



Planning

Planning, Design and Access Statement

Client:

Kellie Fairchild

110 St Michael's Road

Tilehurst, Reading, RG30 4SE

*Application for for a mixed use comprising of
dwellinghouse and use for childminding business
(Retrospective)*

Gareth Jones **BSc MSc**
www.etplanning.co.uk

CIL | Enforcement | Land Promotion | Planning | Sequential Tests | Viability

Contents

1. Introduction	2
2. Site Location and Description	3
3. Planning History	3
4. Development Proposals	4
5. Policy Assessment	5
6. Conclusion	12

Appendices

Appendix 1 - Appeal Decision ref. APP/N1920/W/17/3188425

Appendix 2 - Letter of support and statistics

1. Introduction

- 1.1 This statement is produced to support a mixed-use planning application for the continued use of your house as a dwelling alongside use as a childminding business at 110 St Michael's Road, Tilehurst, Reading, RG30 4SE.
- 1.2 Kellie ('The applicant and Business Owner') is a Level 3 early years educator/ level 4 Sendco and Ofsted registered childminder and is manager of Welly Boot Lodge Childminding, combining Montessori education with forest school concepts to promote each area of a child's development within the early years foundation stage. She had over 17 years of experience and is a mum to two children. She specialises in Special educational needs, holding many qualifications including a paediatric first aid certificate. A link providing further detail to Welly Boot Childminding Services can be found here: <https://servicesguide.reading.gov.uk/kb5/reading/directory/service.page?id=APoBc87f9Jw>. The proposal is an important local facility as detailed in the supporting letter and statistics detailed in Appendix 2.
- 1.3 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.4 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Robert Norris Architectural Drawing Services:
 - 1:1250 Site Location Plan

- Block Plan
- Floor Plans and Elevations
- Travel Plan

1.5 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site which is the subject of the development takes the form of an existing house with an outbuilding located in the rear garden on the property. These are used as part of the residential use of the site as well as part of the childminding business. The areas shaded in red on the plans are the areas that are used by the Childminding business.
- 2.2 The site is located in a predominantly residential area of Tilehurst, near to local amenities such as Wilkinson stores (c. 0.11 KM to the west), Meadway Park (c. 0.54 KM to the north east) and Costa Coffee (c. 0.54 KM to the north west).

3. Planning History

- 3.1 201433 – Certificate of Lawfulness for proposed construction of rear outbuilding – Granted – 02.02.20
- 3.2 210905 – Certificate of Lawfulness for proposed hip-to-gable loft conversion, rear dormer and 3 front rooflights – Granted – 28.07.21
- 3.3 210967 – Single storey front extension to hall under existing porch roof – Granted – 06.08.21

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The application relates to the continued use of the site as a dwellinghouse and concurrent use as a childminding business.
- 4.4 **Layout and Scale:** The development is taking place within the existing built form on site.
- 4.5 **Landscaping:** Landscaping features include the traditional landscaping features typically associated with residential dwellings in this area.
- 4.6 **Appearance:** The proposal utilises the pre-existing dwellinghouse and garden room already granted permission under previous applications.
- 4.7 **Access & Parking:** Parking is provided by the driveway at the property, with three off-road parking spaces.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 119 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 126 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 134 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 5.4 **Principle of Development (including sustainable development):** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is material planning consideration in all planning

applications. In this instance, the relevant development plan documents include:

- Reading Borough Local Plan (2019) (**RLP**)

- 5.5 NPPF Paragraph 8 outlines the 3 interdependent aims of the planning system. Paragraph 8a focuses on the economic objectives of the planning system and has a focus on building a strong, responsive and competitive economy. As the UK exits COVID-19 restrictions and there is a continued flow of workers, some of which are parents back to offices, the role of childminders will play an important role in enabling parents to more easily go back to the offices, enabling employees to more effectively contribute to the economic health of their company and the country more widely. This allows the proposal to accord with the economic objective of this policy.
- 5.6 Paragraph 8b discusses the social objectives of the planning system and states that planning should support strong, vibrant and healthy communities. Children who attend the childminders would be supported through their early development stages by the childminder, putting them on a good footing for early-stage development at primary school benefitting their standing as they begin mainstream education. Furthermore, the childcare facility provides a service to multiple generations of children providing a social and educational service for many families.
- 5.7 Further to this, Paragraph 8c discusses the environmental objectives of the planning system and states that the planning system should seek to make effective use of land and adapt to climate change. The concurrent use of the site as a dwellinghouse and childminding business provides the applicant with an opportunity to earn income off land in their ownership. Furthermore, as is outlined in the travel

plan, the applicant encourages walking and the use of public transport for staff and childcare users demonstrating the applicant's commitment to mitigating the effects of climate change. As such, the proposal is considered to be sustainable development in accordance with national policy and **RLP Policy CC1**.

