

Dear Planning Officer,

I am writing in support of my application for planning permission to operate a childminding service from my home at 26 Priory Close, Bradford on Avon, Wiltshire, BA15 1QZ

I recognise that the proposed maximum number of children cared for at any one time, up to 12 children, may be higher than is typical for individual childminding arrangements. This application has therefore been prepared carefully and with full consideration of residential amenity and noise, traffic impact, and the suitability of the property for this use.

Nature of the Proposal

The proposal is for a **small-scale, home-based childcare provision**, operating less than normal school-day and wraparound care hours. The childcare use will remain clearly secondary to the residential use of the property, with the home continuing to function as a private dwelling outside of childcare hours for the majority of time.

The childcare provision will be professionally managed, fully compliant with Ofsted registration requirements, and operated in line with all relevant safeguarding, health and safety, and staffing ratio regulations. The higher number of children reflects structured sessions delivered by appropriately qualified staff, rather than a continuous flow of arrivals and departures. In previous environments, I have received Ofsted reports detailing my provision as the top 1% in the country, showing the value it can add to the community to transform children's lives and how well managed it can be.

I am a Qualified Primary School teacher with experience in Wraparound Care settings and therefore understand how to manage this number of children to ensure no disruption to neighbours and the community.

Residential Amenity

The operation has been designed specifically to minimise impact on neighbouring properties:

- Activities will primarily take place indoors or within a **contained and supervised outdoor space**.
- Noise levels will be limited to daytime hours. It should be noted that the house is a semi-detached with good sound insulation to the connected neighbour who is happy with the idea. I have spoken to neighbours on both sides, raising no issues. I have previously cared for their children on one side and so are very supportive.
- There will be **no evening, overnight, or weekend operation**, extending to include no Fridays. I have extended to two hours on a Monday due to high community demand that day from my childcare sufficiency reporting.
- I will only be childminding during term-time (38 weeks of the year).
- The character of the property will remain residential, with no external alterations that would detract from the appearance of the street.

Size of Property

In terms of size, the number of children per square metre is often higher in equivalent Ofsted registered settings in the local area. I have deliberately chosen a lower number than could fit in the house to balance consideration for the neighbours. Additionally, there are often more than 12 children playing in the close, creating a sense of community with parents joining those children outside. It is a welcomed feature of our close with many remarking how children play being common.

Traffic Plan, Parking and Access

Drop-off and collection times will be **staggered** to avoid congestion. We will ask all parents in our communications to park on the green where there are no houses (50m from the house):



There are always between 10 to 15 parking spaces on our street/close available out front due to the parking bays facing into the houses providing more parking than the houses need. Additionally, parents will be encouraged to walk where possible, most being highly local, and clear procedures will be in place to prevent inappropriate on-street parking or obstruction. We will make this part of our terms and conditions of using my childminding. The proposal will not result in a level of traffic that exceeds what could reasonably be expected from a residential use accommodating a large family or regular visitors. For example, my mum and others in the close have regular visiting care and there is no issue with parking with this traffic.

Previously, two child minders operated in our street, with 6 children each, five days a week who no longer operate. Therefore, the traffic would be less than has been previously experienced on the street by neighbours and the community.

Community and Planning Benefits

There is a well-documented shortage of high-quality childcare places locally, particularly those offering flexible, school-aligned provision. Granting this application would:

- Support local families by increasing access to childcare that supports those with Special Education Needs and Disabilities
- Enable parents to return to work or training
- Contribute positively to the local economy
- Align with national, regional and local objectives to expand early years and childcare provision

The scale of provision has been carefully balanced to meet community needs while remaining appropriate to a residential setting and consideration given to neighbours. Hence, no Fridays or Monday mornings.

Conclusion

The Local Authority has a legal duty to ensure childcare sufficiency, which this proposal supports. While the proposed capacity of 12 children is higher than average, it is **managed, justified, and appropriate** within the context of this property, location, and operating model. The proposal will not result in undue harm to residential amenity, highway safety, or the character of the area.

I respectfully request that the application be considered favourably on its merits and in recognition of the safeguards and mitigations outlined above.

Yours faithfully,

Mark West