

Planning Statement

Daisy Chain Nursery, 99 Havant Road, Emsworth

S73 Application

March 2023

GENESIS
T O W N P L A N N I N G



Application	S73 Application for the variation of conditions 4 and 5 of planning permission ref: 05/51618/001 for the change of use of the property from residential to mixed use residential (use Class C3) and day nursery (use Class D1)
Site Address	Daisy Chain Nursery, 99 Havant Road, Emsworth, PO10 7LF
GTP Ref	23011/PS01.v2

Document Management

Project	Version	Date	Author	Checked/ Approved by	Reason for Revision
23011	PS01.v2	27/03/2023	CC	KM	

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1 INTRODUCTION

Site Description

- 1.1 Daisy Chain Nursery (99 Havant Road) comprises a detached three-storey building with a nursery and staff accommodation contained within.
- 1.2 The property is located to the north of Havant Road (A259) with direct frontage onto Havant Road within substantial grounds. To the front of the property is parking and landscaping with a rear garden to the north of the dwelling. The area is mixed use with residential properties to the west, commercial development to the east, residential development to the north and the A259 to the south.

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 The proposed development is for the variation of Conditions 4 and 5 of planning permission ref: 05/51618/001 (Appendix A).

2.2 Condition 4:

No more than 28 children shall attend the Nursery School at any one time.

Reason: In the interests of the amenity of occupiers of neighbouring properties and in the interests of highway safety and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 (D4), T7 (T14) and T9 (T17) of the Havant Borough District Wide Local Plan 1996-2011.

2.3 Condition 5:

Outside children's play shall be restricted to two separate one-hour periods per day of no more than ten children in each period. Apart from this, there shall be no children in the rear garden of the property in connection with the Day Nursery use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of neighbouring properties and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 (D4) of the Havant Borough District Wide Local Plan 1996-2011.

3 PLANNING HISTORY

3.1 Application reference 05/51618/001

99 Havant Road, Emsworth - Change of use of property from residential to mixed use residential (use Class C3) and day nursery (use Class D1). Permit. 23.11.2005.

Relevant Planning Permissions

3.2 Application Reference 09/55563/009

97 Havant Road, Emsworth –Change of use from residential to part residential and part consulting rooms. Demolish outbuildings, alterations and additions to existing house to form 4 no. consulting rooms with 2 no. 1 bed flats above. Erection of 2 no. 1 bed flats forming separate annexe. Car parking to rear and new access to Havant Road. Permit.13.05.2009.

3.3 Application Reference 08/55563/008

97 Havant Road –Change of use from residential to part residential and part consulting rooms. Permit. 23.09.2008

Childrens Learning Centre Nursery, 125 New Brighton Road, Emsworth, PO10 7QS

3.4 Application Reference 03/59718/002

Variations of Condition 5 and 6 of Planning Permission 95/59718/000 to allow outside play to take place at any time between 9am and 6pm Monday to Friday, and to lift the restriction on the number of children to participate in outdoor play at any one time. Refused.21.03.2003.

Appeal allowed in part on 23/01/2004 (Appeal decision ref: APP/X1735/A/1118407 attached at Appendix B)

The appeal varied the two conditions as follows:

1. Outside children's play shall not take place outside the hours of 10:00-12:00 and 13:15-15:15 Monday to Friday and shall only take place within the area marked 'Childrens play area' cross hatched black on the plans approved by Havant Borough Council under reference 95/59718.
2. The number of children participating in outside play at any one time shall not exceed 20, unless otherwise agreed in writing by the Local Planning Authority.

3.5 The Childrens Learning Centre nursery successfully varied the hours of outdoor play and the numbers of children allowed to play outdoors at any one time on appeal. The Planning Inspector considered the main issue to be the implications for neighbours' living conditions, with particular reference to noise and disturbance.

3.6 The Local Plan policies and the National Planning Policy Framework have since changed from those considered at the time of the appeal, but the considerations regarding neighbouring amenity remain consistent.

- 3.7 The Childrens Learning Centre is surrounded in close proximity by residential development and the immediate surroundings are residential properties.
- 3.8 The application at the Childrens Learning Centre is relevant as the application was to vary the hours of use of outdoor play space and the numbers of children allowed to use the outdoor play space at any one time at the nursery.
- 3.9 This application seeks to vary the hours of outdoor play space allowed and the numbers of children allowed to play outside at any one time, although the hours requested and the numbers of children differ from those at the Childrens Learning Centre due to operational differences and the fact these applications are 20 years apart; there is also now an increased emphasis on outdoor play for children's mental and physical wellbeing (The Statutory Framework for the Early Years Foundation Stage, published by the Department of Education, September 2021).
- 3.10 Other differences between the application sites are principally 99 Havant Road is characterised by mixed residential and commercial development with multiple commercial developments immediately to the east, the A259 to the south, and residential development to the north and west. The area is therefore more commercial in nature and the A259 is busier and noisier than New Brighton Road upon which the Childrens Learning Centre sits.
- 3.11 The current NPPF and Local Plan policies also place more emphasis on supporting local businesses and encouraging opportunities to promoting healthy and safe communities than 20 years ago.

4 PLANNING POLICY

National Planning Policy Framework (NPPF) July 2021

- 4.1 The NPPF sets out the Government's planning policies for England and how these should be applied. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The purpose of the planning system is to contribute to the achievement of sustainable development which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.3 Paragraph 8 of the NPPF states the three overarching objectives of the planning system:
- a) an economic objective –to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective –to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective –to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.4 Paragraph 11 of the NPPF states that for decision taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.5 Chapter 6, paragraph 81 of the NPPF (Building a strong, competitive economy) states:
- 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.

4.6 Chapter 8 (Promoting healthy and safe communities) paragraph 92 states:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs –for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

4.7 Paragraph 95 states:

It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

4.8 Paragraph 98 states:

‘Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.’

4.9 Chapter 9 (Promoting sustainable transport)

Paragraph 104 supports development proposals where opportunities to promote walking, cycling and public transport use are identified and pursued.

Paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 113 requires all developments that will generate significant amounts of movement to be supported by a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

4.10 In summary, the NPPF supports the ability for businesses to adapt and grow to meet current demands. It also helps to promote healthy lifestyles which includes giving children as many opportunities as possible to learn and play outdoors, to support their mental and physical wellbeing.

