HB

Dawn Ayres

From: developmentcontrol@adur.gov.uk
Sent: 08 May 2009 17:43
To: developmentcontrol
Subject: PublicAccess for Planning - Application Comments (ADC/0141/09)

PublicAccess for Planning - Application Comments (ADC/0141/09)

"Simon Boyd" has used the PublicAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 08/05/2009 17:42:58 from IP 84.13.53.129.

Application Summary

Application Number:
ADC/0141/09

Address:
6 Tarmount Lane
Shoreham-by-Sea
West Sussex
BN43 6DA

Proposal:
Change of use from offices to childrens day care nursery for 43 children (Use Class D1)

Case Officer:
Hannah Barker

Customer Details

Name:
Simon Boyd

Address:
Young Sussex
302 Upper Shoreham Road
Shoreham-by-Sea
Wet Sussex

Postcode:
BN43 6BA

Email:
[redacted]

Phone Number:
[redacted]

Comments

Submission Type:
Customer objects to the Planning Application.

Comments:
On page 2 of the Design and Access Statement, as justification of the need for further provision, it is stated that "Young Sussex and The Beach House.are both full with very long (one year) waiting lists". Whilst I cannot comment on behalf of The Beach House, I am well placed to comment on the situation at Young Sussex. This statement is factually incorrect and wholly untrue. We do not have a waiting list to speak of, and at the time of writing, have 43 available sessions for all age groups throughout the week.

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In general, I believe the applicant has overstated the need for childcare in the area, and although there may be a small demand for care for under 1s, I believe this will be more than adequately catered for by existing proposals already in development in the area. I believe the applicant is well aware of the lack of demand as he has demonstrated by leafleting Young Sussex parents about his proposals outside our own front gate.

Whilst I approve of competition in business, and support the applicant's desire to grow his business (ethics aside), I see no value in over-saturating a market that is already well catered for. Should the proposal be approved, we would be certain to see a general reduction in levels of occupancy, as would all providers in the area. Whilst unnecessary, as part of a bigger group of nurseries, we can comfortably accommodate this reduction over the medium to long term. However, there are a number of smaller providers in the area that will almost certainly suffer the consequences of immediate and direct competition on their doorstep. A new nursery can only be sustained over the long term with the eventual closure of an established existing provider. This is most likely to be one of the smaller, more affordable providers who do not have the financial backing or profit margins to remain viable during what is an already difficult economical environment.

I also have a number of issues that concern the suitability of the site:

. There appears to be very little useable outdoor playspace, either on site, or in the vicinity. This would limit the provider's ability to adequately fulfil the requirements of the EYFS. We have previously been advised that 3.5m2 per child is an appropriate guideline for outdoor space requirements (a total of 150.5m2 for the 43 children proposed).

. Whilst in theory, parents can use the car-park opposite for set-downs and pick-ups, the reality from our own experience is that a parents will, more often than not, pull up immediately outside the nursery as they will "only be a minute". This would certainly be the case for any parent/visitor attending site when the car-park is not free (9am-5pm). With parents collecting after the morning session, and dropping off for the afternoon session over the lunch period, the road could become very congested at this time, and dangerous for those that do use the car-park and need to cross the street to access the nursery. I would also be concerned that cars parked in the road outside the proposed nursery, however temporarily, would force passing cars into oncoming traffic on a blind bend.

. There will clearly be an adverse impact on the immediate environment in terms of congestion, parking competition, pollution etc., for both local residents and businesses.

We believe that there is not the demand for additional childcare provision in the area. We also believe that the physical constraints of the site and its location deem it unsuitable as a nursery. For these reasons, we object to the proposals laid out in the application.

Yours sincerely

Simon Boyd
Business Manager
Young Sussex Children's Day Nursery

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