
Planning Statement for Home-Based Childminding Service

Applicant: Zahra Nurmohamed

Proposal: Retention of mixed use of dwelling for residential and childminding

Address: 1 St Julian's Avenue, St Julian's, Newport, NP19 7JT

1. Introduction

This Planning Statement is submitted in support of an application for the operation of a small-scale home-based childminding service from a residential property.

The proposal seeks to provide **high-quality early years childcare for local families** while ensuring that the **residential character of the area is preserved** and that no unacceptable impacts arise in relation to neighbouring amenity or highway safety.

The applicant has over **30 years' experience in education**, including teaching and leadership roles, and is committed to supporting the local community. The proposal also includes mentoring and supporting her daughter into the profession, contributing to the next generation of childcare professionals.

The applicant welcomes the Planning Authority's recognition of the **important role childminders play** and is committed to working collaboratively to ensure a compliant and well-managed service.

2. Statement and Purpose of the Childminding Business

The purpose of the proposed childminding service is to provide **high-quality, home-based early years childcare** that supports local families while remaining fully compatible with the surrounding residential environment.

The service will:

- Provide a **safe, nurturing, and educational environment** within a domestic home setting
- Support **working parents and families**, including those returning to employment

- Deliver a **child-centred approach**, promoting wellbeing, development, and school readiness
- Support parents with ALN children as that is my area of expertise (with Masters in Autism, ALNCo, Speech & language qualifications)
- Encourage **outdoor learning and community engagement**, including visits to parks, woodland areas, libraries, and toddler groups

Drawing on extensive professional experience, the applicant is committed to:

- Maintaining **high standards of care, safeguarding, and professionalism**
- Supporting the development of an additional registered childminder
- Delivering a service aligned with **best practice in early years education**

The business will operate on a **small, carefully managed scale**, ensuring that:

- The use remains **ancillary to the primary residential use**
- The dwelling continues to function as a family home
- There is **no material intensification** beyond what is appropriate in a residential setting

3. Nature and Scale of the Proposed Use

In response to concerns regarding potential intensification, the proposal has been revised.

The applicant has agreed to **limit the number of children to a maximum of 8 of which 1 child will be my grandson**, ensuring that the use remains modest and appropriate.

Further clarifications:

- Two registered childminders (the applicant and her daughter) will operate **separate groups**
- The business will be **introduced gradually**, taking up to 12 months to reach full capacity
- Statutory childcare ratios will ensure **small group sizes and appropriate supervision**

This confirms that the proposal will **not function as a nursery-scale operation** and will remain domestic in scale.

4. Highway Safety, Parking and Traffic Management

Measures are proposed to ensure there is no adverse impact on the highway:

- A **staggered drop-off and collection system** (e.g. 07.00, 07.10, 07.20 ,07.30,07.40 etc) will prevent congestion
- The service will primarily support **local families**, many of whom are expected to walk
- Vehicle movements will be **spread and limited**, avoiding peak-time clustering

These controls ensure there will be **no material increase in traffic or on-street parking pressure**.

5. Residential Amenity and Noise Management

Protecting neighbouring amenity is a key priority.

The proposal includes:

- Thick walls and high ceilings providing **natural sound insulation**
- A room adjoining the neighbour designated as a **quiet room only**
- Separation of groups to prevent **cumulative noise impacts**
- A detailed **Noise Management Plan** submitted alongside the application

Additionally, as a qualified **Forest School Leader**, the applicant will take children off-site most mornings to:

- The Dingle woodland
- Beechwood Park
- Local toddler groups
- Library sessions

This significantly reduces activity and noise at the property.

6. Waste Management

Waste generated will be minimal and managed within existing arrangements:

- All waste will be accommodated within **household waste collection**
- **Purple bags** will be used for nappy disposal
- Emphasis on **toilet training** to reduce waste
- Children will be taught **recycling and environmental awareness**

No adverse waste impact is anticipated.

7. Compliance with Residential Character

The proposal remains fully consistent with the surrounding residential character:

- The dwelling will continue to function primarily as a **family home**
- Activities are **domestic in scale and nature**
- Numbers are limited to **8 (including grandson) children**
- The operation is **ancillary and subordinate to residential use**

There will be **no material change in character** or unacceptable impact on neighbouring occupiers.

8. Planning Balance and Justification

The application should be considered in terms of overall planning balance.

The proposal delivers:

- Valuable **local childcare provision**
- Support for **working families and the local economy**
- A **sustainable, community-based service**
- A flexible, small-scale alternative to larger childcare settings

Any potential impacts have been carefully mitigated through:

- Reduced numbers
- Phased implementation
- Staggered access arrangements
- Off-site activities
- Noise and operational controls

As a result, any residual impacts are **minor and not materially harmful**.

9. Compliance with Planning Principles

The proposal aligns with key planning objectives:

- Protection of **residential amenity**
- Maintenance of **neighbourhood character**
- No unacceptable **highway impact**
- Support for **sustainable local services**

The use remains:

- **Small-scale and domestic in nature**
 - **Well-controlled and managed**
 - Fully compatible with the surrounding area
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10. Community Benefit

The proposal provides clear benefits:

- Increased availability of **local childcare places**
- Support for parents returning to **employment or training**
- Delivery of **high-quality early years education**
- Promotion of **outdoor learning and child development**
- Support parents to care for **ALN children**

This aligns with wider social and community objectives.

11. Conclusion

This proposal represents a **modest, well-managed home-based childcare service**.

It has been carefully designed to respond directly to Planning Authority concerns and demonstrates:

- ✓ A **small and appropriate scale of operation**
- ✓ No **material harm to neighbouring amenity**
- ✓ No adverse **highway or parking impact**
- ✓ Full compatibility with **residential character**
- ✓ Meaningful **community and social benefit**

12. Request for Determination

In light of the above, it is respectfully requested that the Local Planning Authority **grants planning permission** for the proposed home-based childminding use.

The applicant remains committed to ongoing engagement and is happy to provide any further information if required.