

From: Richard Castro-Parker
Sent: 22 January 2019 17:29
To: Planning.Responses
Subject: FW: BR/224/18/PL - School House Bersetd

Please could this email be uploaded as Highway Officer's comments to application ref: BR/224/18/PL

Yours sincerely

Richard Castro-Parker

Senior Planning Officer (Contract)
Arun District Council.

From: Ian Hayward [REDACTED]
Sent: 03 January 2019 10:06
To: Richard Castro-Parker
Subject: RE: BR/224/18/PL - School House Bersetd

Hi Richard,

Thanks for sending across this additional information.

On review, given the sustainable location of the site, existing uses and scale of development I would be minded to accept that the proposal will only result in a minor vehicular intensification of use at the site. Therefore the Local Highway Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Existing parking arrangements seem adequate for the existing use. Given the pick-up and drop-off nature of vehicular movements it is not anticipated that the proposed will generate any significant increase in parking demand. You may wish to consider the amenity implications of pick-up / drop-off movements and associate parking.

If you are minded to grant planning consent I would be minded to advise a condition securing a Travel Plan Statement, suggested wording below:

Travel Plan Statement

The extended Nursery use shall not commence until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Ian Hayward
Planning Services

From: Richard Castro-Parker [mailto:Richard.Castro-Parker@arun.gov.uk]
Sent: 21 December 2018 17:15
To: Ian Hayward
Subject: FW: BR/224/18/PL - School House Bersetd

Dear Ian,

Please see the below comments, the agents comments re: BR/224/18/PL - School House Bersetd regarding parking, following your comments.

Thank you

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: M NORRELL [REDACTED]
Sent: 16 December 2018 11:43
To: Richard Castro-Parker
Cc: Antonio Betés; Tracey
Subject: Re: BR/224/18/PL - School House Bersetd

Dear Mr Castro-Parker,

Ref BR/224/18/PL

Thank you for your email dated 12th December that included the response from WSCC Highways. I have intend to pick up on the points raised (in italics for ease of reference) in corresponding order to your email. I will also refer to the relevant DAS document that forms part of the application which is already in your possession.

Point 1:

I can see form the plans that the site had a previous use as a residential unit, presumably this proposed use will be an extension to the existing adjacent nursery and not a 'new' nursery?

I draw your attention to the DAS and paragraph 3 in Section1, and for clarity I can confirm the proposed use is an extension to the existing nursery provision and it is not a new nursery.

Point 2:

Given the space will accommodate 12 babies, the potential worst case scenario ins trip generation would be 12 drop-off and 12 pick-up trips by vehicle (48 total vehicle movements). I'm mindful that with staff vehicle movements this could push the application over a threshold where we would ask for a Stage 1 Road Safety Audit to be submitted in support of the application.

I draw you attention to the DAS and paragraph 4 in Section 7. As this is an existing nursery and not new, the existing parents and school data around where they live, for reasons under GDPR and safeguarding cannot be issued as evidence, confirm that a large number (resulting in a high proportion of registrations) of families live local who walk to the nursery. This additional provision will follow a similar pattern, as the families using this establishment will live in close proximity and with close links with the local Primary School many siblings will attend both facilities and these are very close (0.2 miles) resulting in no need to make any additional trips, even if a car was to be used.

In relation to staff I draw your attention to the DAS and paragraph 3 in Section 5. All staff are local residents to Bognor Regis and these staff are always encouraged to walk or cycle and in most cases this will is also weather dependent. Many staff will and can car share.

Point 3:

Has the applicant provided any information on potential trip generation? A survey of the existing nursery use could be used to extrapolate a likely trip generation as it is unlikely all trips will be made by car in the analysis above.

I draw your attention to the DAS and paragraph 3 in Section 7. The session times are staggered meaning that there is minimal additional vehicle movements de minimis to the existing arrangements creating a very low impact. This also takes into account that not all movements are made by car, based on the existing information around the families using this nursery and staff data, relating to where they live and how they prefer to walk to the location.

Point 4:

We also don't have a set parking standard for Nursery use so would initially expect the applicant to outline the existing levels of parking and provide some sort of evidence or statement if this currently meets their needs. Again a survey of the existing parking facility can be used by the applicants to demonstrate its being underused and can accommodate the additional demand created.

I can confirm that the owners of the nursery confirm that the existing off site car park and parking arrangements, including the number of spaces meet the needs of the existing and the proposed use. Local staff often car share, walk or cycle to work resulting in the reduced need for on site car parking which means that there are spaces available for any minimal staff parking requirements as a result of the proposal. When taking into account staff working shift patterns, annual leave entitlements, part time staff and job share arrangements, where not all staff are on site any one time regardless of how they get to work there is suitable and sufficient number of off site car parking spaces for staff to use and the proposal will not generate any pressure or parking over subscription in this regard. In addition to the nursery car park there is a free private public use car park to the rear of the school that forms part of the Church, which is generally empty during the week and can be used through local agreement by the nursery should there be any peak requirements.

I hope in conjunction with the DAS this further information addresses the points raised and the applicant confirms that this proposal creates no or no 'significant' changes to the local highway network or for the requirement of off site highway improvements as a consequence of the proposal. Therefore its unlikely to meet the requirement for a Stage 1 Road Safety Audit.

Please do not hesitate to contact me should you require any further information.

Kind regards
Mark

MDN Consultancy



On Wednesday, 12 December 2018, 10:33:26 GMT, Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk> wrote:

Dear Mr Norrel,

I am emailing regarding application BR/224/18/PL - School House Bersetd. Firstly I would like to apologise for the delay in your clients application. I would like to draw you attention to the Highway Officer's comments which were received yesterday 11/12/2018:

I can see from the plans that the site had a previous use as a residential unit, presumably this proposed use will be an extension to the existing adjacent nursery and not a 'new' nursery?

Given the space will accommodate 12 babies, the potential worst case scenario ins trip generation would be 12 drop-off and 12 pick-up trips by vehicle (48 total vehicle movements). I'm mindful that with staff vehicle movements this could push the application over a threshold where we would ask for a Stage 1 Road Safety Audit to be submitted in support of the application.

Has the applicant provided any information on potential trip generation? A survey of the existing nursery use could be used to extrapolate a likely trip generation as it is unlikely all trips will be made by car in the analysis above.

We also don't have a set parking standard for Nursery use so would initially expect the applicant to outline the existing levels of parking and provide some sort of evidence or statement if this currently meets their needs. Again a survey of the existing parking facility can be used by the applicants to demonstrate its being underused and can accommodate the additional demand created.

The matters raised in the Highway Officer's Comments, above, will need addressing. I hope to hear from you asap regarding these matters.

Yours sincerely

Richard Castro-Parker

Senior Planning Officer (Contract)

Arun District Council

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