- 4.11 The NPPF encourages inclusive societies where parents are given access to a choice of facilities within which their children can be educated and nurtured. This means ensuring there is sufficient capacity to meet the demand.
- 4.12 Finally, the NPPF supports and encourages sustainable transport. Daisy Chain Nursery have prepared and adopted a green travel plan demonstrating how sustainable transport for both staff and those visiting and attending nursery has been considered to encourage alternative means of transport to the nursery and ensure there is no impact on highway safety or the road network from the running of the nursery.

Havant Borough Council Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

- 4.13 The adopted minimum parking standard for D1 Educational Establishments (day nurseries) is 1.5 spaces per two full time staff. The adopted cycle standard is one stand per six full time staff (long stay) and at least two stands per establishment.
- 4.14 The residential accommodation at the property is one bedroom and there are two parking spaces allocated in the garage for the residential unit. There was no requirement in the original planning permission for parking in association with the residential unit.

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design

- 4.15 Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:
1. Responds to, draws inspiration from, and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
 3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
 4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
 5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
 6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
 7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.
- 4.16 The proposed development seeks to regularise and vary the conditions to increase the number of children attending nursery and to increase the number of children allowed to play outdoors at any one time and for extended periods of time. The nursery has been registered by Ofsted to operate at an increased capacity above 28 children since 2006 and has been operating at an increased capacity of 39 children since 2016. The children have had unrestricted access to the garden in terms of hours and numbers of children since 2006. Both breaches have been taking place without causing harm to the amenity of neighbouring properties or attracting complaint to Environmental Health or Hampshire County Highways.

DM10 Pollution

- 4.17 Development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:
1. The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.
 2. National air quality standards or objectives would not be breached.

3. The water environment would not be detrimentally affected.
 4. It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.
 5. External lighting is of the minimum level of illumination and duration required for security and operational purposes.
 6. External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours and other coastal locations.
- 4.18 The use of the outside children's play area has the potential to cause noise pollution to the amenities of neighbouring properties. The breach of condition No.5 since 2006 to allow unrestricted use of the garden in terms of number of hours and children has not given rise to noise pollution to the neighbouring properties.

DM14 Car and Cycle Parking on Development –excluding residential

- 4.19 Development will only be permitted where it provides parking for cars, motor cycles and cycles in accordance with the relevant standards. Such parking provision must be appropriately located in relation to the development and be practical for its intended use.
- 4.20 The nursery has produced a green travel plan and parking plan (Appendix C). A green travel and parking plan has been in operation for 17 years but is not the same as the travel and parking plan attached to the original permission. The plan has evolved over time to adapt to the operational demands of the nursery. The green travel and parking plan currently in operation forms part of the application submission and includes two residential spaces in the garage, three spaces for staff and five spaces for parents to pick up and drop off. The implementation of these plans works well operationally for the nursery and has not given rise to highway safety issues. As a result, the proposed development accords with Policy DM14.

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

- 4.21 This policy confirms that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 4.22 Planning applications that accord with the policies in this local plan will be approved without delay unless material considerations indicate otherwise.
- 4.23 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
2. Specific policies in the NPPF indicate that development should be restricted.

5 PLANNING CONSIDERATIONS

Condition 4

- 5.1 Planning permission was granted in November 2005 for the change of use of the property from residential to mixed use residential and use as a day nursery (05/51618/001). Daisy Chain Nursery has been operating from 99 Havant Road, Emsworth since 16th December 2005.
- 5.2 Condition 4 of planning permission 05/51618/001 limits the number of children attending the nursery to no more than 28 at any one time. The limit was introduced in the interests of the amenity of occupiers of neighbouring properties and in the interests of highway safety.
- 5.3 On the 8th December 2006 the nursery was inspected by Ofsted and registered to provide care for 32 children aged 0-5 years. On the 12th October 2009 the nursery was inspected by Ofsted and registered to provide care for 34 children from 0-5 years. On the 4th April 2016 the nursery was inspected by Ofsted and registered to provide care for 36 children aged from 0-5 years and again in April 2016 the Ofsted rules changed and the number of children the nursery could be registered for was based on floorspace limitations and the number of children Ofsted would allow to be registered at any one time at the nursery changed from 36 children to 39 children. The nursery has not expanded in floor area or numbers of children since April 2016 when the numbers of children registered to attend the nursery at any one time was 39. The increase in overall capacity at the nursery has been continually supported and encouraged by the local education department (Services for Young Children), who are responsible for delivering sufficiency requirements of high quality children provision in the local area.
- 5.4 The nursery has been operating in breach of condition 4 since the 8th December 2006. The applicants considered obtaining a Lawful Development Certificate to regularise the increase in the numbers of children attending the nursery and the breach of condition however, COVID interrupted the number of children who could attend the nursery for a three month period between March 2020 and June 2020 and therefore the applicants are unable to fulfil the criteria for a Lawful Development Certificate as the breach of condition has not been continuous for in excess of 10 years leading up to the submission of this application.
- 5.5 In operating in breach of condition 4, there have been no complaints to Havant Borough Council Environmental Health department regarding the impact on the amenity of neighbouring properties. There have also been no complaints to Hampshire Highways regarding the impact of the increased number of children on highway safety. As the nursery has been operating in breach of Condition 4 for nearly 20 years with no impact on neighbouring amenity or highway safety it can be asserted that the imposed conditions are no longer relevant and can be amended without affecting the reasoning behind the imposition of the original condition.
- 5.6 The nursery has produced and implemented a travel plan (Appendix C) to safely manage the level of activity on the site to prevent any highway safety issues arising. A travel plan has been implemented at the Nursery since 2008 and is continuously monitored and adapted to ensure it is reflective of the demands of the nursery and effective in its operation.

