

No:	BH2018/03912	Ward:	Rottingdean Coastal Ward
App Type:	Full Planning		
Address:	Gingerbread Day Nursery Arundel Drive West Saltdean Brighton BN2 8SJ		
Proposal:	Demolition of existing porta cabin and erection of single storey building incorporating front and side boundary fencing with access gate and associated works.		
Officer:	Emily Stanbridge, tel: 293311	Valid Date:	21.12.2018
Con Area:		Expiry Date:	15.02.2019
Listed Building Grade:		EOT:	
Agent:	Mr Harry Hayes 253 Ditchling Road Brighton BN1 6JD		
Applicant:	Mr Childs Gingerbread Day Nursery Arundel Drive West Saltdean Brighton BN2 8SJ		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Block Plan	3677.PL.03		17 May 2019
Proposed Drawing	3677.PL.01	B	17 May 2019
Proposed Drawing	3677.PL.02	B	17 May 2019
Location Plan	3677.EX.03	A	17 May 2019

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. The use hereby permitted shall not be operational except between the hours of 08:00 and 18:00 on Mondays to Fridays only.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4. The number of children attending the day nursery use hereby permitted shall not exceed 42 at any time.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5. No development of any boundary treatment shall take place until a sample panel of flintwork has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel and retained as such thereafter.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

6. No development above ground floor slab level of any part of the development hereby permitted, shall take place until samples of all materials to be used in the construction of the external surfaces of the development, other than those used in the construction of the boundary treatments as secured under condition 4, have been submitted to and approved in writing by the Local Planning Authority, including:

- a) samples of all cladding to be used, including details of their treatment to protect against weathering
- b) samples of all hard surfacing materials
- c) details of the proposed windows and doors

Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

7. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy CP10 of the Brighton & Hove City Plan Part One.

8. Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

9. Prior to first occupation details of buggy and scooter parking facilities for the use by the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of children's buggies and scooters are provided to comply with policies TR7 and HO26 of the Brighton & Hove Local Plan and SA6, CP7, CP9, CP12, CP13 and CP15 of the City Plan Part One.

10. Within 3 months of overall occupation of the development hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, suppliers, neighbours, other agencies, interest groups and stake holders).

Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies TR4 and TR7 of the Brighton & Hove Local Plan and SA6, CP7, CP9, CP12, CP13, CP15 and CP21 of the City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. The applicant should contact the Highway Authority Access Team for advice and information at their earliest convenience to avoid delay (travel.planning@brighton-hove.gov.uk or telephone 01273 292233). The Travel Plan shall include such measures and commitments as are considered necessary to mitigate the expected travel impacts of the development and should include as a minimum the following initiatives and commitments:

Schools, academies and nurseries:

- i. Measures to promote and enable increased use of active and sustainable transport modes, including walking, cycling, public transport use, car sharing and Park & Stride, as alternatives to individual motor vehicle use;
- ii. Identification of a nominated member of staff to act as School Travel Plan Co-ordinator to become the individual contact for the council's School Travel Team relating to the School Travel Plan; to convene a School Travel Plan (STP) Working Group;
- iii. Use of the BHCC STP guidance documents to produce and annually review the STP

- iv. Production of a SMART action and monitoring plan, which shall include a commitment to undertake annual staff, parent/carer and pupil travel surveys to enable the STP to be reviewed and to update the SMART actions to address any issues identified;
- v. A commitment to take part in the annual 'Hands Up' Mode of Travel Survey co-ordinated by the council's School Travel Team;
- vi. Identification of mode-use targets focussed on reductions in the level of individual motor vehicle use by staff and parent/carers;
- vii. A commitment to reduce carbon emissions associated with nursery and school travel;
- viii. Initiatives to increase awareness of and improve road safety and personal security;
- ix. Evidence of dialogue and consultation with neighbouring residents and businesses;
- x. Submission of an annual STP review document, following the annual travel surveys, to the Council's School Travel Team to demonstrate progress towards the identified targets.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1. The application site sits immediately adjacent to the east of the early 21st century extension to the grade II listed Saltdean Barn (and attached walls), The original part of the barn is of early/mid-19th century date. Both sit within Saltdean Park, an oval-shaped park in the bowl of a valley laid out in the early 1930s at the centre of the new suburban settlement at Saltdean. This parkland siting contributes positively to the building's setting, helping to retain some sense of the barn's original agricultural setting, and enables longer views towards the Barn (and application site) from elevated viewpoints, particularly from Arundel Drive East but also from the coast road looking north with downland as a backdrop.
- 2.2. Planning permission is sought for the demolition of the existing porta cabin (Gingerbread day nursery) and erection of single storey building, to allow for a nursery (D1) for up to 42 children, incorporating front and side boundary fencing with access gate and associated works.