5.8 **RLP Policy OU1** relates to new and existing community facilities. It states that proposals for new, extended or improved facilities will be acceptable, particularly where this will involve co-location of facilities on a single site. Whilst it is assumed that this policy more relates to larger community facilities such as schools and hospitals, the principle holds true that the proposal would involve the use of the site as both a residential dwelling and childminding business. In this manner, the policy states that this type of development will be supported. As will be discussed elsewhere in this statement in more depth, the proposal will provide an important community facility in the existing built form on site without detriment to other factors which will be assessed further below.

5.9 **Character and Appearance of the Area:** RLP Policy CC7 relates to design and the public realm and states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The policy goes on to state that they respond positively to their local context and designed to create or re-enforce local character and distinctiveness. The proposal is considered to have a neutral impact on character and appearance of the area. Externally, the site looks like a residential dwelling and the outbuilding was approved for residential use. The residential character of the house will not be harmfully impacted as part of the use, permission is being sought for the concurrent use of the house as a residential dwelling alongside

the childminding business. As such the impact character is considered to be neutral and therefore acceptable.

- 5.10 **Amenity – Impact on Occupiers/Service Users:** The planning application will allow for a formalisation of the existing situation i.e./ concurrent use as a residential dwelling and childminding business.
- 5.11 As the property is seeking permission for the mixed use of the site rather than additional built form and will not affect the quality of life for the occupiers. Furthermore, the site has high quality residential landscaping to provide a well-design outdoor living environment for the applicant and their family as well as a high-quality living educational environment for the childminding children.
- 5.12 The childminding aspect of this proposal incorporates forest schooling into its curriculum. Furthermore, the applicant has extensive experience within education and Special Educational Needs (SEN) sectors. The NPPF defines people with disabilities as people who have a physical or mental impairment that has a substantial and long-term adverse impact on their ability to carry out normal day-to-day activities. People with disabilities include but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. The applicant is able to offer a key service in an important urban area. The applicant's SEN Policy states changes to the setting, adaptations to teaching methods and working with other professionals can be integrated into the setting as part of this. As such, the quality of life for people with disabilities is improved. Quality of life is key consideration within the overall umbrella of amenity considerations. The use provides a beneficial learning environment for children, allowing for early identification and introduction of suitable measures to help their education and life more widely.

- 5.13 **Impact on Neighbours:** The applicant has worked hard to ensure that their business does not have a negative impact on neighbours. As is detailed in the travel plan submitted in support of this application, client has allocated drop off and pick up times and parking is provided via the applicant's driveway. As such, there is negligible audible output and any additional noise that is generated would not be out of keeping with a typical C3 residential use. Additionally, the childminding use is only in use only in operation Monday – Thursday and a maximum of 9 children at a time are allowed on the site in accordance with OFSTED guidelines. The applicant would be willing to accept a condition in the event of a grant of planning permission to cap the number of children at this level in perpetuity.
- 5.14 As a maximum of 9 children are allowed on site at any one time as part of the childminding business, it is not unfeasible that a typical family house could have 9 children in it. Application ref. **APP/P9502/X/12/2205394** determined in 2014 that a care home for 5 children, supervised by a team of adults would fall within C3 use class and not represent development. Furthermore, the inspector found that whilst some of the children would make more noise than children in a typical family home, even with staff arriving and attending and would not materially impact the surrounding area. The Inspector noted that the proposal displayed many features associated with a family dwelling.
- 5.15 Whilst we are not suggesting that this proposal is not development, there are similarities between the two cases. Whilst the children have the potential to generate increased levels of noise, this will be concentrated to operational hours and will only take place Monday – Thursday. Furthermore, due to both the dwelling and outbuilding being used as part of the childminding business, the number of

children concentrated in one room can be split up to undertake different activities in different locations, making it easier to control noise levels.

