

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	3 August 2022
LOCATION:	Aldingbourne Country Centre Blackmill Lane Aldingbourne PO18 0JP
SUBJECT:	AL/68/22/PL Change of use from ancillary accommodation associated with the Aldingbourne Centre (Sui Generis) to use as a day nursery (Class E(f)). This site is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The site is located to the west of Blackmill Lane, north of the A27 and approximately 9.5 miles from Chichester.

The site is an existing vacant building of approximately 61 sqm and was previously used as a shop in relation to the county centre. The shop has since moved into the main centre and the proposed application is for a 21 place children's nursery (independent of the Aldingbourne Centre) with 6 members of staff.

The nursery will operate for 48 weeks of the year between the hours of 08:30 and 16:30, Monday to Friday operating 2 sessions.

A transport Statement has been submitted with the application which provides details of likely traffic movements, access and parking

Access

Vehicular and pedestrian access will be achieved via the existing access point from Blackmill Lane. Improvements were made to this access as part of an earlier application. The main access road to the Centre was improved to include a number of passing places as part of an earlier application.

Car Parking

The existing grasscrete parking area adjacent to the proposed nursery building caters for an estimated 10-14 spaces. A maximum of 6 of these spaces will be utilised by staff leaving 4 - 8 spaces available for drop offs/collections. It is expected that start/finish times will be staggered over a 90 minute period which will allow for sufficient space with the car park. The Aldingbourne Centre has a large number of existing car parks which can be used as overflow car parks for the Nursery.

Given the overall space for parking on-site and the improvements made as part of the 2012 Centre Improvements application, the Highway Authority would not raise an objection to the proposal.

Debbie Farrell
West Sussex County Council – Planning Services