

Design, Access & Planning Statement.

Erection of timber building to provide Early Years places at Leaps & Bounds day nursery at Barwell Methodist Church, Chapel Street, Barwell, LE9 8DE, and part retrospective change of use of Church building from Class F.1 to Class E.

May 2025

Introduction

This statement is submitted in support of the erection of a timber building to provide Early Years places at Leaps & Bounds day nursery at Barwell Methodist Church, Chapel Street, Barwell, LE9 8DE, and part retrospective change of use of Church building from Class F.1 to Class E.

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

Relevant Planning Policy

National Policy Guidance

National Planning Policy Guidance (NPPG).
National Planning Policy Framework (NPPF) 2024
Community Infrastructure Levy (CIL) Regulations 2010

Site Allocations and Development Management Policies DPD (2016)

Policy DM1: Presumption in Favour of Sustainable Development
Policy DM10: Development and Design
Policy DM17: Highways and Transportation
Policy DM18: Vehicle Parking Standards

Local List Requirements

Due to the scale and nature of the proposal, the level of detail submitted with the application is considered proportionate. Schedule 4 of the DMPO details the statutory consultations required before the grant of permission. If during the determination period the statutory consultees request additional information and this is not provided by the applicant, the LPA could refuse the application for this reason. On this basis this section forms a notice under Article 12(1) (DMPO Amended July 2015) as the applicant considers the submitted information meets the requirements set out in article 34(6)(c) and any other information contained in the adopted Local List should be waived allowing the immediate validation of the application.

Principle of development

The application site is located within the centre of Barwell where LP Policy requires proposals for non-residential development in mixed use areas to have a satisfactory

relationship with other nearby uses and be in keeping with the character or appearance of the area.

Amount & Layout

The current church is a valued community facility and it is not unusual for such buildings to provide ancillary community services such as the Leaps & Bounds day nursery that has operated from the building since 2020. The nursery is OFSTED registered and the last inspection in February 2023 notes the age range of children was 0 to 7 with a total number of places of 32 with 45 on roll.

The areas marked in yellow on the submitted floor plan indicate those used by the nursery since 2020 and represent the part retrospective element of the submission. The new building will provide 12 extra spaces (0 to 5 years) and two additional staff operating over the current hours of 7.30am to 5pm Monday to Friday. The church building and nursery are located within a highly sustainable central location with on street parking on Chapel Street for drop offs and pick ups, and free public parking within George Ward community centre just across the road. The additional accommodation can be reached via the existing pedestrian footpath so there will be no additional onsite vehicle movements in this respect or changes in the current operating hours of the nursery.

Access & Parking

As noted above, there will be no changes to the access or parking arrangements therefore the residual cumulative impacts of the development are not considered to be severe within the local context and existing use of the site.

Conclusion & Justification

Discussions and an agreement was sought with the church as per below prior to the submission of the current application, and on this basis the Framework directs that all planning applications should be considered in the context of the presumption in favour of sustainable development. With the proposal capable of reflecting the existing grain of development, the scheme would not detrimentally affect the amenities of neighbouring properties or compromise highway safety. By supplementing the facilities of the existing day nursery, the scheme represents an integrated and sustainable development that is wholly appropriate within the local context.



Hi Shelley,

I can confirm that in October 2024 the Church Trustees agreed to a report that recommended that a portacabin be erected on the location that included the removal of two trees. The Trustees have since been informed that the “portacabin” will now be a cabin.

I hope this is helpful. Let me know if you need a more formal letter confirming this.

I look forward to receiving drawings when available!

Best wishes

Neil

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