- 5.16 Appeal ref. **APP/N1920/W/17/3188425** (Appendix 1) details an appeal made against Hertsmere Borough Council for refusing a retrospective planning permission for use of part of the house as a childminding business. On matters such as time of operation, the Inspector concludes at Paragraph 6 that these would broadly coincide with people leaving for work and returning in the early evening. The hours of operation were not deemed to be excessively early or late. Consequently, the number of additional vehicle movements and associated noise generated by engines, car doors opening and closing is not considered to be significant.
- 5.17 This is also true of this proposal and the use has not introduce a scale or level of use that would harmfully impact the residential amenity of the neighbouring area and as such is considered acceptable.
- 5.18 From Friday – Sunday, the site will be used solely as a residential dwelling with only the applicant’s family occupying the house. As such, it is not expected that any harmful impacts to residential amenity will be generated during this time either. Notwithstanding this, as the Inspector concluded in the appeal ref. **APP/N1920/W/17/3188425** due to the weekday operational hours of the appeal case, there was no additional noise generated at weekends when most people are likely to be in their gardens. This is considered to be acceptable in the wider context of residential amenity.
- 5.19 **Trees and Landscaping:** The application site already incorporates landscaping measures typical of residential gardens in the area and

this is considered acceptable for both the residential and childcare use.

- 5.20 **Transport and Parking:** The application site provides parking via the driveway of the property. 3 spaces in total are provided (1 for the childminder and 2 for parents of children using the childminding business). As detailed in the travel plan, sustainable travel is encouraged by the Applicant whether that be for parents or the two assistants employed by the property. If public transport is used, the cost of this is subsidised in order to encourage more sustainable modes of travel. Parents are given specific drop off times and pick up times, this ensures there is no overlap and that there is sufficient parking space on the applicant's driveway.
- 5.21 **Cycle Provision:** Cycle storage is provided by the storage elements of the property such as the garage. This is considered acceptable.
- 5.22 **Refuse Provision:** No change to the existing situation.
- 5.23 **Air Quality:** The site is not located within an Air Quality Management Area and so this is not a relevant consideration in this application.
- 5.24 **Drainage and SuDS:** The site lies within Flood Zone 1 and does not result in any additional built form. Therefore, a Flood Risk Assessment is not considered necessary.
- 5.25 **Contamination:** The site is not known to be contaminated and this is unlikely due to the residential nature of the site and the surrounding area.
- 5.26 **Special Protection Area:** The site is not located within the Thames Basin Heath Special Protection Area (TBHSPA) and as such, this is not a relevant consideration within this application.

- 5.27 **Community Infrastructure Levy:** The relevant forms are submitted in support of this application.
- 5.28 The CIL form does not include a section detail the mixed use nature of the proposal. The GIA is as follows:
- Ground floor = 45.75 m²
 - Garage = 16.9 m²
 - First Floor = 44.5 m²
 - Outbuilding = 42.60 m²
 - Loft conversion = 31.2 m²
- 5.29 The mixed use areas as shaded in red and no additional floor space is proposed.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development brings about a high quality development that helps to address wider societal needs around child care provision and is therefore, an important community facility as well as a family home. The proposal achieves this without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

Gareth Jones BSc MSc

Planner | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

gareth@etplanning.co.uk 01344 508048



David Wetherill BA (Hons) MSc MRTPI

Associate Planner | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

david@etplanning.co.uk 01344 508048

Appendix 1

Appeal Decision

Site visit made on 22 May 2018

by Richard Aston BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th June 2018

Appeal Ref: APP/N1920/W/17/3188425

79 Hartfield Avenue, Elstree, Borehamwood, Hertfordshire WD6 3JJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Beverley Klein against the decision of Hertsmeire Borough Council.
 - The application Ref 17/0052/FUL, dated 21 February 2017, was refused by notice dated 4 May 2017.
 - The development proposed is change of use to childminding business.
-