3. RELEVANT HISTORY

- 3.1. PRE2018/00072: Replacement building and associated works. Written response issued 23rd April 2018.

4. CONSULTATIONS

External:

- 4.1. **Conservation Advisory Group:** Objection
The scale, design and materials of the proposed building are considered very harmful to the setting of the Grade II listed barn and the attached wall on the

east side of its curtilage. The original barn restored in 2005, with its very successful 21st century extensions, which emulate its Sussex farm vernacular style, are together an important feature in the park and warranted the Sussex Heritage Trust Award in 2007. These buildings would be seriously compromised by the proposed structure with its sweeping mono-pitched roof, bizarrely shaped windows on its south elevation and extensive fenestration on the north and east elevations. An increase in the foot print of the existing building would further reduce the open space on the Saltdean Oval and should be resisted. The Group meanwhile notes with dismay the unauthorised and unsightly structures currently on the site.

Internal

- 4.2. **Environmental Health: No Objection**
No comment on the proposal on the assumption that the council's guidance on nursery management is fully implemented. There have been no recorded noise complaints from the existing nursery and the increased numbers are unlikely to make a material difference.
- 4.3. **Heritage: No Objection subject to amendments 23.01.2019**
The application was subject to pre-application advice, which has largely been positively responded to.
- 4.4. The submission proposes an increase in the building footprint northwards, remaining single storey, but the proposed building would be of substantially better design. The proposed new northern building line is therefore considered acceptable. On the western side the new building retains a suitable gap to ensure no harmful impact on the structure of the listed flint wall and to ensure that the future maintenance of this wall is not compromised. The new building would provide a contemporary but contextual design. The height of the walls of the new building are below the eaves height of the adjacent barn extension and the shallow pitched roof, falling from east to west, would avoid a large expanse of visible flat roof when seen from Arundel Drive East. The deep overhanging eaves and large areas of glazing would provide visual interest and the use of stained timber cladding, in the form of vertical and horizontal boards, would help to integrate the new building with the existing barn and its extension.
- 4.5. The only matter of concern relates to the proposed boundary treatment. The existing site has a mix of two unsympathetic boundary treatments - rendered low wall and high close-boarded fence, neither of which relate well to the Barn and neither of which appears to have planning permission. The proposed retention and extension of the rendered wall, with green metal mesh fence above, would be unduly intrusive and would not be sympathetic to the setting of the listed Barn. There is no objection to the green metal mesh fence but it is recommended that the outer face of the wall be finished in flint or a soft red brick, or a combination of the two.
- 4.6. **Further comments following the submission of amendments 29.01.2019:**

The amendments to the boundary wall satisfactorily address previous concerns and approval is recommended subject to a condition requiring a sample of the proposed flint work.

4.7. **Policy** Original comments 06.02.2019

Policy HO26 supports delivery of new day nurseries and child care facilities provided certain criteria are met. Therefore the proposal for an enlarged day nursery is supported in principle.

4.8. The application site consists of a porta cabin and enclosed garden area, is located within Saltdean Park and is designated open space of the Parks & Gardens typology.

4.9. The development would result in the loss of c.400m² designated open space and is therefore contrary to City Plan Part 1 policy CP16. Policy criteria 1a to 1d set out circumstances whereby planning permission resulting in loss of open space would be permitted, however the proposals do not fully meet any of these exception criteria.

4.10. Although it is acknowledged that the current use of the site means it is not currently publically accessible and does not currently serve a physical or visual open space purpose, the applicant has not attempted to justify the loss of open space. It is suggested that the applicant should submit further information to justify the loss

4.11. The site is located within the Nature Improvement Area and forms part of the green network. The fourth objective of Policy CP10 is, 'to ensure development delivers measurable biodiversity improvements' considered to be of particular relevance to this proposal, and the proposal would therefore need to deliver measureable biodiversity improvements. This could include, for example, appropriate planting as described in Annex 7 of SPD11 Nature Conservation in Development or other features that support biodiversity.

4.12. Further comments following the submission of additional information 01.05.2019: Verbal

The applicant has sufficiently justified the loss of the designated open space and therefore there is no objection to the scheme based on Policy CP16.