- 5.7 Daisy Chain nursery operates 8am-6pm Monday to Friday, 51 weeks of the year. Parents access the car park predominantly between 8.00-9.00am, 12.45-1.15pm and 4.45-6.00pm. Outside of this time the car park has three staff vehicles apart from when parents visit for upcoming nursery tours, visitors such as Hampshire Early Years Advisors, Food Hygiene, Apprenticeship Tutors, trades people or deliveries. On average, the nursery receive three visits from people outside of staff/parents every day.
- 5.8 Staff arriving by bike can leave their bikes on site in the garage which also serves as parking for the residential unit which is currently unoccupied. Staff also arrive by bus and lift share to work.
- 5.9 The nursery accommodates 39 children per day, the majority of whom stay all day. The drop off and pick up policy adopted by the nursery is where parents drop off or collect their children at the front door rather than entering the nursery. This reduces the amount of time it takes to drop off/collect a child. The average time a parent spends in the car park is approximately four minutes.
- 5.10 The owners of the nursery have adapted the layout plan for the parking at the nursery from that approved under the original planning permission (05/51618/001). The original layout for parking at the nursery included eight parking spaces for staff, two within the garage and six in front of the building. No parking was required to service the residential unit. The plan was adapted as the plan did not include spaces for parents to drop off children and the turning circle did not work well in reality and therefore was not used as intended. The layout also had to be revised to accommodate larger cars to allow for more space for parents to open doors to get children in and out of the car. The plan is continuously monitored, reviewed and updated to reflect the demands of the nursery.
- 5.11 The revised parking layout allows for three parking spaces for staff which are to be located in front of the garage and five spaces for parents. There is ample car parking capacity for parents to drop off and collect their children safely and without causing obstruction on the A259.
- 5.12 The nursery has adopted a green travel plan encouraging staff to arrive for work using alternative means of transport. This has resulted in the need to provide parking for three members of staff only.
- 5.13 The nursery also manages the timings of deliveries and visitors to the site. Deliveries are scheduled between 9-11.30 or 1.30-4.30 so outside the nursery pick up and drop off times. Nursery tours are only conducted at 9.30/10am. Any other visitors are minimal and ad hoc and do not present an issue regarding capacity on the site.
- 5.14 Since the nursery was granted planning permission, the neighbouring property to the east (97 Havant Road) has been converted into a mixed use residential and commercial premises (under ref: 09/55563/009). The intensification of the use of the adjacent site has therefore increased from a highway perspective. The residential use of the site has also changed from a single dwelling to flatted development which by its very nature has less outdoor amenity

space and which is typically used differently to that of a family dwelling. Car parking was also permitted to the rear of the site which would be adjacent to the rear garden of the nursery, thus reducing the amenity value of the space directly to the rear of 97 Havant Road from that of a garden to that of a car park.

- 5.15 Within the immediate vicinity of the site there is a mix of residential and commercial uses and the northern side of the A259 between Emsworth town centre and the A27 accommodates two petrol stations, a garage, a hotel, a sports and social club, a lawyers' firm, a medical centre, a pub, an accountants, a care home and a veterinary practice as well as residential development. To the west of the site is the Saxon Corner development which added 147 new dwellings to the area, all using the A259 as the main entrance and exit point.
- 5.16 The variety of commercial and residential premises and sheer volume of traffic on the A259, coupled with the fact the nursery has been operating in breach of the condition limiting the number of children to 28 since opening with no highway concerns raised indicates that the additional children attending the nursery (an additional 11) has had no impact on highway safety. The proposed development accords with paragraph 111 of the NPPF and DM14 of the Havant Borough Local Plan Core Strategy.

Condition 5

- 5.17 This s73 application seeks to vary both the number of children attending the nursery from 28 to 39 and the hours the children attending the nursery are allowed to use the garden.
- 5.18 Condition 5 of planning permission 05/51618/001 restricts outside children's play to two separate one-hour periods per day of no more than 10 children in each period. Apart from this, there shall be no children in the rear garden of the property in connection with the day nursery use (unless otherwise agreed in writing by the Local Planning Authority).
- 5.19 The nursery has operated in breach of Condition 5 since 12th July 2006 both in terms of hours of use of the outdoor play space and the numbers of children. Children have unrestricted numbers of hours in the garden per day between 9am and 6pm and up to a maximum of 39 have access to the garden at any one time.
- 5.20 Since 12th July 2006 there has never been a complaint made to Havant Borough Council regarding the children's use of the garden for more than the original application conditions or in relation to noise and disturbance from children using the garden overall.
- 5.21 The applicants now seek to regularise the use of the garden for all children attending the nursery and for less restrictive times than Condition 5 allows. The applicants could seek a Certificate of Lawful Use to verify the use of the garden by the children attending the nursery, however, as the nursery only admitted 39 children from April 2016, were the applicants to apply for a Lawful Development Certificate now, not all the children attending the nursery would be able to access the garden at any one time and for unrestricted hours as the applicants do not have 10 years' worth of evidence to demonstrate this.

- 5.22 The applicants propose to increase the limit on the number of children using the garden at any one time from 10 to 28. This is consistent with what the applicants have been doing since 2007.
- 5.23 The applicants also propose to increase the number of hours the children can use the garden for from two separate one hour periods to a five and a half hour period. This could be split and controlled to resemble the following:
- | | |
|-------------|---|
| 08:30-09:30 | Babies (maximum 12 children) |
| 09:30-11:15 | 2-5 year olds (maximum 28 children) |
| 14:00-15:00 | 2-5 year olds (maximum 28 children) |
| 15:00-16:00 | Babies (maximum 12 children) |
| 16:45-17:30 | Mixture of ages/children attending nursery all day. |
- 5.24 In support of the application, we have attached a poster from the UK Chief Medical Officer (Appendix D) which highlights the amount of physical activity recommended for children aged 0-5 years. Babies (under 1) should have at least 30 minutes across the day on their tummy and children aged 1-5 years should have 180 minutes per day of physical activity. The nursery has been following the guidance in breach of condition 5 since 2006 and now wishes to regularise the breach.
- 5.25 The limit on numbers of children allowed in the garden at any one time and the number of hours the children can access the garden has not been cause of complaint regarding noise pollution to Environment Health. Since the grant of permission for the nursery the premises to the east has also changed from residential to mixed commercial and residential use with parking to the rear of the site, significantly altering how the site and amenity space is used.