Decision

1. The appeal is allowed and planning permission is granted for change of use to childminding business at 79 Hartfield Avenue, Elstree, Borehamwood, Hertfordshire WD6 3JJ in accordance with the terms of the application, Ref 17/0052/FUL, dated 21 February 2017, subject to the following conditions:
 - 1) The number of children attending the premises for the childminding use hereby approved shall not exceed 12.
 - 2) Between 1 April and 30 September the garden shall not be used in connection with the childminding business other than between the hours of 0930 to 1130 and 1530 to 1730. For the remainder of the year it shall only be used between the hours of 1030 to midday. There shall be more than 6 children associated with the use in the garden at any one time.
 - 3) The use of the premises for childminding shall not take place other than between the hours of 0730 to 1800 Mondays to Thursdays and 0730 to 1700 on Fridays. The use of the premises for childminding shall not take place on Sundays, Bank and Public Holidays.

Procedural Matter

2. It is clear from the application form that the development applied for has been carried out. I have determined the appeal on this basis.

Main Issues

3. The main issues are the effect of the proposal on the character of the area and the effect on the living conditions of neighbouring occupiers, with particular regard to noise and general disturbance.

Reasons

Character

4. The appeal property is a 2 storey, 4 bedroom dwelling located in a street of similar residential properties and within an established residential area. It has 2 off street parking spaces and Hartfield Avenue is a wide and leafy street with on street parking between the hours of 1400 and 1500 Mondays and Fridays, restricted to residents and visitor permit holders only.
5. The first reason for refusal refers to the scale and intensity of the use, which was in operation at the time of my visit. However, externally there was nothing to indicate the presence of a childminding business or anything that set it out other than a residential property in a street of similar properties. I did not find it overtly commercial as the Council contends.
6. The times the use operates broadly coincide with people leaving for work and returning in the early evening and are not excessively early or late. Children arrive and leave over a 2-2 ½ hour period and I find it highly unlikely that all 12 children would be dropped off and collected at the same time. Furthermore, I am satisfied that a proportion of children would also be walked to the property. Consequently, the number of additional vehicular and pedestrian movements and noise generated from engines, car doors opening and closing and vibrations would not be significant.
7. In a residential area with a number of comings and goings at various times of the day and early evening, the effects of any increase in general activity from the number of children currently cared for would be over such a short period of time that they would not be harmfully perceptible. Overall, the proposal does not materially alter the suburban residential character of the street or area and at the same time provides economic and social benefits that would enhance the quality of the area by providing a complementary use, even if some children do travel from further afield.
8. For these reasons, the proposal does not cause harm to the character of the area. Consequently, it accords with Policies SP1, CS22 of the Hertsmere Core Strategy 2013 and Policies SADM30 of the Site Allocations and Development Management Plan 2016 ('DMP'). Amongst other things these seek a high quality, accessible and healthy living environment and that development recognises and compliments the particular local character of the area and is of a high quality of design.

Living conditions

9. The room used for the business is a ground floor former garage that to me appeared to be used solely for childminding purposes. It had direct access into the garden through a set of patio doors that led out onto a covered patio area that extends across the whole width of the rear elevation. This sat at a lower level to an area of artificial grass that was accessed via a short set of steps and through a lockable gate. Above that and along the rear boundary were 2 substantial outbuildings that appeared to be used in association with the appellant's residential occupation of the property.