4.13. **Sustainable Transport** No objection subject to the following conditions:

- cycle parking
- travel plan
- children buggy and scooter parking

5. REPRESENTATIONS

5.1. **Sixty Eight** (68) letters of representation have been received objecting to the proposed development on the following grounds:

- The proposed design has no merit and not in keeping with the barn
- The design of the building adds nothing to the park

- There are already a number of childcare options in the area
- Loss of public parkland
- The neighbouring listed building and parkland should be respected and protected
- Additional cars and traffic causing increased parking pressures
- Too close to the shared boundary of the listed barn
- Inappropriate height of development
- The proposal will result in a bigger development
- The development will obstruct views to the barn
- The increase in the size of the nursery will impact other businesses
- The development will over shadow the barn
- The park is becoming overwhelmed by buildings
- Two nurseries next to each other is unnecessary
- Noise and pollution of building work
- Associated risk to the boundary walls foundations during construction
- The site is not suitable for expansion
- The development takes up land for community use
- The current condition of the nursery is shabby
- Increased noise levels
- Damaging to the community
- The proposed building is too modern for the area
- The current porta cabin by its very nature is a temporary building whilst the proposed is a permanent structure
- No guarantee the site would stay as a nursery
- The site is located on ACV land
- The setting of Saltdean Oval Park is what makes Saltdean Special
- Road safety dangers
- Health and safety concerns of the build
- Overdevelopment
- The outdoor space is poorly maintained despite renovations

5.2. **One Hundred and Twenty Six** (126) letters of representation have been received in Support of the proposed development on the following grounds:

- Good design
- Improvement on existing porta cabin
- The existing facilities are in a poor state of repair
- Will benefit families in the area
- Great for the community
- Will improve the look of the park
- The proposed improvements to the nursery will create better facilities and enable staff to provide a better service
- Improved access
- Provide a safer environment
- Design is sympathetic to neighbouring barn
- The existing building isn't fit for purpose
- The design will make the park more attractive to visitors
- Improves the quality of the learning and play environment of children
- The nursery offers extended session hours and therefore needed

- There is a negligible impact on traffic levels in the area
- The nursery will provide more child care choice for parents
- There is demand for childcare places in Saltdean with many nursery's having long waiting lists
- The building is to extend an existing nursery not creating a new one
- The new development covers the same site and is not taking up more green space
- Expansion is required to meet childcare demands
- The new building will have improved health and safety regulations
- The local community has not been fully represented and many families support the application
- The nursery will create healthy competition and choice for the local community
- The demographic of Saltdean is young families who need such facilities
- New housing developments have been approved in nearby areas which are within walking distance of the nursery
- The local primary school is increasing its intake for classes given the increase of children in the area
- If the site is left how it is then the existing nursery may close
- The new nursery will safeguard jobs provided by the business

5.3. **Councillor Mears** Objects to the proposed development. Comments are attached.

6. MATERIAL CONSIDERATIONS

6.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

6.2. The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);

6.3. Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. RELEVANT POLICIES

The National Planning Policy Framework (NPPF)

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP8	Sustainable buildings
CP9	Sustainable transport
CP12	Urban design
CP15	Heritage
CP16	Open space

Brighton & Hove Local Plan (retained policies March 2016)

TR4	Travel plans
TR7	Safe Development
TR14	Cycle access and parking
SU10	Noise Nuisance
QD15	Landscape design
QD27	Protection of amenity
HE3	Development affecting the setting of a listed building
HO26	Day nurseries and child care facilities

Asset of Community Value

- 7.1. The application site forms part of a wider area that has been listed since September 2017 as an Asset of Community Value (ACV). This wider area, is listed as Saltdean Oval Park and Green Space with named buildings being Saltdean Barn, the Portacabin and the Pavilion.
- 7.2. The fact that land is listed as an ACV is capable of being a material planning consideration in the determination of planning applications relating to that land. Whether it is, in any given circumstance, and the weight to be attached, is a matter of planning judgment for the Local Planning Authority.
- 7.3. The right that follows from a listing is the right of a community interest group to bid to purchase the listed land should the owner intend to sell.
- 7.4. The proposed development retains the identified use of the existing portacabin and will continue to be used by the community. The extension to the existing building is within the footprint of the nurseys as listed as an ACV and the community would continue to enjoy the listed land. That being so the land's status as an ACV is of limited significance.

8. CONSIDERATIONS & ASSESSMENT

The main considerations in the determination of this application relate to the principle of the development, its impact on the character and appearance of adjacent properties and the wider street scene, any potential amenity impact to neighbouring properties and potential transport issues.