6 SUMMARY AND CONCLUSION

- 6.1 This Planning Statement, read in conjunction with all other supporting information, has addressed the material planning considerations at the site and assessed the scheme in accordance with the relevant Planning Policy and guidance. This has demonstrated that the proposals accord with all relevant policy requirements.
- 6.2 In summary:
- a) The nursery has been operating in breach of Conditions 4 and 5 since December 2006 and July 2006 respectively without cause for complaint to Havant Borough Council Environmental Health or Hampshire County Highways.
 - b) The reasons behind the imposition of conditions 4 and 5 were in the interests of neighbouring amenity and highway safety. The breaches of condition without cause for complaint, demonstrate the nursery can operate at the level proposed in the application without causing harm to the amenities of neighbouring properties or harm to the highway network in terms of safety.
 - c) The applicant has provided an example of an application where a nursery within Emsworth has increased the hours of outdoor play space and the numbers of children allowed to play outside at any one time. This increase was permitted 20 years ago and within a wholly residential area where the opportunities for increased neighbour disturbance would have been greater (see Appendix B).
 - d) The nursery has introduced a Green Travel Plan (see Appendix C) and a revised parking layout to encourage parents and staff to use sustainable modes of transport when coming to and from the site in order to reduce the pressure on the highway network and parking on the premises.
 - e) The increase in overall capacity at the nursery has been continually supported and encouraged by the local education department (Services for Young Children), who are responsible for delivering sufficiency requirements of high quality provision in the local area.
 - f) In the Spring Budget 2023, the Government is significantly expanding the support on offer to working parents by providing 30 hours a week of free childcare for 38 weeks a year for eligible working parents of children aged nine months to three years. This will be rolled out in phases from April 2024 and is in addition to the 30 hours a week already provided for eligible working parents of three to four-year-olds. This is likely to significantly increase the demand for places at the nursery from a younger age group.
- 6.3 Having regard to the above findings the proposal satisfies the requirements of the relevant development plan policies, national guidance and all other material considerations. For the reasons set out in this submission planning permission should be granted without delay.

APPENDICES

Appendix A

To:



For:



THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 05/51618/001

Site Address: 99 Havant Road, Emsworth, PO107LF

Proposal: Change of use of property from residential to mixed use residential (use Class C3) and day nursery (use Class D1).

Further to your application received on 05 August 2005 which was valid from 24 August 2005 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with your application, as amended by plans received on 17 October 2005 and as supplemented by additional letters received on 21 October 2005 and;
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date on which this planning permission was granted.
Reason: To comply with Section 91 of the Town & Country Planning Act 1990.
- 2 The residential accommodation on the site shall only be occupied by a person, who is employed by the day nursery, and their dependant's, unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure no conflict results in between the uses in terms of noise, safety, and parking arrangements having due regard to policies and proposals UB3, T4, T5, T6 of the Hampshire County Structure Plan 1996-2011 (Review), D1(D4), T7 (T9) and T9 (T17) of the Havant Borough District Wide Local Plan 1996-2011.

- 3 The Day Nursery shall only operate between the hours of 0800 and 1800, Monday to Friday, and not at all at weekends or on recognised Bank or Public Holidays.
Reason: In the interests of the amenity of occupiers of neighbouring properties and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.
- 4 No more than 28 children shall attend the Nursery School at any one time.
Reason: In the interests of the amenity of occupiers of neighbouring properties and in the interests of highway safety and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 (D4), T7 (T14) and T9 (T17) of the Havant Borough District-Wide Local Plan 1996-2011.
- 5 Outside children's play shall be restricted to two separate one-hour periods per day of no more than ten children in each period. Apart from this, there shall be no children in the rear garden of the property in connection with the Day Nursery use, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenity of occupiers of neighbouring properties and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.
- ✓ 6 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not commence until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.
- ✓ 7 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted as part of such approved landscaping scheme which dies or is otherwise removed shall be replaced with another of the same species and size during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.

✓ 8

No development hereby permitted shall commence until details of boundary treatment proposed to be provided between the points marked A and B on the copy of the deposited Parking Layout Plans attached hereto have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the use hereby permitted shall not commence prior to the completion of the installation of all boundary treatment provision as is thus approved by the Authority. At all times thereafter, all such boundary treatment shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.

- 9 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

Reason: In the interests of highway safety and having due regard to policies and proposals T6 of the Hampshire County Structure Plan 1996-2011 (Review) and T7 (T14) of the Havant Borough District-Wide Local Plan 1996-2011.

- 10 The development shall not be brought into use until a minimum of 8 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policies and proposals T5 of the Hampshire County Structure Plan 1996-2011 (Review) T9 (T17) of the Havant Borough District-Wide Local Plan 1996-2011.

- ✓ 11 No development shall commence on the site until details of the construction of the driveway have been submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies and proposals E8 of the Hampshire County Structure Plan Review 1996 - 2011 and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.

- ✓ 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A or E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan Review 1996 - 2011 and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.

- ✓ 13 There shall be no play equipment placed in the garden unless details of the equipment and its location has been agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan Review 1996 - 2011 and D1 (D4) of the Havant Borough District-Wide Local Plan 1996-2011.

Other Important Information:

In reaching its decision the Council has had regard to the policies and proposals :-

Hampshire County Structure Plan 1996-2011 (Review)

T4	Transport
T5	Transport
T6	Transport
UB3	Urban Regeneration

Havant Borough District-Wide Local Plan 1996-2011

D1 (D4)	High Quality Design
EMP8 (EMP9)	Home Based Businesses
T7 (T14)	Criteria for Access to Development
T9 (T17)	Provision of Vehicle Parking and Turning Facilities
H10 (H12)	Houses in Multiple Occupation

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the principle of development, the effect on the streetscene, the effect on neighbouring properties, parking and highways and the effect on a tree subject to a Tree Preservation Order. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.

- (4) Please note that whilst the Havant Borough District-Wide Local Plan was adopted on the 30th September 2005 it will not be possible to produce proposals maps showing the final policy numbers as referred to in that document until December 2005. This means that as well as the final policy numbers from the adopted document the decision notice might refer to policies in brackets. These are taken from the Revised Deposit Plan and the associated revised Deposit Proposals Maps and are included so that easy reference can be made to the maps and the policy numbers on them. A copy of the Plan including both sets of policy numbers is available for inspection on the Council website.



