Planning Proposal Information – Littlehampton; 5 Selbourne Place

The Friendly Fish Day Nursery & Beach School



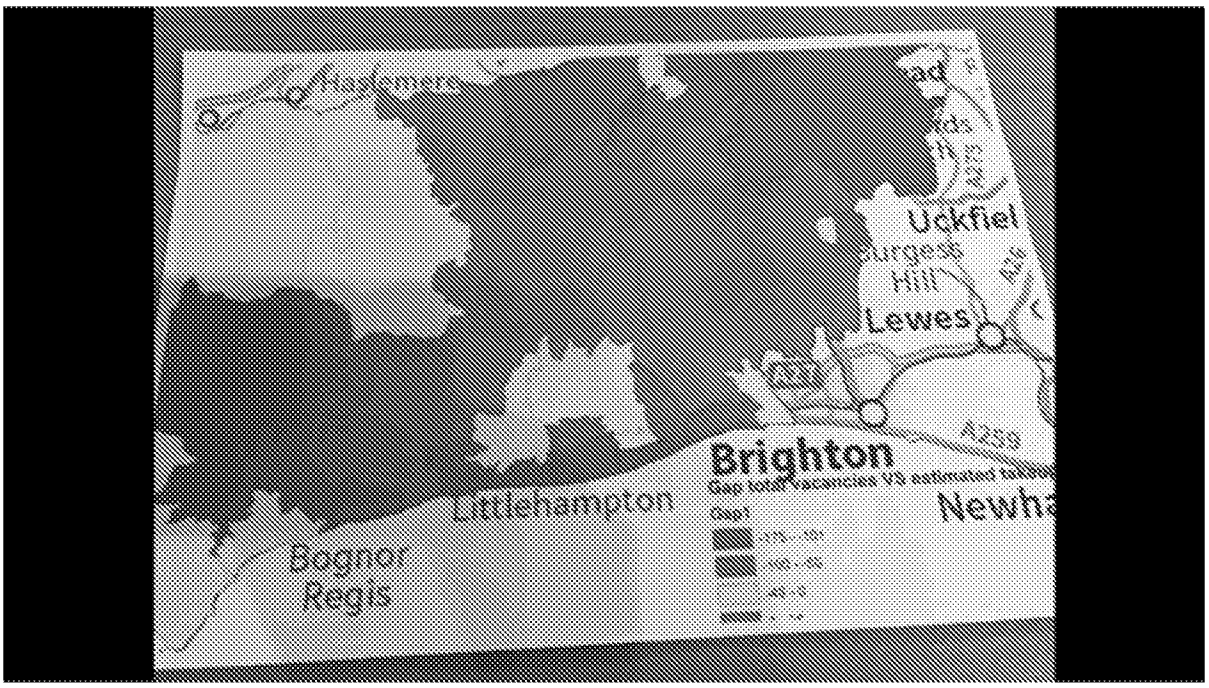
5 Selbourne Place is a 7 bedroom, semidetached house in walking distance to the sea front and town centre. The house is split over 4 stories, giving ample space to create a positive, welcoming, secure homely Nursery environment. We will be catering for children between the ages of 0-8 years of age, having a separate space for babies, toddlers and our pre-schoolers. The Nursery will be open 52 weeks of the year, operating Monday to Friday only, between the hours of 8am – 6pm. We will not provide care earlier, or later than these stipulations to ensure we work in harmony with residents in the area.



The nursery will have a maximum of 65 children at any one time, inclusive of up to 11 babies, up to 24 toddlers and up to 30 pre-schoolers. The nursery will have set sessions available, whilst also being flexible to support parents in the local area. We will be looking to offer after school care, and additional Holiday club outside of the areas school terms, to try and assist parents/area with children during these times.

Knowledge of need in area, including 30 hours provision. From reviewing local provision, we have identified gaps in full day care for children aged 0-3 years in particular, as well as all year round provision. With the introduction of the 30 hours provision we know from already attending local network meeting that there will be a shortfall of places being able to fulfil 30 hours for each eligible child. Increasing childcare places will enable more parents/carers to get out to work now they have support from 30 hours. Being able to offer this all year round instead of term time only (as are the majority of setting s in the surrounding area) will enable parents /carers to apply for more job opportunities. We will also be flexible in our offer, most nurseries are stipulating when parents can take funded hours, we however will allow parents to attend three whole days (8-6) free of charge to the parent for 38 weeks of the year, the option to spread this funding over the whole year would mean a parents could access our provision all year round, free for 22 hours per week.