Principle of development:

- 8.1. The existing building is a pre-fabricated structure, located immediately east of the Grade II listed barn and attached flint walls. The existing building is in a poor state of repair and due to its current design and materials, adversely affects the setting of the adjacent listed building. The existing porta-cabin provides a poor standard of accommodation for the existing nursery.
- 8.2. The existing building is in use as a children's nursery, providing up to 30 spaces. The proposal is to increase the floor area of the nursery enabling the intake of children to increase so that the nursery can accommodate up to 42 children.
- 8.3. Policy HO26 of the Brighton and Hove Local Plan states that planning permission for day nurseries or other day care provision for children will be permitted where:
- a. the property is capable of meeting the council's accommodation and staffing standards and has an adequate external amenity area for play;
 - b. the proposal would not have a detrimental impact on the amenity of adjoining residents or the surrounding neighbourhood;
 - c. the location is readily accessible by walking, cycling and public transport;
 - d. the proposal would not result in traffic congestion or prejudice highway safety; and
 - e. adequate storage space is provided for buggies and pushchairs.
- 8.4. Given that the site is currently used for a children nursery and that the proposal would include a slight increase in capacity, there are no specific concerns with regards to the compliance with the policy criteria. The principle of the development in terms of Policy HO26 is therefore considered acceptable.
- 8.5. The development would result in the loss of 400m² of designated open space. Policy CP16 of the Brighton and Hove Local Plan seeks to retain and enhance open space. This policy states that:
- 8.6. Planning permission resulting in the loss of open space will only be granted where:
- a) The loss results from a development allocation in a development plan and regard has been given to maintaining some open space (physically and visually); or
 - b) The site is not part of a playing field (current or historical) and the loss is necessary to bring about significant and demonstrable long term enhancements to the city's public open space offer as a whole; or
 - c) The proposed development is ancillary to the use of the open space and will result in only a small loss of open space, provides improvements to and better use of the remaining space and optimises public access; or;
 - d) The site is:
 - o physically incapable of meeting the city's wider open space needs;
 - o is not part of the beach or a playing field (current or historical);

- and, in accordance with the Open Space Study Update 2011 is of a poor quality without potential for improvement (current and potential) and there is an identified surplus (current and future) in all types of open space within the locality.
- 8.7. During the lifetime of the application, information has been provided to justify the loss of this open space. The applicant has stated that the fenced area to the east has been used as a supervised play area for the pupils since 1991. It was fenced in 2014 in accordance with the terms their licence dated 8th September 2014 granted by the council. The area has been and would, with the current proposals, continue to be used for children's outdoor play.
- 8.8. Whilst the current use of the site means it is not currently publically accessible and does not currently serve a physical or visual open space purpose, justification over the loss of this open space is considered appropriate in the determination of this application.
- 8.9. As a consequence of the permanency of the existing building, hard standings and fences, the site is physically incapable of meeting the city's wider open space need. The enclosed nature of the site makes it 'poor quality' as an open space given that it is inaccessible to the public.
- 8.10. Furthermore whilst there is not an overall surplus in all types of open space within the Woodingdean and Rottingdean Ward, there is a surplus of the Parks & Gardens typology, for both current and future needs, which is the only typology applicable to Saltdean Park.
- 8.11. On this basis, the policy team do not object to the scheme and it is considered that sufficient justification has been provided to comply with the requirements of CP16 and therefore no objection is had to the loss of open space as a result of the development proposed.

Design and Appearance:

- 8.12. The existing single storey nursery building is a flat-roofed pre-fabricated type structure that has the appearance of being a temporary building, wholly functional in appearance. It occupies a very prominent site and due to its form, appearance and pale colour it is very intrusive in views from Arundel Drive East and from within Saltdean Park, from the east and north-east. In these views it is harmful to the setting of the listed Saltdean Barn (and its carefully designed extension), standing out starkly against the mellow, muted flint work and clay tiles of those buildings.
- 8.13. This application proposes to increase the footprint of the building towards the north, although the building will remain at single storey height. This increase in size will allow for an increase to the gross internal floor area of the nursery by approximately 55sqm.
- 8.14. The new building provides a contemporary but contextual design which results in an appearance that is more sympathetic to its context in proportions, material and finish. As such the proposed new northern building

line is considered acceptable. On the western side the proposed building retains a suitable gap to the existing listed boundary flint wall to ensure no harmful impact would result to the wall and to ensure that the future maintenance of this wall is not compromised.

- 8.15. The heights of the walls of the new building are below the eaves height of the adjacent barn extension and the new building incorporates a shallow pitched roof, falling from east to west. This roof form will avoid a large expanse of visible flat roof when viewed from Arundel Drive East. The proposed building also incorporates deep over-hanging eaves which in addition to the use of glazing across the building provides visual interest to the buildings design. The use of timber cladding, in the form of vertical and horizontal boards to each elevation, helps to integrate the new building with the existing barn and its extension.
- 8.16. The existing site has a mix of two unsympathetic boundary treatments which consist of a rendered low wall and high close-boarded fence, neither of these relate well to the barn. Amendments have been received during the lifetime of the application to include a 1.6 m high green metal mesh fence, fronted by a low-level flint wall with stone coping, predominantly to the north and west elevations.
- 8.17. As previously stated the application site is located within the setting of a designated heritage asset, namely the adjacent Listed Barn. In accordance with the NPPF when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 8.18. The design of the new building takes into consideration the height of the adjacent listed barn and ensures that the eaves height of the structure proposed is less than that of the neighbouring barn extension. This ensures that the new building remains subservient to the appearance of the barn and the views of this listed building are not obstructed. In this case, for the reasons stated no harm to the setting of the nearby Listed Building has been identified.
- 8.19. Overall it is considered that the design of the new building sits comfortably within the context of the site and is in accordance with development plan policies.

Impact on Amenity:

- 8.20. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.21. The application states that there would be a maximum number of 42 children attending the nursery and the proposed opening hours are 8.00am until 6.00pm Monday to Friday. The proposals would result in an additional 12

children attending the nursery. A condition is recommended restricting the numbers of children.

- 8.22. Given the siting of the proposed building and its separation from the nearest residential properties on Arundel Drive East and Arundel Drive West, it is considered that the proposal is unlikely to result in any adverse impacts on neighbouring residential properties. Furthermore the slight increase in numbers in terms of noise and disturbance is unlikely to impact residents given this separation.
- 8.23. There have been no recorded noise complaints from the existing nursery and the increased numbers are unlikely to make a material difference.
- 8.24. The extension to the adjacent listed barn runs parallel to the existing site boundary wall. There are no windows within this elevation of the barn. There is however two roof lights which face onto the application site. The proposed roof height of the nursery is below the eaves height of the neighbouring property. Furthermore the height of the roof increases towards the east and therefore away from the neighbouring roof lights. As such no loss of light or increased overshadowing would result to this property.
- 8.25. Whilst the northern elevation of the nursery building will extend beyond the front entrance of the adjacent nursery, this would not protrude beyond the northern line of the main listed barn structure. Furthermore this would be by a marginal amount and the glazing of the neighbouring property is set sufficiently away from the applicant site so not to cause demonstrable harm.
- 8.26. The development is considered to be in accordance with Policy QD27 of the Brighton and Hove Local Plan.

Sustainable transport:

Pedestrian access

- 8.27. The applicant is not proposing changes to pedestrian access arrangements onto the adopted (public) highway and for this development this is deemed acceptable.
- 8.28. Changes have been made in recent years to the junction of Arundel Drive East with Saltdean Vale to improve road safety. There have also been many other improvements at road junctions in Saltdean in recent years to improve accessibility and sustainability for the mobility and visually impaired that will help the future users of this nursery proposal.

Cycle Parking

- 8.29. For this development of 1 nursery with 6 staff the minimum cycle parking standard is 2 cycle parking spaces in total (2 for staff and 0 visitor spaces). The Highway Authority requests that the cycle parking condition is attached to any permission granted.

School travel plan

- 8.30. Given the increase in the number of comings and goings to the site a School Travel Plan is sought by condition to set out a package of measures and commitments tailored to the needs of the development, aimed at promoting safe, active and sustainable travel choices by its users, to the benefit of all concerned. A number of comments received by the public make reference to transport issues and it is considered this document will alleviate those concerns.

Buggy and scooter parking

- 8.31. There are occasions when the person delivering children to the nursery needs to leave the buggy at the nursery to go off somewhere else (like to work) and also children like to ride their scooters to nurseries. The applicant has offered to provide some buggy parking but no scooter parking. Therefore to tie in with Standard Travel Plan condition and informative request above, the Highway Authority also requests the Children Buggy and Scooter Parking condition and informative is attached to any permission requested.

Car Parking

- 8.32. For this development of 1 nursery, within the outer area, the maximum car parking standard is 6 spaces (1 per teaching staff member). Therefore the proposed level of car parking (zero space) is in line with the maximum standards and is therefore deemed acceptable in this case.

Biodiversity improvements

- 8.33. The site is located within the Nature Improvement Area and forms part of the green network. The fourth objective of Policy CP10 is, 'to ensure development delivers measurable biodiversity improvements' considered to be of particular relevance to this proposal.
- 8.34. Revised drawings have been submitted during the lifetime of the application to now include Green Roof. This is a welcomed addition to the scheme. Further information regarding the green roof is secured by condition.

9. EQUALITIES

- 9.1. The application allows for level access to the nursery.