Mrs J A Batchelor
Head of Planning and Development

23 November 2005

Appendix B



Appeal Decision

Hearing held on 09 December 2003

Site visit made on 09 December 2003

by **Cliff Lane** BSc (Hons) DipEP MRTPI

an Inspector appointed by the First Secretary of State

HAVANT BOROUGH COUNCIL
REGENERATION GROUP

26 JAN 2004

RECEIVED

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

23 JAN 2004

Appeal Ref: APP/X1735/A/03/1118407

125 New Brighton Road, Emsworth PO10 7QS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Childrens Learning Centre against the decision of Havant Borough Council.
- The application (Ref. 03/59718/002), dated 14 January 2003, was refused by the Council by notice dated 21 March 2003.
- The application sought the removal of conditions attached to a planning permission (Ref. 95/59718), dated 15 February 1996, for change of use to day care nursery with staff accommodation at first floor and additional car parking provision to rear.
- The conditions in dispute are: i) No 5 which states that: Outside children's play shall only take place between the hours of 1000 –1200 hours and 1300 –1500 hours Monday – Friday, and shall only take place within the area marked "Childrens Play Area", as since cross-hatched black, on the plans hereby approved; and ii) No 6 which states that: The number of children participating in outside play at any one time shall not exceed 15, unless otherwise agreed in writing by the Local Planning Authority.
- The reason given for both of the conditions was: to protect the amenities of local residents.

Summary of Decision: The appeal is allowed in part and planning permission is granted subject to conditions in the terms set out in the Formal Decision below.

Main Issue

1. I consider the main issue to be the implications for neighbours' living conditions, with particular reference to noise and disturbance

Planning Policy

2. The development plan for the area includes the Hampshire County Structure Plan 1996 – 2011 (Review) and the Havant Borough Local Plan 1994. I consider the most relevant policies are UB3 from the Structure Plan (SP) and GDD1 from the Local Plan (LP). Policy UB3 seeks to ensure all development is appropriate, amongst other things, in scale and layout to its surroundings. Policy GDD1 states that planning permission will normally be granted subject to various criteria. Criterion a) is similar to the requirements of policy UB3 of the SP. Criterion b) requires development not to cause undue loss of amenity or risk to health & safety due to noise.

Reasons

3. The appeal premises are a former public house situated on the corner of New Brighton Road and Fairlea Road. The appeal site is L shaped with the existing children's play area sited to the rear of the nursery, where it consists of a hard surface and timber decking. It also

extends on to land behind Myrtle Cottage where it primarily consists of grass. The play area is also close to the side boundary of 1A Fairlea Road and rear boundaries of 113, 115 and 117 Woodlands Avenue, which are all residential properties. Between these boundaries and the actual play area are areas of planting containing shrubbery and trees, some of which are protected by a Tree Preservation Order. The boundary to 1A Fairlea Road consists of timber wooden fence panels approximately 1.8m high. The boundary to the properties in Woodlands Avenue is more substantial consisting of a brick wall approximately 2m in height.

4. Planning permission was granted for the day care nursery in 1996 subject to conditions. Condition Nos 5 and 6 are the subject of this appeal. Condition Nos 3 and 4 are also relevant, however. Condition No 3 requires the nursery to only operate between the hours of 0800 – 1800 hours Monday – Friday and not to operate at all at weekends or on Bank or Public Holidays. Condition No 4 requires the number of children attending the nursery at any one time not to exceed 50.
5. The appellant made it clear at the hearing that whilst the appeal seeks the removal of conditions Nos 5 and 6, if this was not considered acceptable, it would accept the conditions being varied in its favour. The appellant also put forward three alternative conditions, without prejudice to its main case for the removal of condition Nos 5 and 6. The suggested conditions are firstly, to restrict children's play to the previously defined area and to only take place between: 1000 – 1200 hours and 1315 to 1800 hours Monday to Friday. Secondly, outside school terms, the play area shall not be used by children aged 6 and above. Thirdly, the number of children participating in outside play in the play area shall not exceed 20.
6. In putting the case for extended hours for play, the appellant emphasised the importance of play to the health and well being of children, and provided supporting documents. It also explained the difficulties the current hours created. In particular, because the three classes at the nursery took turns to play out, if there was bad weather some children could miss out. Additionally, the nursery also offers a facility for younger school age children to attend the nursery after school. The current play hours restriction means that in order to play out they have to be taken to a nearby recreation ground. With regard to condition No 6 the appellant explained that classes were based on age and if one class had more than 15 not all the children in that class could play out together.
7. The Council's suggested conditions are a restatement of conditions attached to the original permission in 1996 as far as they are still relevant and amended accordingly but omitting conditions Nos 5 and 6 the subject of this appeal. The Council explained, however, that this did not prejudice their opposition to the removal of these conditions.
8. Local residents at the hearing made it clear that they supported the Council's case that condition Nos 5 and 6 should remain. They stressed their desire that the existing situation should not be worsened by any more children playing at one time and those times being substantially varied or extended so removing defined times when they could enjoy peace and quiet in their gardens. They did indicate however that provided the hours for play remained the same in the morning, they saw no great objection to a variation of the afternoon hours to 1315 – 1515 to allow some of the flexibility the appellant was seeking.
9. To assist my considerations at the site visit I stood in the rear garden of No 115 Woodlands Avenue and the rear garden and side drive of No 1A Fairlea Road whilst children were at

play in the play area. Because, on the day of the hearing, children's numbers were down at the nursery due to sickness, and also because residents felt the children tended to be noisier in summer months, the children were encouraged to shout whilst I listened in the gardens. I also walked to the recreation ground where some of the older children were taken after school. Whilst I found my visit extremely useful, I acknowledge that what I saw and heard may not have represented fully the situation local residents have described in their submissions. My considerations are based, therefore, on my visit, the submissions made and my general experience of such matters.