10. The appellant chooses to mind no more than 12 children but has a licence for up to 18, regulated by Ofsted¹ who provide a registration of activity and sets conditions relating to its operation. In this case a rating of 'Outstanding' has been awarded and the business appeared to be a well organised and run operation with 2 full time and part time members of staff.
11. The evidence submitted indicates to me that for most part of the day children are retained within the dwelling for activities and dependant on the weather are allowed to play outside for short periods at the discretion of the staff. Whilst I have no doubt that noise from the use might at times be audible in adjacent gardens, the same could largely be true if the appeal property was occupied by a large family which could reasonably result in a similar number of people using the garden. I am also mindful that the substantial outbuildings along the rear boundary of the appeal property assist in shielding the rear gardens of properties in Deacons Hill Road from noise.
12. Common sense dictates that the garden is seldom used during the winter months and during periods of inclement weather. There is no additional noise in the evenings and weekends when most people are likely to be in their garden and there have been no complaints from the properties on either side. The Council's Environmental Health & Licensing Team has also not objected to the proposal. Nevertheless, if the use was carried out in accordance with the numbers allowed by the licence this would result in significantly more children having to use the garden that is likely to result in unacceptable levels of noise and disturbance.
13. It is reasonable however to consider whether the use of conditions would mitigate these effects. A combination of restrictions limiting the opening hours, use by no more than 12 children and restrictions on the garden times and numbers would, to my mind, ensure an appropriate balance between the appellant's business and needs of the children and the requirement to protect the living conditions of neighbouring occupiers. Whilst the Council consider this to be difficult to enforce and although I accept it could be challenging, the enforcement of such a condition would not be impossible. Such conditions would meet the tests in Paragraph 206 of the National Planning Policy Framework ('the Framework').
14. In reaching this view I have also had regard to the representations made by third parties to the rear of the appeal site on Deacons Hill Road. In this particular case, on the evidence before me and following my own observations, I am not persuaded that the noise and disturbance impacts would be harmful to such an extent that the appeal should be dismissed on these grounds.
15. For these reasons, subject to conditions the proposal would not cause harm to the living conditions of neighbouring occupiers in terms of noise and general disturbance. It would therefore accord with Policy SADM30 of the DMP in so far as it requires developments to have limited impacts on the amenity of occupiers of the site, its neighbours and its surroundings. This approach is consistent with the Framework and the proposal would accord with the Framework's objective of securing a good standard of amenity for all existing and future occupants of land and buildings.

¹ Office for Standards in Education.

Other Matters

16. Insofar as the appeal decision and other approvals put before me by the appellant² there may well be general similarities with the proposal before me. However, each case must be determined on its own merits and based on bespoke, site specific constraints and circumstances. Therefore such examples have not been determinative in my decision.

Conditions

17. I have considered the conditions put forward by the parties. A time limit for commencement and that development is carried out in accordance with the approved plans is not necessary, given the development applied for has been carried out. As set out above, a condition limiting the hours of operation, number of children and use of the garden is necessary to ensure the living conditions of neighbouring occupiers are not harmed. The use is established and the evidence does not indicate to me that storage and collection is an issue that requires any further agreement with the Council.

Conclusion

18. For the reasons given above, subject to conditions the proposal would accord with the development plan, when read as whole. Material considerations, including the Framework do not indicate that a decision should be made other than in accordance with it.
19. Having considered all other matters raised, I therefore conclude that the appeal should be allowed.

Richard Aston

INSPECTOR

² Appendices A, B, I and J of appellant's appeal statement.

Appendix 2



Kellie Fairchild
110 St Michaels Road
Tilehurst
Reading
RG30 4SE
22 February 2022

Dear Kellie

Re: Town & Country Planning Act 1990 (As Amended)
Breach: Unauthorised change of use of ground floor of dwelling-house to nursery
Enf Ref: E21213

Ofsted registered you as Childminder and the registration number is EY2618816. Your registration enables you to care for 6 children under the age of 8 and any number of children above the age of 8. When a childminder employs 2 assistants as you do, these numbers increase, you could if you wished under your childminding registration care for 18 children under the age of 8. As you are aware legislation states you would be required to register as childcare on domestic premises (a nursery) if you worked with more than 2 assistants. You have made the decision to operate as a childminder and restrict your numbers to 9 children at any one time. You are not operating as a Nursery but are working within the official standards laid down for home based childminding. You have told us that you work with assistants to enable you to ensure safe working practices and to promote the safeguarding of children.

Early years advisors, such as myself, have visited you at your property on a number of occasions. Your house is typical of many childminders properties across Reading, some like you also have an outbuilding in the garden and work with assistants. I can attest, having toured your property, that it remains a warm and inviting residential home, like any created to meet the needs of a young family, this is then carefully balanced with your childminding business. Comparable to many childminding homes, there is no outward sign that it is anything different from any other property on the street.

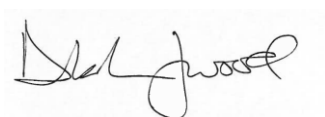
Civic Offices, Bridge Street
Reading RG1 2LU

T 0118 937 xxxx
E info@brighterfuturesforchildren.org
www.brighterfuturesforchildren.org

Delivering children's services on
behalf of Reading Borough Council
Registered in England and Wales.
Limited Company No. 11293709

As part of your practice you currently offer care to a looked after child and are monitoring a child with emerging SEND needs. You are part of Readings Local Offer and as such are represented on the Family Information Service. Across Reading there is a sufficiency of childcare places, however these are not always in the places where parents would prefer them to be and having looked at the sufficiency within the Tilehurst/Norcot area there is a high under 5's population which often means demand locally is unmet. Analysis of attendance data for January 2019 showed that most children attended an early years provider in their home ward.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Deborah Wood', written on a light blue background.