Map identifying areas with a shortage are identified in red – as you will see Littlehampton is identified as one of these potential areas.



Using the childcare sufficiency tool, it is highlighted that Arun will be having a large amount of new homes built within the area, over the years that this is put into place; additional childcare spaces will be sort for those families who will require childcare as well as the 30 hour entitlement.

Flexibility of funding will see parents/carers being able to take their fully funded hours term time only, as well as spreading them over the whole year if this supports them.

Affordability: How we will make sure our childcare is affordable: all fees to include meals, no additional extras to charge for. Flexibility of attendance, i.e. adding on separate hours instead of paying for an all-day rate. We will be flexible, offering school hours to suit parents/carers needs, as well as after school and school holiday care options.

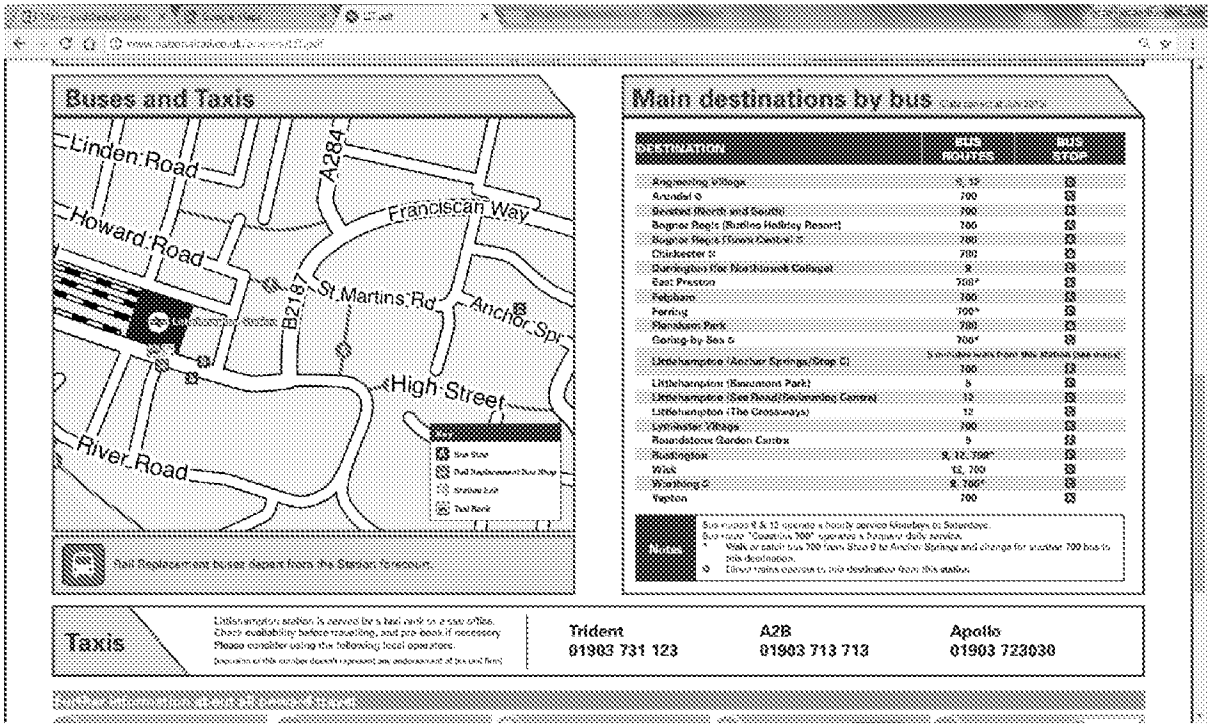
Traffic and Parking Management: Having set sessions will enable us to ensure pickups and drop offs are staggered, using only the drive way area for parents to park. The nursery is situated on a road where no parking is permitted; clients using the nursery will not be permitted to park along these roads: Selbourne Place in the opposite crescent Furzedown, as well as nearing Granville road. Management will monitor this and ensure parking in these areas does not happen, meaning no issues for residential parking.



