543 Victoria Road, Ruislip: Parking Note

Ref: DS/SG/IT211161-002

Date: 04 November 2026

1 Introduction

1.1 Bright Horizons has submitted an application (ref: 66408/APP/2026/2199) seeking planning permission for the change of use of a vacant youth centre building and associated land for a day nursery and pre-school within Use Class E.

1.2 In response to consultation on the application, further information has been sought by the Highways Officer in respect of the parking arrangement, as follows:

> ***"Can the applicant clarify whether the 24 FTE staff would have access to the 8 on-plot parking spaces or would these be strictly limited for drop-off/pick purposes. Conversely if they are to function as dual purpose bays -how would they work in practise."***

1.3 This Technical Note explains how the parking arrangements will operate in response to the Highways Officer's query. Three spaces will be available for staff parking and four for parent / carer drop-off and collection. In addition, one disabled space is provided for a total of eight spaces. Any of the three staff spaces not required on a particular day can also be used by parents / carers.

2 Parking Demand

2.1 The site benefits from excellent access to public transport, with a number of bus stops and South Ruislip Underground Station located within a comfortable 400m walking distance. This is reflected in the site's high Department for Transport (DfT) connectivity score of 82, placing it within approximately the 70th percentile of comparable urban locations.

2.2 Public transport services are frequent and provide a wide range of destinations, enabling staff, parents and children to travel conveniently to and from the nursery from a broad catchment area.

2.3 The proposed development will provide eight cycle parking spaces in the form of four Sheffield stands, located within a secure, sheltered area that benefits from natural surveillance. In addition, a buggy store is provided to the east of the nursery which is easily accessible and also encourages journeys on foot. Staff and visitors will also be able to put scooters in the buggy store.

2.4 As such, there is genuine opportunity for staff and parents to travel to and from the site via sustainable modes. This is reflected in the trip generation forecasts contained within the Transport Statement.

Staff

2.5 Bright Horizons look to provide local employment opportunities as well as opportunities for those leaving education and entering the work force, resulting in a workforce that may prefer the use sustainable modes to travel to work.

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2.6 A recent staff travel survey at Bright Horizons' Hammersmith site, which is in a comparable urban context, recorded responses from 11 participants: one drove to work, eight travelled by bus / public transport and two walked. The survey is referenced at **Appendix A**, and the resulting modal shares are presented in **Table 2.1**. These results provide an indication of travel behaviour at another Bright Horizons nursery.

2.7 **Table 2.1: Modal Share**

Modes	Percentage Share
Car	9%
Public Transport	73%
Walking	18%

2.8 Applying the observed modal split to 24 full-time equivalent (FTE) staff gives an indicative demand of approximately 2.2 spaces, supporting an allowance of 2–3 spaces.

Parents / Carers

2.9 Table 5.2 of the Transport Statement sets out the arrivals during the morning drop off period between 08:00 and 09:00. As staff will be present at the site before the arrival of children, it is assumed that all 12 movements identified in the assessment relate to drop offs. In the evening, a similar level of movement is experienced – again, it is assumed that all movements relate to child collection.

2.10 Typical dwell time is 10 minutes per collection movement, allowing time for the collection of belongings and handover from Bright Horizons to the parent / carer. Across a total of 12 arrivals, this equates to a total parking demand of 120 minutes within the hour – assuming an even spread of movement during the hour without overlap, two spaces would be required to accommodate the demand.

3 Proposed Provision and Management

Staff

3.1 Staff will be provided with access to a total of 3 parking spaces. The spaces that will be utilised for staff parking are denoted by the yellow stars.



3.2 The three spaces identified for staff use will not be marked as staff-only bays. Staff will arrive before parents / carers and use these spaces as required; any spaces not occupied by staff on a particular day will also be available for parent / carer pick-up and drop-off. This provides flexibility without relying on occupied staff spaces becoming available during the drop-off and collection periods.

3.3 Staff will be informed by Bright Horizons during their induction about car parking arrangements and what spaces can be utilised and by whom.

Parents / Carers

3.4 Four spaces will be made available for parent / carer drop-off and collection, compared with the calculated average occupancy of two spaces. The additional provision allows for overlapping arrivals and longer dwell times, including occasions when a parent / carer needs to speak to a member of staff.

