

Planning, Design & Access Statement

Children's preschool and nursery (Class E)
Manor View, Aston Flamville Road, Hinckley, LE10 3AA.

Introduction

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.

The applicant is currently the owner of Green Acres Preschool and Nursery that opened in 2013 to care for children from 0 to 5 years where the existing nursery is located a short distance to the east of the proposed site. After many successful years of catering for the day care needs of parents in Burbage, Hinckley & surrounding areas, Green Acres has reached capacity and has a large waiting list. Clearly, there is now a need to expand the facilities by means of opening another nursery. With the Government expansion of free childcare, we are already seeing an increase in demand for places county and indeed countrywide.

Principle & Use

The existing dwelling (Manor View) is situated in extensive grounds which includes a private residential dwelling containing a large dance school, extensive car parking and grounds including a paddock & large ancillary garage and storage building that is subject to the current application.

The proposal must be viewed within the context of the recent approval of application 23/00673/OUT for the residential development of up to 343 dwellings (Class C3), including provision of public open space, associated infrastructure land opposite and south of pumping station, Aston Flamville Road, Burbage.

Once the above development is completed, the application site and existing residential properties on Aston Flamville Road will be subsumed into sub regional area of Hinckley & Burbage.

Amount Layout & Design

It is proposed to extend the existing garage building to provide adequate accommodation ensuring the preschool is viable & sustainable. There is more than adequate land within the plot to provide such an extension, whilst still assimilating the scale & mass of surrounding properties.

The existing layout provides more than adequate parking facilities on site which has space for up to 61 cars allowing all vehicles to return to the highway in a forward direction. Drop off & pick up times for the children will be staggered ensuring the continued smooth operation of the local road network. Please refer to the accompanying Transport Statement for full details

Landscaping & Appearance

The land to the side of the proposal is to be made available for children's play/recreation where existing planting, trees etc. will be retained and be subject to routine maintenance.

Scale of Provision.

It is anticipated that with the proposed extension to the exiting building, up to 86 children & 15 staff can be accommodated in accordance with OFSTED requirements of space per child based on the children's ages.

Conclusion

Granting approval for the proposals would be in accordance with Local Plan policy, provide for an expanding need in the district for childcare & provide additional employment within the district. The scheme is submitted on this basis & is recommended for officer support & subsequent approval. The proposed scheme will capitalise on the site's potential, resulting in economic, social, and environmental benefits for the wider local community.