
From: Joy Jelfs <joy.jelfs@trolltec.co.uk>
Sent: 16 May 2025 13:42
To: Emma Baumber2
Cc: Lauren Sturgess
Subject: Revised numbers

Follow Up Flag: Follow up
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Subject: Planning Application 24/00274/FUL – Proposed Amendment to Limit Numbers and Childcare Provision Context

Dear Emma,

Thank you again for your response.

In a genuine effort to address the ongoing concerns and move matters forward constructively, I would like to formally amend the application to limit occupancy at the proposed nursery to:

29 children (I could restrict to sibling groups only, resulting in a maximum of 14 individual drop-offs and collections),

1 qualified teacher,

2 qualified early years staff, and

1 part-time visiting manager (primarily myself).

This represents a significant reduction in intensity and aligns closely with historic use levels at the site, which has safely operated with comparable traffic patterns for nearly 20 years without incident.

I understand that the visibility splay remains a concern for Highways. While I acknowledge their position may remain unchanged, I am committed to demonstrating that the site has operated safely over an extended period. The visibility splay has been preserved and maintained throughout that time, and I believe the risks being considered are theoretical rather than evidence-based.

Importantly, this revised application forms part of a broader strategy to meet childcare sufficiency targets, particularly in support of the grant funding awarded. I am required to deliver 44 places by 31 March 2026. The revised capacity of 29 places at Manor View would be a substantial step toward that goal. Additionally, I plan to expand provision by a further 15 places at my Tilton Road site in Burbage village centre. This expansion can be achieved without the need for planning permission and would ensure that the full 44 places are provided in line with the funding requirements and local authority need.

Furthermore, the site's activity has recently decreased. The dance studio planning approval previously took account of up to 40 examination attendees in a single day, but these assessments no longer take place. The proposed nursery, with reduced numbers, represents a far lower impact than the studio's previously approved use. Norman, the owner of the building, is now 77 and has indicated that he no longer intends to do exams. While he is succession planning and wouldn't wish to restrict future options, his focus is no longer on teaching children or exams.

I remain fully committed to securing the required Unilateral Undertaking (UU). However, the landowner is currently focused on selling the land and, based on advice from his solicitor and agent, is unwilling to enter into any new agreements which may burden or affect that sale. It is deeply unfortunate that the UU I submitted—after considerable effort and following the Council's instructions precisely—was later deemed unsatisfactory.

There is no alternative access which would give the required 130m of visibility required until the roundabout is built.

Ofsted has already confirmed the suitability of the nursery and is simply waiting for the planning permission to be resolved. The childcare places remain in high demand, and the wider community need is growing.

Given all of the above, I would respectfully ask that you re-consult with the Highways Authority based on this amended application. I remain open to any further discussions that may assist in reaching a lawful and balanced outcome, and I am grateful for your continued time and support.

Kind regards,

Joy Jelfs