10. In considering change in respect of conditions Nos 5 and 6, I take into account the existence of condition Nos 3 and 4 which have not been appealed. In respect of condition No 5, it seems to me that two two hour periods, one in the morning and one in the afternoon, is sufficient to provide for the reasonable needs of the children being cared for, bearing in mind the maximum number of children is 50. I also consider it important, taking into account the character of the area, that residents should be allowed both certainty as to timing of children's play and also a reasonable amount of time when they can expect not to be disturbed by children playing in the play area.
11. I consider a two hour period for play in the morning and the same period in the afternoon strikes a reasonable balance between the needs of the children and those of the residents. I will however vary the times slightly in the afternoon by 15 minutes. This will allow the appellant some additional flexibility, whilst still maintaining the same number of permitted hours and reasonable quiet times for residents. I acknowledge this will not provide for the needs of the older children attending the nursery after school. They do, however, have the alternative of the nearby recreation ground, which is only a short distance away and is accessed along quiet residential roads. I also acknowledge the residents' point, made at the hearing, that these children have in any case had the opportunity to play earlier whilst at school.
12. In respect of condition No 6, I consider that a condition restricting the number of children playing at any one time is essential, taking account of the play area's location near to houses and gardens. Without such a condition up to 50 children could play in the play area at one time. Such a number I consider would create substantial noise and disturbance to residents.
13. I note however, that the appellant originally suggested the limitation of 15, if numbers at play were to be controlled. In the light of trading experience, it now appears that number presents the problem if one of the classes is particularly large. I sympathise with the appellant in respect of this. In order to comply with the condition a class may have to be split when it is time for play. This in fact could result in children from the nursery being in the play area for a longer period within each of the two hour periods. In addition, I acknowledge that splitting the class is not ideal for the children themselves causing potential upset.
14. The appellant has suggested that if the condition No 6 is not removed it would prefer the figure 20 substituted for 15. Bearing in mind up to 50 children at the nursery are allowed out to play sometime during each two hour slot, I do not consider the additional noise caused by an additional 5 in any one session would be sufficient to significantly worsen residents' living conditions. Any additional noise during such a session would be compensated by less children playing out in one of the other sessions. I also take into account that the children are supervised and in amending the condition in this way, children

may actually be out less during the two hour period if classes remain together rather than splitting. I also bear in mind that such a change recognises the needs of the business, which provides an important local function, whilst at the same time recognising the reasonable needs of local residents.

Other Matters

15. In reaching my conclusions, I have had regard to all other matters, including the documents submitted to the hearing by the appellant emphasising the importance of children's play, the location of other local nurseries and schools and the fact that there have been no complaints regarding other establishments. In respect of appeal decision APP/A2525/A/01/1078935, I note significant differences between that case and the one the subject of this appeal. The size of the play area was substantially smaller in that case, and means of enclosure and relationships to neighbouring dwellings was different. Whilst I have taken all of this information into account, it is long held practice that proposals should be dealt with on their individual merits and I have done so in this case.

Conclusions

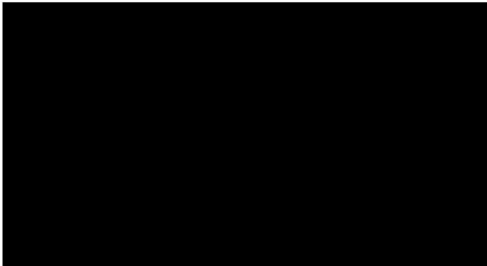
16. Overall, for the reasons stated above, I conclude that in respect of condition 5 the number of hours permitted for outside play in the morning and the afternoon should remain the same. I do propose however, to make a minor alteration of the hours permitted in the afternoons. In respect of condition 6, I propose to vary the number of children permitted to play out at any one time from 15 to 20. I consider these changes will ensure that the proposal still accords with development plan policies and that residents' living conditions will be protected from undue noise and disturbance.
17. For the reasons given above and having regard to all other matters raised, I consider that the appeal should partly succeed. I shall grant a new planning permission without the disputed conditions but substituting others and retaining the relevant non-disputed conditions from the previous permission.

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal in part and grant planning permission for the removal of conditions attached to a planning permission (ref. 95/59718), dated 15 February 1996, for change of use to day care nursery with staff accommodation at first floor and additional car parking provision to rear at 125 New Brighton Road, Emsworth, in accordance with the application ref: 03/59718/002 dated 14 January 2003, without compliance with condition numbers 5 and 6 previously imposed on planning permission ref: 95/59718 dated 15 February 1996 but subject to the other conditions imposed therein, so far as the same are still subsisting and capable of taking effect and subject to the following new conditions:
 - (1) Outside children's play shall not take place outside the hours of 1000 – 1200 and 1315 – 1515 Monday to Friday, and shall only take place within the area marked "Childrens Play Area" cross hatched black on the plans approved by Havant Borough Council under reference 95/59718.
 - (2) The number of children participating in outside play at any one time shall not exceed 20, unless otherwise agreed in writing by the Local Planning Authority.

Information

19. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.
20. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.
21. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.



INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Samantha Owen BSc DipTp MRTPI Planner
Mr Daniel Gorvin BSc MCIEH Senior Environmental Health Officer

FOR THE APPELLANT:

Mr Barry Easton Director of Childrens Learning Centre
Mrs Elizabeth Lawrence BTP MRTPI Chartered Town Planner

INTERESTED PERSONS:

Dr Ian Yuille	Bryony, 1D Fairlea Road, Emsworth, Hants. PO10 7SX
Mr Robert Heard	Willheard, 1B Fairlea Road, Emsworth, Hants. PO10 7SX
Mr P G Barry	117 Woodlands Avenue, Emsworth, Hants. PO10 7QD
Mr R Lockyer	2A Fairlea Road, Emsworth, Hants. PO10 7SX
Mr A Charlton	Burnside, 7 Fairlea Road, Emsworth, Hants. PO10 7SX
Mrs S Pusey	115 Woodlands Avenue, Emsworth, Hants. PO10 7QD
Mr J Pusey	115 Woodlands Avenue, Emsworth, Hants. PO10 7QD
Ms H Branscome	111 Woodlands Avenue, Emsworth, Hants. PO10 7QD
Mr D Carter	111 Woodlands Avenue, Emsworth, Hants. PO10 7QD
Mrs M Milton	109 Woodlands Avenue, Emsworth, Hants. PO10 7QD

DOCUMENTS

Document 1	List of persons present at the hearing
Document 2	Council's notice of hearing and circulation list
Document 3	Representations from third parties including letter dated 26 November 2003 handed in at the hearing
Document 4.1-4.6	Appendices to Council's written submissions
Document 5.1-5.8	Appendices to Appellant's written submissions
Document 6.1-6.6	Documents submitted to hearing by Appellant

PLANS

Plan A Planning application plan

Appendix C

Daisy Chain Nursery Travel Plan

Author: Kayti Curtis, Director
Original Plan: 1st June 2010
Latest Update: 5th July 2021

This travel plan relates to parents, staff, visitors and deliveries.

