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Enquiries To **Matt Grantham**

Direct Line

Date **15 May 2023**

My reference **049677**

Your reference **APP/23/00281**

Email **havantdc@hants.gov.uk**

Dear Mr Toole,

99 Havant Road, Emsworth, PO10 7LF

Variations of conditions 4 and 5 of planning permission 05/51618/001 (Change of use of property from residential to mixed use residential (use Class C3) and day nursery (use Class D1)) relating to number of attendees (increase in children from 28 to 39) and use of outside play area (in terms of time used and number of children using it).

In regard to application APP/23/00281, specifically the highways related Condition 4 which limits attendee numbers at the setting, having reviewed the information contained within the application pack, there is no objection to the proposals from a highways perspective.

ACCESS

In terms of pedestrian and vehicle access in and out of the site, this is unchanged by the proposed uplift of attendees, and works in its current layout without known issue.

TRIP RATES:

Whilst an uplift in attendee numbers would be anticipated to generate additional trip rates to and from the site, it is understood that the setting has run at numbers exceeding the limited 28 attendees for many years. As such, whilst there could be an increase in up to 11 journeys to and from side, twice a day as parents / carers drop off and pick up, in reality the majority of these are already taking place.

Furthermore, when adjusting these additional trips for elements such as walking or cycling to the setting, shared journeys for siblings, pass-by trips by parents / carers

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dropping off on their way to work, etc. the additional trips to the setting become limited in number and unlikely to have an impact on the local highway network.

PARKING:

Whilst the parking quantum is for HBC to consider, ensuring that the number of spaces provided accords to the HBC Parking Standards, it is noted that plans show 8 available parking spaces on site, the only ones of which are 'blocked in' are staff spaces which is likely to be acceptable.

In terms of the layout, again this is acceptable for a private use such as this, with adequate turning widths (6.0m minimum), and there looks to be potential to add to the quantum of parking along the western boundary should this be required.

Yours sincerely,

Matt Grantham

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