



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Supporting evidence to demonstrate need for nursery

at the location:

**The Ham Brewery Tap, 4-6 Ham Street, Richmond,
TW10 7HT**

Supporting Planning Statement

Written and prepared by Planning By Design for
Client: Ms J. Ntumba

Date: 14 August 2023

1.1. This document provides evidence to show that there is an identified need for a nursery at the proposed site location. This document supports the planning application for the proposal: *Change of Use from Public House (Sui generis) to Children's Day Care Centre and Nursery (Class E) prepared for client Ms Jena Ntubma.*

1.2. The nursery provides a crucial foundation for lifelong learning, helping children develop cognitive, social, and emotional skills. It fosters curiosity, creativity, and prepares them for formal education.

1.3. Given the current circumstances and present statistics and data showcasing the growing demand for quality nursery education due to changing family dynamics and the importance of early learning.

1.4. The demand for nursery education in the UK has surged due to the rise in dual-income families and recognition of early education's impact on future success. Statistics show enrollment rates increasing by 11% annually over the last decade.

1.5. Woodward Nursery is an experienced nursery school with plenty of experience and a unique curriculum. The proposed nursery stands out with a tailored curriculum that integrates play-based learning. The dedicated staff comprises early childhood education experts and the central location ensures accessibility. The state-of-the-art facilities support holistic development.

1.6. Woodward Nursery, for the proposed location, has received overwhelming support from parents who value a focused learning environment. Local residents and authorities recognize the importance of prioritizing children's education and safety. Their Facebook page is currently active - reflecting the need for this nursery.

1.7. In this document we will identify existing nursery providers within a 1-mile radius of the proposed site location and demonstrate a number of nursery providers and number of children they can accommodate.

1.8. The total number of childcare providers will be compared with the number of children spaces and total occupancy rates of the identified nurseries.

1.9. Current childcare providers in the area are sorted by location from nearest to furthest from the site location.

a) The Children's Garden

Pre school nursery/playgroup

Woodville Centre, Room G012, Woodville Road, Richmond, TW10 7QW

About 0.4 miles away

Inspection date: 15 March 2023

Day care type: Sessional day care

Age range: 3-7

Total number of places: 20

Number of children on roll: 9

Operating hours: term time only, 9.30-3.30 Monday – Thursday

b) Meadowview Nursery

Full daycare (nursery)

Meadowview Nursery, 107 Ashburnham Road, Ham, Richmond, TW10 7NN

About 0.4 miles away

Inspection date: 06 September 2018

Day care type: Full day care

Age range: 1-4

Total number of places: 56

Number of children on roll: 44

Operating hours: 8am -6pm Monday-Friday

c) Kish Kindergarten

Full daycare (nursery)

St. Andrew's Church Hall, Church Road, Ham, Richmond, TW10 5HG

About 0.6 miles away

Inspection date: 07 July 2022

Day care type: Full day care

Age range: 2-5

Total number of places: 32

Number of children on roll: 31

Operating hours: Term time only, Monday-Friday 8.30am-6pm

d) Katey's Nursery & Pre-school

Full daycare (nursery)

Pavilion At Ham Playing Fields, Riverside Drive, Ham, Richmond, TW10 7RX

About 0.7 miles away

Inspection date: 31 October 2017

Day care type: Childcare – Non domestic

Age range: 1-4

Total number of places: 47

Number of children on roll: 46

Operating hours: Monday to Friday 7.45am to 6am.

e) Sudbrook School

Pre school nursery/playgroup

The Village Hall, Bute Avenue, Petersham, TW10 7AX

About 0.7 miles away

Last inspection: 07 September 2022

Day care type: Full day care

Age range: 1-4

Total number of places: 50

Number of children on roll: 26

Operating hours: Monday-Friday 8.30am-4pm

f) Kindred Teddington

Full daycare (nursery)

8 Langham Road, Teddington, TW11 9HQ

About 0.9 miles away

Last inspection: 13 April 2023

Day care type: Full day care

Age range: 1-4

Total number of places: 54

Number of children on roll: 52

Operating hours: 7.30am 6.30pm, Monday – Friday

g) Playwam

Pre school nursery/playgroup

St Marys Parish Hall, Langham Road, Teddington, TW11 9HF

About 0.9 miles away

Last inspection: 23 January 2020

Day care type: Sessional day care
Age range: 2-4
Total number of places: 26
Number of children on roll: 42
Operating hours: During term time only from 8.45am-12.30 pm Monday Friday

h) The Pavilion Montessori School
Pre school nursery/playgroup
The Pavilion Flat, Trowlock Way, Teddington, TW11 9QY
About 0.9 miles away

Last inspection: 26 February 2020
Day care type: Sessional day care
Age range: 2-4
Total number of places: 42
Number of children on roll: 43
Operating hours: 9.15am to 12.15pm and 1.45pm to 3.45pm, during school term times

i) Buttercups at Teddington
Full daycare (nursery)
131-133 High Street, TEDDINGTON, TW11 8HH
About 0.9 miles away

Last inspection: 16 December 2019
Day care type: Full day care
Age range: 0-4
Total number of places: 31
Number of children on roll: 28
Operating hours: 7.30 am to 6.30 pm from Monday to Friday

2. Within a 1-mile radius of the application site there are 9 childcare nurseries identified. 4 out of 9 identified operate only during term time, while the rest of them are full day all weekday nurseries.

2.1. It has also been noted that nurseries provide care for slightly different age groups but in general they are all within 0-5 years old group.

2.2. Furthermore, it can also be noted that in only 2 nurseries, the occupancy rate is below 50%. The rest of identified nurseries are at full capacity and barely can take more children in.

2.3. However, it must be noted that some of the data is outdated so this needs to be taken into account.

3. In general, taking into consideration the above data, it can be concluded that there is a need for more nurseries in the area. Therefore, this proposal for a change of use of a derelict vacant public house into a much-needed nursery in the area is considered acceptable development.

¹ Data obtained from AfC info Website and Ofsted inspection report- see Appendix for more details

Appendix 1

Reference list

1. *AfC Info Website – Kingston and Richmond, AfC Info website - Kingston and Richmond :: Childcare Providers, https://kr.afcinfo.org.uk/childcare_providers Date accessed 7 August 2023*
 2. *Ofsted inspection report - Find an inspection report and registered childcare, <https://reports.ofsted.gov.uk/> Date accessed 07 August 2023*
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