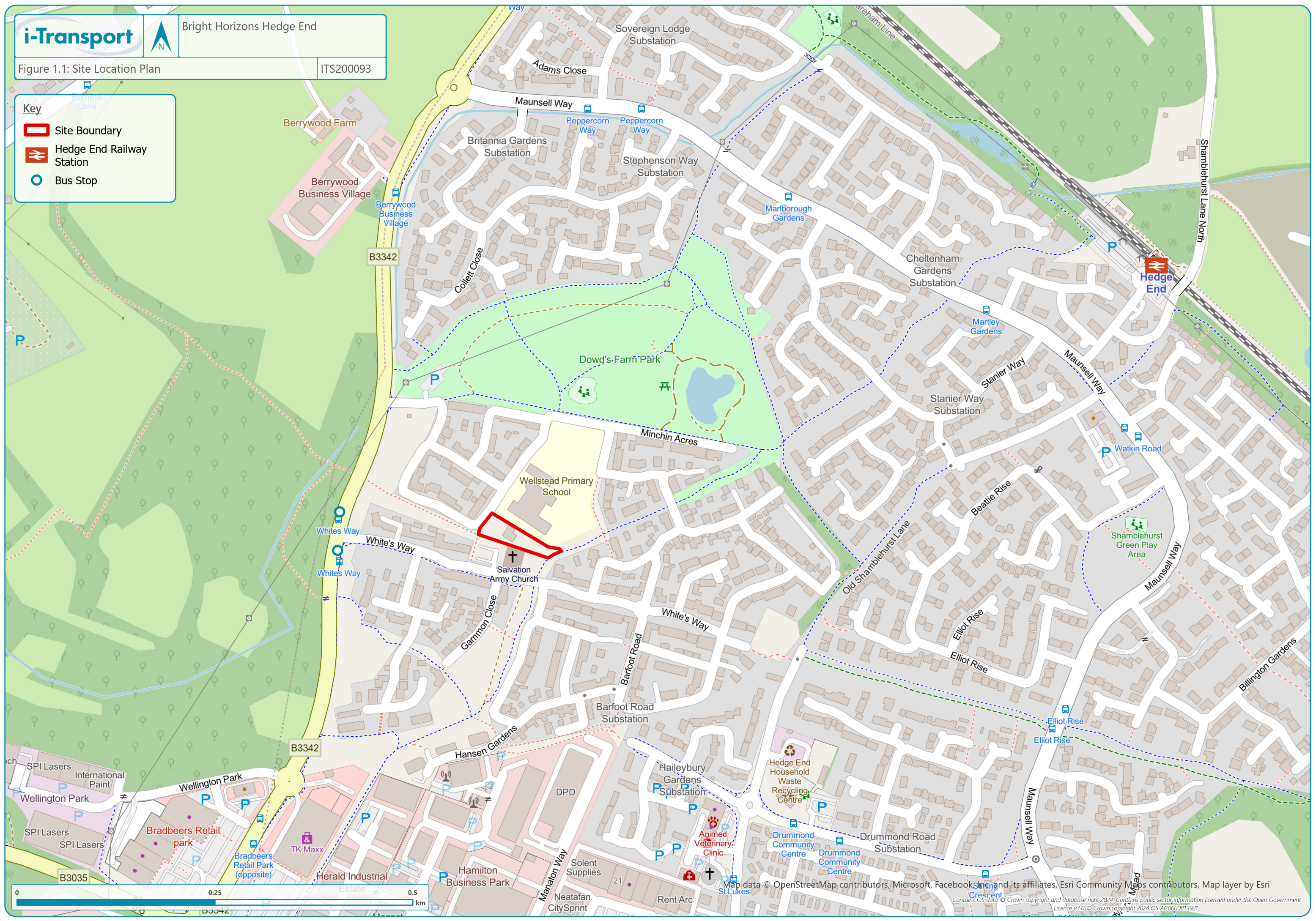


Figure 1.1: Site Location Plan

ITS200093

Key

-  Site Boundary
-  Hedge End Railway Station
-  Bus Stop





APPENDIX A. Planning Permission

MS TANIA TINDALE
VERVE PLANNING LIMITED
60 HIGH STREET
WIMBLEDON
SW19 5EE

Application	F/25/99364
Please ask for	Gregg Chapman
Direct dial	023 8068 8236
Working hours	Mon to Fri 8:30am to 5pm
Email	gregg.chapman.contractor@eastleigh.gov.uk

Tuesday 5 August 2025

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/25/99364

In pursuance of their powers under the above Act and in accordance with your application received on Monday 12 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of detached, single storey building
Site:	Bright Horizons Day Nursery, Pomeroy Crescent, Hedge End, SO30 2LF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Site and Location Plan – Drawing No. 4575 101.9 rev 13 (dated 7th May 2025)
Proposed Garden Plan – Drawing No. 4575 109 rev 13 (dated 7th May 2025)
Proposed Garden Building Floor Plan – Drawing No. 4575 112 rev 12 (dated 1st April 2025)
Proposed Garden Building Roof Plan – Drawing No. 4575 113 rev 12 (dated 1st April 2025)
Proposed Garden Building Elevations – Drawing No. 4575 114 rev 12 (dated 1st April 2025)
Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed on the approved plans.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
- 4 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:
1. A programme of and phasing of demolition (if any) and construction work;
 2. The provision of long term facilities for contractor parking;
 3. The arrangements for deliveries associated with all construction works, taking into account school / nursery drop off and pick up times;
 4. Access and egress for plant and machinery;
 5. Protection of pedestrian routes during construction;
 6. Location of temporary site buildings, compounds, construction material, and plant storage areas;
 7. 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.

- 5 No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings
- 6 The development hereby permitted shall accord with the arboricultural report reference NLE/1050_300_B. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

Note to Applicant: Please note the following Ecological Notes;

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
- Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Environment Act 2021

The development shall adhere to the South Cost Ecology Habitat Management and Monitoring Plan (HMMP) (dated 16/07/25) which has been submitted and approved by the Local Planning Authority in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be implemented in accordance with the approved details in the first planting season following completion of development. Thereafter the habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.

Notice in writing shall be given to the Local Planning Authority when the:

a) habitat creation and enhancement works as set out in the HMMP have commenced, and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified the approved Habitat Management and Monitoring Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 of the Eastleigh Borough Local Plan 2016 – 2036 and to accord with the Environment Act 2021, Schedule 14.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes

