

Ribble Valley Borough Council

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Your ref: 24.0864

Our ref: D3.24.0864

Date: 15<sup>th</sup> July 2025

**App no: 24.0864**

**Address: Conkers Day Nursery, Dewhurst Road, Langho**

**Proposal: Change of use from day nursery (Use Class E (f)) to a mixed use including day nursery and education facility (sui generis).**

Further to our previous comments dated 5<sup>th</sup> March 2025, the additional supporting information 'Storah architecture dated 24 April 2025', has been submitted and the following comments are made.

### **Proposal**

The application seeks to change the use from a children's day nursery (E(f)), accommodating pre-school age children, to a daycare service (E(f)) and education facility (F1(a)) for older school age children.

There is no change in floor area or employee numbers (14 FTE).

### **Access**

There are no changes proposed to the access. The nearest highway is The Dales and we would advise that the red edge is extended to include the privately maintained road between the site and The Dales.

The Dales joins The Rydings which joins the A59 to access the wider highway network.

### **Parking**

There are no changes to the existing parking provision proposed which shows 10 spaces marked out within an existing area of hardstanding adjacent to the Nursery.

The parking standards require a provision of 1.5 spaces per 2 staff, plus drop off zone 1 space per 10 children for a nursery use. Based upon 14 staff and 74 children, the parking standards for a nursery are 28 spaces.

For a school use the requirement changes to 1 space per classroom/activity area which equates to 9 spaces.

We had originally requested that due to the combination of the two uses proposed, we would request that the number of children on site is provided with an analysis of the parking requirements based upon the standards to demonstrate that the existing provision is suitable. This information has not been provided, and we have a number of outstanding concerns arising from the proposal.

The current use as a nursery has a significant shortfall in car parking so the proposed mixed use would reduce the parking impact in theory however in reality we know that schools generate significantly more car parking than the standard suggests. The shortfall is significantly increased where the children have special needs as the staff to child ratio is significantly higher.

Due to the location of the site, it is anticipated that all staff and pupils would arrive by private car. There is a difference between nursery and school sessions, as pre-school has flexible start and end times with parents arriving at staggered intervals whilst schools have fixed start and end times which causes significant disruption on the network due to parents arriving altogether.

The shortfall in car parking would likely be disruptive to neighbouring property accesses as drivers would likely park on the access road and there is no suitable place to turn. They may park on neighbouring car parks at The Healing Centre or the Sports Club and walk to site but there are no separate footways which may present a concern if there is also parking occurring.

## **Conclusion**

Lancashire County Council acting as the Highway Authority would request additional information regarding the car parking provision and its management to ensure that there is no adverse impact upon highway safety.

Without further information we would raise an objection to the proposal.

Kelly Holt  
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Highways and Transport  
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