Deborah Wood

Childcare Compliance Manager

0118 9376896

Deborah.wood@brighterfuturesforchildren.org

THE IMPORTANCE OF THE SETTING – WELLY BOOT CHILDMINDING

STATISTICS FROM OFSTED

Welly Boot Childminding is a vital childcare setting within the area of Tilehurst Reading. Welly Boot Childminding caters for local families and looked after children. Welly Boot Childminding is a unique setting specialising in special educational needs. Kellie Fairchild works in partnership with Reading Borough Council's Local Offer and Send provisions. With her eighteen years of experience within education and specialising in SEN she prides herself with the care she provides for the children within her setting. Currently the setting caters for a looked after child with special educational and health care needs and a further child who has been referred for specialist support.

It is vital that the services that Welly Boot Childminding provides stay in place. It is vital that looked after children and SEN children continue to thrive within their settings. We know that the impacts upon children within the early years are life changing and will ultimately act as a path for the child to progress to adult hood. Looked after children have already suffered a degree of trauma that has ultimately placed them into the care sector under the local authority. This therefore means it is vital to the child's well-being and future development that they stay within their care setting and thrive where the resources and support systems are already in place.

Reading Local Authority are working alongside Ofsted and the department of Education to become a Trauma informed authority by 2025. Providing the best care to children within the borough focussing on the impacts of early childhood trauma and how we as practitioners can improve the outcomes for children who have suffered trauma. Kellie Fairchild is working in partnership with the early year's team at Reading LA to become a trauma informed setting, caring out best practice and improving the lives of children who have suffered childhood trauma. Welly Boot Childminding is a key support to the children within Reading LA and embraces the vision of Reading Local Authority for improving children's lives and outcomes. Building the foundations for children to scaffold their future adult lives upon. Successful adults are born from successful children who have been given the very best start in life. Welly Boot Childminding provides outstanding care for children of the early years and must continue to carry out the provisions that are being provided.

Statistics for Childminding

A Special Report from Ofsted in 2021 as an outcome from the impact of the Coronavirus Pandemic

Ofsted's most recent statistics found that the 36,600 childminders in the country on 31 August 2020 had reduced by 1,800 (5 per cent) to just 34,800 by 31 March 2021. This continues a longer-term downward trend, with 13,100 (27 per cent) fewer childminders than on 31 August 2015.

A decrease in the numbers of all types of childcare providers during these periods is overwhelmingly due to the declining numbers of **childminders**, who make up nearly half of all registered providers. In the past two years, a 5 per cent (2019–20) and 6 per cent (2020–21) decrease in their numbers has been noted, while the number of providers on non-domestic premises has remained fairly stable.

It is vital now more than ever that childminding settings stay open to children.

Waiting lists at Welly Boot Childminding

Welly Boot childminding operates a waiting list for prospective families. Welly Boot Childminding has enquiries every week sometimes daily due to the high demand of childcare within the area of Tilehurst and the wider community of Reading. Childcare settings within the surrounding village operate waiting lists and currently most of the settings are completely full. Welly Boot Childminding has recently been helping a family who attend the setting, seek childcare for their youngest child. This has proven to be very challenging with no childcare spaces for the times and days that the family require. This has been distressing for the family and with Welly Boot Childminding sticking to their Ofsted ratio guidelines it has proven how much childminding settings are needed within the area.

