

Mr & Mrs Rush
67 Brighton Cottages
Copyhold Lane
Haywards Heath, West Sussex
RH16 1XT
[REDACTED]

17th December 2024

Andrew Watt
Mid Sussex District Council
Oaklands, Oaklands Road
Haywards Heath, West Sussex
RH16 1SS

Dear Andrew Watt:

Application : DM/24/2733

Proposal: Conversion of vacant adjoined barn into nursery space at ground floor level, alterations to ground floor layout and increase in child numbers to 70.

Location: Rose Cottage Day Nursery, The Old Sawmills, Copyhold Lane, Haywards Heath, RH16 1XT.

We are writing in regards to the above proposed planning application at Rose Cottage Day Nursery. Although we do not object to the conversion or the increase in children, we do have some concerns that need clarification specifically in relation the carpark and the car parking plan submitted.

- The carpark is currently over capacity, there is not enough room for current staff to park. Staff are parking in front of the vacant lockups owned by Bordehill. The planning application submitted suggests they will only need another 2 parking spaces to accommodate 13 more children. On a day to day basis there are not 2 spare spaces available.
- The carpark plan has failed to address the current lack of space, and has been generous in the amount of spaces available.
- No space has been allocated for resident guest parking.
- No space has been allocated for Haywards Heath Town Depot who run out of the barn opposite the nursery.
- No parking has been allocated for nursery visitors.
- No Carpark signage has been suggested to clarify where nursery staff, visitors and parents can park.
- Since Bright Horizons took over the nursery 5 years ago little to no maintenance has taken place on the carpark. It has large potholes which can be damaging to vehicles. Parking lines have not been maintained by the current owner, encouraging poor parking by the staff. The previous owners ensured residents spaces were not used by staff, nursery visitors and parents. The nursery is responsible for 90% of the traffic coming into and out of the nursery. Their Current capacity is 57 children that equates to a total of 114 parent cars a day coming into the nursery to drop off and pick up. This does not include the staff and other nursery visitors. Therefore surely the nursery should be responsible for the majority of the maintenance.

- During peak pick up and drop off times the cars queue out onto Copyhold Lane (a generous single lane road with passing points). Causing more congestion and problems on Bordehill Lane. Adding an extra 13 cars into this situation at peak times seems to be adding unnecessary risk into an already fragile road infrastructure.
- The large hedge on the left hand side on the exit is poorly maintained reducing visibility on the road to leave the carpark. Again hindering entry and exiting the carpark.

As we are the most impacted by the nursery given that our cottage is essentially in the carpark we have concerns regarding the construction of the conversion. Historically Bright Horizons do not adhere to the Mid Sussex District Council Permitted Construction Times. We are never informed of potential works which go on to 11pm/12am some nights causing disturbance to us. They are currently working tonight 17th December 2024 the time is 11.41pm and they are still onsite making noise. There seems to be a lack of consideration for us as residents who have lived here for over 13 years. If the build is to go ahead we would request that construction times of 7.30am to an extended 8pm are strictly followed Monday to Friday and 9am to 6pm on Saturday and Sunday.

We have attached some photos of the carpark illustrating some of our points raised above. The photos have not been taken at peak times, but illustrate quite clearly the lack of space. Bright Horizons could potentially rent one of the vacant lock ups in the carpark from Bordehill for staff parking. The lock ups are 3 large flat outside spaces, just one would be big enough to accommodate the nurseries current staff leaving enough space in the carpark for their guests and residents to park comfortably. If this is not a viable option we feel that the conversion should not be permitted.

Sincerely,