1. The Business – Executive Summary

Daisy Chain Nursery is an Ofsted registered setting which provides full day care for children between the ages of 0-5 years. The Nursery has operated at 99 Havant Road, Emsworth, Hampshire PO10 7LF since July 2006, and operates between 8am – 6pm, Monday to Friday, 51 weeks of the year. The Nursery has an excellent reputation and a long waiting list, due to its popularity and a shortage of childcare places in the local area.

When Daisy Chain opened in 2006, Ofsted registered the premises for 32 children, and this increased to 34 children 2009. In 2013 Ofsted removed the condition specifying registered numbers from Early Years certificates, instead requiring nurseries to calculate their capacity based on Statutory regulations regarding room area and facilities. This was to allow more provision for much needed childcare spaces across the country, and was supported by the Havant Childcare Development Team. Daisy Chain Nursery has the capacity for 39 children. Parents access the car park predominantly between 8-9am, 12.45-1.15pm, and 4.45-6.00pm. Outside of this time, the car park has just the three staff vehicles apart from when we have parents coming for nursery tours, visitors such as Hampshire Early Years Advisors, Food Hygiene, Apprenticeship Tutors, trades people or deliveries. On average we receive three visits from people from outside of staff/parents per day.

Staff are able to leave bikes safely locked by the garage or can place them inside the garage if they prefer. The nursery is very close to a bus stop, bringing staff in from all along the A259 (Chichester to Havant).

In the 16 ½ years that we have operated the nursery in Emsworth, there have been no concerns raised from Havant Borough related to travel.

2. Travel Patterns and predicted volumes

The heaviest traffic is between the hours of 8-9am, 12.45-1.15pm, and 4.45-6.00pm.

2.1 Parents

The nursery takes up to 39 children at any time. A majority of children stay all day as most of our parents work in the local area and require full day care.

During the COVID pandemic, we remained open to provide vital care for Key Worker and Vulnerable children. To minimise interactions, a new drop-off and pick-up policy was initiated, where parents dropped off or received their child at the front door, rather than entering the nursery. This policy has had a positive effect, both of settling children quickly and of reducing the amount of time it takes to drop off/collect a child.

After consultation with parents and staff, we have retained this policy and as a result, the average time a parent spends in the car park is approximately 4 minutes.

On an average day, 22% of the children walk or cycle to nursery.

On an average day, 15% of our children have siblings at the nursery so share a car.

On an average day 14 children leave or arrive at lunchtime (between 12.45-1.15pm)

Most children arrive between 8-8.30am which is when we serve breakfast.

Parent arrivals are naturally staggered over this period. In the morning this depends on whether they are going directly to a place of work after the nursery drop off or are taking older children to school first, or are working from home. In the evenings, this depends a wide range of factors, such as their working hours, their journey time from work, after school activities, or meetings etc.

Total number of children arriving for session	39
Average number of children who walk or cycle to nursery	8
Average number of children who car share (siblings)	6
Average number of cars entering the car park between 8-9am	28
Average number of cars entering the car park between 8-8.30am	24

When the nursery was granted planning permission in 2005, it included a layout for the nursery car park of 8 parking spaces for staff, 2 of which were in the garage and 6 spaces in front of the building. This plan proved difficult due to the following reasons;

The plan included no spaces for parents to drop off children

The turning circle didn't work and wasn't adopted by drivers when parking

In addition, a revised layout allowed more space for parents to open doors to get children in and out of cars

In the 2010 review, a more efficient layout for parking was identified.

3 staff vehicles are parked in front of the garage.

5 spaces are allocated for parents

The car park comfortably takes 8 cars in the layout attached as appendix 1, so the 2 garage spaces are not currently used for parking

This layout allows 3 parent cars to park across the front of the building and 2 further parent cars to park by the hedge/alongside the flower bed. This works extremely well and provides parents with enough space to open car doors (which the original plans made impossible with typical family vehicle sizes) and more importantly, to take their children out or put their children back into their car seats safely. Parents are also advised to reverse into spaces 1-3 on the plan, spaces 4 and 5 can be entered either forwards or in reverse

Mornings

Number of parent spaces	5
Average amount of time to drop off a child	4.25 mins
Maximum no. of cars able to access the car park between 8-8.30am	35.29
Average number of cars entering the car park between 8-8.30am	24
Average % car park occupancy between 8-8.30am	68%
Maximum no. of cars able to access the car park between 8.30-9am	35.29
Average number of cars entering the car park between 8.30-9am	4
Average % car park occupancy between 8-8.30am	11.3%
Total average % car park occupancy between 8-9am	39.67%

Lunchtime

Number of parent spaces	5
Average amount of time to collect a child	4.25 mins
Maximum no. of cars able to access the car park between 12.45 – 1.15pm	35.29
Average number of cars entering the car park between 12.45 – 1.15pm	12
Average % car park occupancy between 12.45 – 1.15pm	34%

Evenings

Number of parent spaces	5
Average amount of time to collect a child	4.25 mins
Maximum no. of cars able to access the car park between 4.45 – 6.00pm	88.23
Average number of cars entering the car park between 4.45-6.00pm	28
Average % car park occupancy between 8-8.30am	31.7%

As the above tables show, there is ample car park capacity for parents to collect their children from nursery safely.

2.2 Staff

All staff are encouraged to use public transport, to cycle, to get dropped off or to walk to work. Staff are notified of this at the time of an offer of employment. Three staff can park at the nursery.

Average No of staff present at one time	10
No of staff who park in the car park	3
Staff who arrive by bus/walk/cycle	3
Staff who park in Emsworth	4

2.2 Visitors and Deliveries

Deliveries such as office supplies or food are scheduled between 9:00 - 11:30am or 1:30 - 4:30pm. We receive on average 7 deliveries a week.

Prospective Parents are invited to tour the nursery at 9.30/10am. On average we carry out 2 tours per week.

Other visitors are adhoc such as Hampshire Early Years Advisors, Food Hygiene, Apprenticeship Tutors or trades people.

The low volume of visitors and deliveries presents no issue regarding capacity.

