Timberline
Castle Lane
Bramber
Steyning
West Sussex
BN44 3FB

Hannah Barker
Development Control
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

CHIEF EXECUTIVE'S
DEPARTMENT
18 JUN 2009

16th June 2009

Objection to ADC/0141/09
Change of use of guesthouse to childrens day nursery with one-bedroom flat on second floor, 418 Upper Shoreham Road, BN43 5NE

Dear Ms Barker,

I am writing to express concern over the above application for reasons of traffic safety.

In April 2008 I did some pre-application studies with Tim Townsend of WSCC Highways on a number of properties in Shoreham for potential use as a nursery, including the property in question at 418 Upper Shoreham Road. His comments were as below:

"418 Upper Shoreham Road (USR) - Off-street parking available for 3-4 vehicles although on-street parking would take place if planning permission was successful. This could obstruct visibility for users of adjacent access points. It is noted that there are commercial properties next door but these are unlikely to generate as much activity as a nursery. Road is straight and subject to a 30mph speed limit but road is generally busy throughout the day and on-street parking (or potential for more) should not be encouraged. In highway terms I would not be minded to accept a COU here. Crossing USR can be difficult in this location. "

Clearly this earlier response is at odds with the current response from Highways.

The earlier proposal was for 60 children and up to 18 staff, rather than the currently proposed 70 children and up to 28 staff. The proposed travel plans were essentially identical though there was no provision for additional resident parking as required with the above proposal.

There have been no material changes to the layout of the roads or building since April 2008 and I am not aware of any changes to policy relevant to this matter. I have made a complaint to WSCC Highways and have asked them to explain and justify the inconsistent approach and application of policy in these proposals.

It may be prudent to request WSCC Highways to internally review this matter given the importance of road safety in this particular instance, and their inability to provide a consistent response.

Yours sincerely
Steven Cox