We will be providing off road parking for up to 6 cars at any one time for parents/carers to drop off and collection on the already existing drive way of the property– having staggered pick up and drop of times throughout the day to avoid congestion. Staff will be employed from the local area to support local sufficiency of jobs, and also to avoid the need for staff parking. Staff will be encouraged to walk, cycle of use public transport if required, as will clients. Two car parking spaces can be reserved for staff if required – still leaving an adequate 4 spaces for parents/carers to drop off and collect.

To start with there will be 5 staff – all initial staff have already been identified and are within walking distance, at full capacity there will need 16 Staff, so employment opportunities for a further 11 staff members.

We have Littlehampton train station which is within 10 minutes walking distance, as well as various bus routes please see below.



Minimising impact on local residents: Every effort will be put into place to ensure that no increased level of traffic or parking is noticeable. As previously discussed we will have staggered pick up and drop off times, as well as ample drive way parking, and a green outlook on employment – employing from the local area to provide job opportunities, but also to ensure staff are able to get to us by means of walking/cycling etc. (Also see traffic and parking management.)

We have a detailed outdoor provision management plan – where every step possible will be taken to ensure neighbours are not over looked, as well as limiting any potential notice increase. (Please see outdoor provision management plan)

Outdoor provision management plan (Beach school): The outdoor provision will take place at the rear of the property in the current garden area. From the aspect of the property the left hand side of the garden runs parallel with a commercial property, the boundary line comprises of large fence and trees which is secure, but also ensures privacy. The commercial property is a restaurant with its own garden facility. We have already approached the owners of this business, who have said that they would be more than happy to support our planning application; they have stated that they feel it would have no detrimental impact on them or neighbouring businesses or residents. We did offer to restrict garden times encase it had an impact on their business – however our offer was declined, the business owners are happy to be contacted to verify this.

At the bottom of the garden is a high fence also with ample trees to ensure privacy, this back's on to a road (Irvine Road) so causes us no concern. Over the road is a garage compound, so again no residents that are near.

To the right of the property is the only "direct contact" with regards to the garden area. It is lined fully with high fences. The property is fully double glazed so effect would be minimal. The property is

currently run as part of the UNITED RESPONCE group providing a range of services and support for adult and young people. High fences and tress will be contributing to reduce any notice, as well as our planned garden layout. We have also spoken to the owners of this premises, and met their residents, they are also in support of our planning application. We are semidetached to this property – and have discussed any concerns with regards to noise. The staff at united response said that they had no concerns however we have taken the decision to sound proof two levels of walls that adjoin the property to ensure that we cause no additional sound disturbance to them. Again they are more than happy to be contacted to confirm our discussions.



Types of play will vary within the garden, however we have planned our provision taking into account our neighbouring gardens. Due to the neighbouring resident, play on the right hand side of the garden will be purpose made to incorporate quiet play such as reading area, quiet den area and seating area.

The gross motor, physical play area will be at the bottom of the garden which runs parallel to the road – meaning is notice is slightly elevated that it should cause no impact of our neighbouring residents.

Other areas such as small world play will incorporate sand play, and play animals for example. Again these style of activities will not create increased notice levels.

Times of play will be staggered throughout the day. We would be happy to work with neighbours around timings however having the broadest ability to use the garden without time restrictions will

enable to use it is much smaller groups – in turn hopefully the residents of neighbouring property's will not notice any difference.

Ages of children accessing the outdoor provision will include all children we have with us ranging from 0-5 years throughout the day.

A robust behavioural management plan will be put into place –this eliminating any potential issues arising that would cause extreme noise. This will include behavioural expectations of the children when outside and how staff will monitor behaviour. Obviously outdoor areas are, as a generalisation a place where children can express louder vocalisations however children would be discouraged to shout or scream when using the area. Babies who were distressed causing them to cry will also be taken back into the indoor environment where they can be comforted – again restricting the level of noise. The behavioural management plan would be enforced by Management at the nursery and staff would always be supervising the children when in the outdoor environment to ensure very little disruption is caused to the neighbouring contact garden. This includes ensuring the boundary wall remains out of bounds for the children – ensuring no damage (a fence could be placed if preferred), no objects will be placed over the wall/ fence into the neighbouring garden.

The current front of the property will have no access to children.

We will also be a registered beach school, where two or more staff will be trained in this. This will enable us to use the local surroundings so visit the beach as part of the children daily learning. This will also limit the amount of children using our own outdoor area as some children will be out on trips to explore the outdoor s further.

Some examples below of equipment that will be used within the outdoor provision:

