WEST SUSSEX COUNTY COUNCIL **DATE: 30 January 2018**
PLANNING SERVICES CONSULTATION

FROM: **Debbie Farrell** **TO:** **Arun District Council**
FAO: **Mr D Easton**

SUBJECT: **LU/298/17/PL - Change of use from a dwelling (C3 Dwellinghouse) to a Day Nursery & Beach School (D1 Non-residential Institutions) with off-street parking. This application affects the character & appearance of the Littlehampton Seafront Conservation Area.**

5 Selborne Place, Selborne Road, Littlehampton, West Sussex, BN17 5NH

DATE OF SITE VISIT:

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	X
Objection		**No Objection**	X	**Refusal**	

S106 contribution total (see below for breakdown): £

Traffic generation
The Highway Authority would not object to the principle of a Children's Nursery in this location in terms of traffic generation. The site is located in a residential area with good transport and pedestrian links. No information has been provided on transport modal share, however a large proportion of parents are likely to drive to the site with a lower proportion of parents choosing to walk or use public transport. In addition a significant number of trips to the site are likely to be shared trips ie vehicles already on the local road network – parents on the way to work, shopping etc.

Parking
The area to the front of the building has been reserved for parking with 6 spaces shown on the plan. It is not clear how easy it would be for vehicles to manoeuvre out of these spaces as 6m is required behind each space. In addition, the space closed to the footway boundary may obstruct the access. There access which will not allow for 2 cars to pass clear of the highway, given the concentrated arrival and departure of parents the demand for parking will out strip supply and result in conflict which is a highway safety concern. Given the limited number of parking spaces, the single lane access and the on –site space constraints for manoeuvring it is recommended that the on-site parking is restricted to staff/visitors only and it is made clear to parents that no parking on site is available.

Surrounding road network
The immediate surrounding road network is laid out in a grid formation with crossroad junctions protected from parking with double yellow lines. A number of roads between junctions have single yellow lines including the section of road bounding the site and some sections of road are free from restrictions.

Parking team comments - On any yellow line drop offs are allowed (for as much time as it takes to get the child to a place of safety). It is similar to loading and unloading except you just can't park/wait there.

So, hypothetically a parent can leave the car outside the nursery unoccupied enter with child and come out 5 mins later. However, there is a risk that a CEO would see the unattended vehicle during that time and issue a PCN (takes about 5 mins to issue). The parent would then need to appeal and justify that they were taking that child in. This period is there to allow the activity to take place but is not a guarantee that no action will be taken – a CEO will not necessarily be able to distinguish a parent from another parker, especially if further away from the school.

Additional information in relation to on-street parking

It would be helpful to establish how many car parking spaces are available in the surrounding road network and would request the applicant undertakes a car parking survey. The applicant will also need to provide information on how many parents are likely to drive, proportion of car share (siblings) and further information on session times, plans to stagger start finish times. A plan showing a redesigned staff parking area is also required.

Note: The areas marked as SYL will need to be identified in the survey.

Please reconsult

Debbie Farrell
Planning Services