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<i>Date</i>	22 September 2025	<i>Email</i>	havantdc@hants.gov.uk

For attention of Richard Hawkey

Dear Sirs

Re: APP/25/00570 At Park Lodge, Hooks Lane, Havant, PO9 3DT

**Change of use from (Class C3) to a nursery setting (Class E (f)–
childcare provision).**

Thank you for the opportunity to comment on the above application for a change of use from a Class C3 (dwelling house) to a nursery setting under Class E (f) childcare provision.

Development Proposals

The applicant is seeking permission to expand the provision of the Kiddie Kingdom Pre-School which currently operates from the Havant Rugby Club Building. This would allow the provision to expand from the exist 52 place nurseury to 88 places.

Parking for 3 vehicles is currently provided on site, and this is not proposed to be altered through the application. The site would have a maximum of 10 staff operating from this site at any one time. Staff and parents would continue to utilise the existing Havant Rugby Club car park which is of a generous size to facilitate the demand.

Site Accessibility

The site benefits from being located in close proximity to existing nurseury provision and Bidbury schools. There is therefore good opportunity for linked trips. The site can be accessed by a good network of sustainable transport provision with bus service provision to a high frequency on the B2149 and an established network of pedestrian provision around the site exists.

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

No details for cycle parking provision have been provided and Havant Borough Council as Parking Authority should be satisfied that suitable cycle parking provision is provided to support the development in accordance with the adopted parking standards.

Site Access

The main entrance to the site is from Hooks Lane. It is unclear how this will interact with the parking provision for the adjoining land use which could cause conflict with those accessing the facility.

Connectivity for people walking to the site from Fraser Road is poor with no formal footway provision or clear desire line for crossing to the building entrance. There is opportunity for this to be improved alongside side consideration to how the main access to the site works to ensure safe and suitable connectivity between Fraser Road and the existing parking provision.

Alternatively given that there are car free paths from the parking area to the site a main entrance to the site being from the northern or eastern boundary would be more attractive from those walking and cycling. This could be supported through clear signing to the entrance along with provision of a dropped kerb crossing on Fraser Road to support access for those coming from the south. It is noted however that this falls on land outside the highway boundary.

No details around the expected trip generation or access strategy for the site have been provided and this should be set out in more details within the design and access statement to support the application.

Recommendation

The Highway Authority require additional information on the access strategy for the site and how the pedestrian access will be accommodated to the entrance of the building. In addition, there are concerns that the entrance to the building will be obstructed by parking on 3rd party land leading to conflict with those accessing the site. Additional information is therefore required to support the application on the likely trip generation and access proposals.

Yours faithfully,

Holly Drury
Principal Transport Planner - Highway Development Planning
Hampshire 2050