3. Location

The Nursery is located on the A259. An audit of other businesses on this road between the Havant roundabout and the Emsworth roundabout shows a range of non-domestic sites that service the local population;

2 Petrol Stations

1 Garage

1 Hotel

1 Sports and Social Club

1 Lawyers

1 Medical Centre

1 Public House

1 Accountants

3 Care Homes

1 Veterinary Provision

Since 2019, the Saxon Corner development has been added to the A259. The development has added 147 homes to the direct area, and has increased the demand for places at the nursery further. We are the only provision in Emsworth within walking distance to this development.

3.1 Transport Links

The Nursery benefits from good transport links. There are bus stops within 50-75 metres on both sides of the Havant Road. Emsworth is served by the 700 bus which runs both ways from Portsmouth to Chichester. Emsworth Train Station is located 1 mile away (20 minute walk).

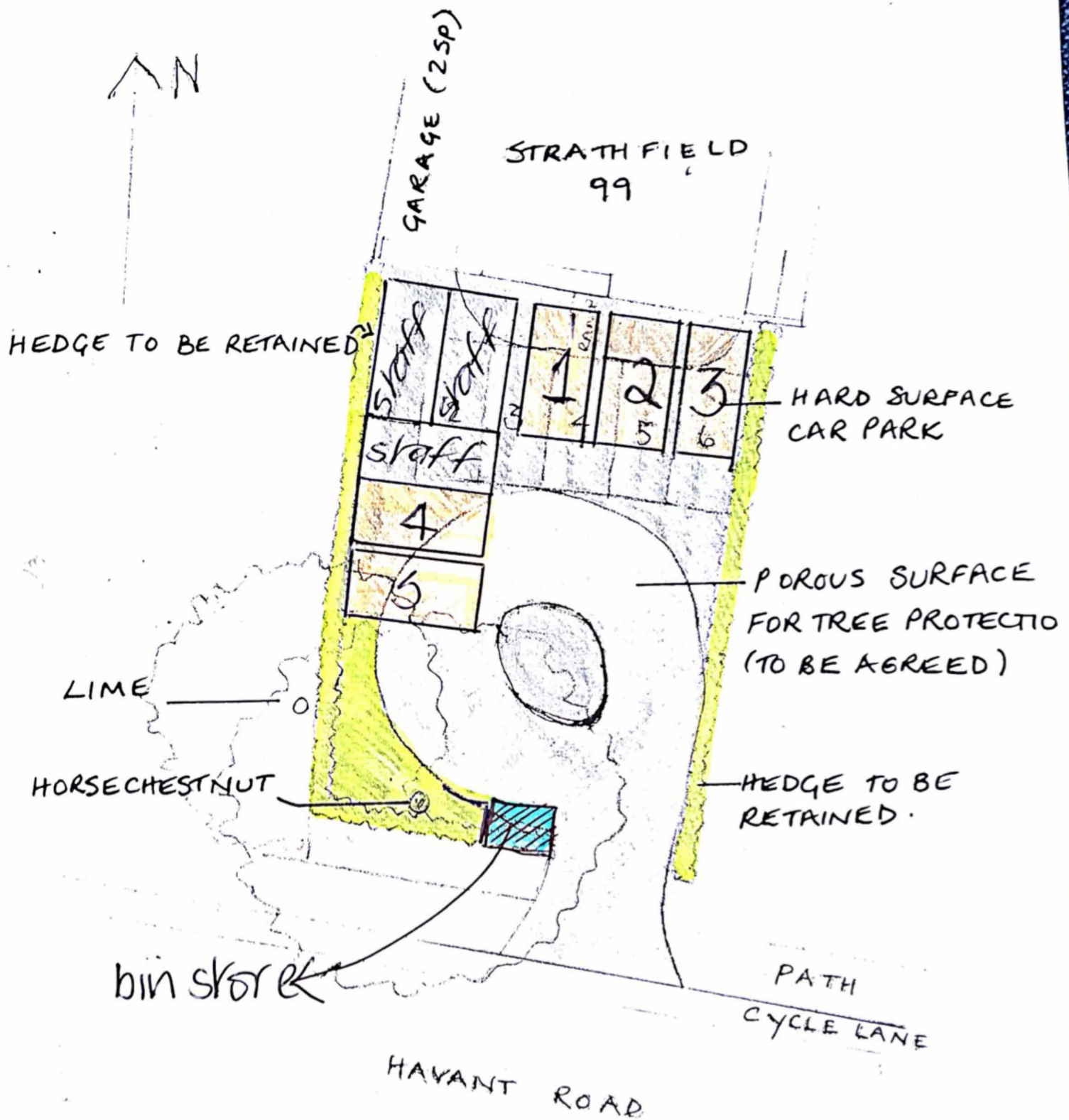
4. Travel Plan Outcomes and Targets

- The review found that travel plan continues to work well.
- We continue to support and promote sustainable travel.
- With the development of Saxon Corner and a growing demand for childcare spaces from that development, we anticipate that the 22% of parents and children already walking/cycling to nursery could further increase.

Appendices

1. Revised Car Park Layout

PARKING - 7000 11000 11000



CYCLE LANE

PROPOSED CHANGE OF USE TO DAY NURSERY
STRATHFIELD, 99 HAYANT ROAD, EMSWORTH.

Appendix D

Physical activity for early years (birth – 5 years)

Active children are healthy, happy,
school ready and sleep better



BUILDS
RELATIONSHIPS
& SOCIAL SKILLS



MAINTAINS
HEALTH &
WEIGHT



CONTRIBUTES TO
BRAIN DEVELOPMENT
& LEARNING



IMPROVES
SLEEP



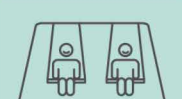
DEVELOPS
MUSCLES
& BONES



ENCOURAGES
MOVEMENT
& CO-ORDINATION

Every movement counts

Aim for at least
180
Minutes
per day
for children 1-5 years



PLAYGROUND



JUMP



CLIMB



MESSY PLAY



THROW/CATCH



SKIP

Under-1s

at least
30 minutes
across the day



TUMMY TIME



OBJECT PLAY



DANCE



GAMES



PLAY



SWIM



WALK



SCOOT



BIKE

Get Strong. Move More. Break up inactivity

UK Chief Medical Officers' Physical Activity Guidelines, 2019