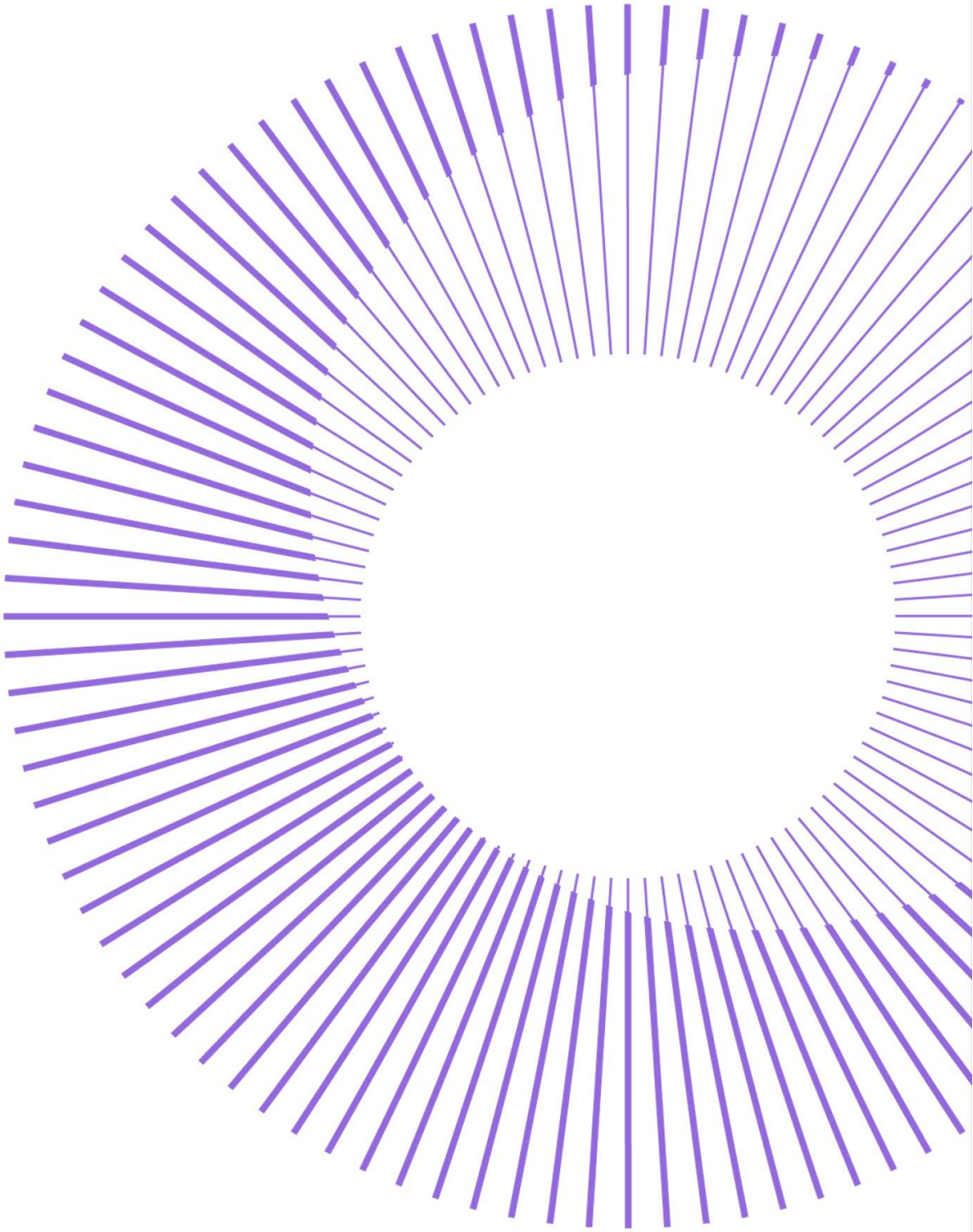
3.5 The spaces identified for parent / carer use are denoted by the blue stars:



3.6 All parents / carers will be advised of the parking arrangements at enrolment and encouraged to use sustainable travel where feasible. In addition, they will be informed of local parking opportunities in the event of overspill – e.g. the use of Sainsburys as part of a linked retail trip.

Should a vehicle arrive while all spaces are occupied, the layout of the parking area is such that 1-2 vehicles can wait within the car park for a space to become vacant without obstructing a vehicle exiting a parent / carer space.

Appendix A – Staff Travel Surveys



214-216 Goldhawk Road

Travel Plan

Client: Bright Horizons

i-Transport Ref: JN/SGe/ITL18699-004d

Date: 02 March 2026

Nursery Travel Survey – Staff & Parents

To help us meet planning requirements and support sustainable travel, please take a moment to answer the following questions.

Section A: General Information

1. **Are you a:**
   ☐ Parent/Guardian
   ☒ Staff Member
2. **How many children do you drop off/pick up at the nursery?** *(Parents only)*
   ☐ 1
   ☐ 2
   ☐ 3 or more
3. **What is your main method of transport to/from the nursery?**
   ☐ Walking
   ☐ Cycling
   ☒ Public Transport (Bus/Train)
   ☐ Car
   ☐ Other (please specify): _____

Section B: Travel Details

4. **(Parents only) How long are you typically on-site for pick-up/drop-off?**
   ☐ Less than 5 minutes
   ☐ 5–10 minutes
   ☐ More than 10 minutes
5. **If you drive to/from the nursery, how many times a week do you do so?**
   ☐ 1–2 times
   ☐ 3–4 times
   ☒ 5 or more times
   ☒ I do not drive
6. **If you drive, what would encourage you to switch to sustainable travel methods?**
   ☐ Better public transport options
   ☐ Improved cycling/walking routes
   ☐ Incentives or rewards
   ☐ Nothing – driving is necessary
   ☐ Other (please specify): _____

Section C: Additional Info

7. **Do you have any suggestions or comments about travel to/from the nursery?**

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If you have to travel to different nurseries which are quite far could you please be supported with costs to travel.

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