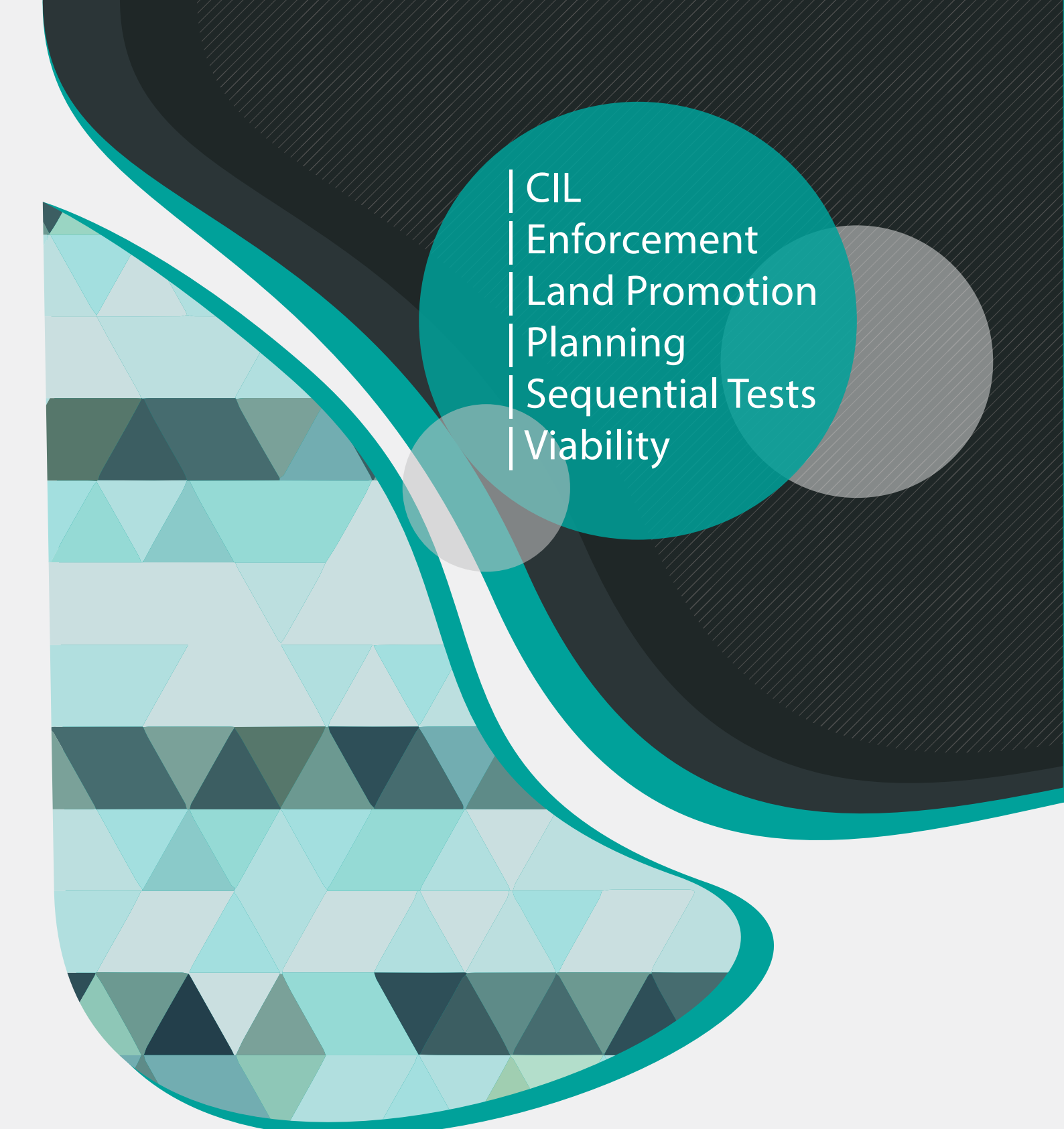
Welly Boot Childminding have three pregnant ladies upon the waiting list. The babies are due in 2022 and 2023, this again proves how in advance parents are preparing their childcare due to lack of spaces. It is vital that settings stay open to cater for the families within the Tilehurst area and surrounding areas. To continue to be a thriving community and town, Parents must work and become able to support themselves and their families. To do this Welly Boot Childminding must be operational.

Current waiting list at Welly Boot Childminding as of February 2022

.12 individual families for 2022/2023

.3 pregnant mothers – due and wanting spaces for 2022/2023.

A total of 15 families with more enquiries each week.



| CIL
| Enforcement
| Land Promotion
| Planning
| Sequential Tests
| Viability

Contact

Address

200 Dukes Ride RG45 6DS
One St Aldates OX1 1DE
32 London Road GU1 2AB
14 The Square SY1 1LH

Phone

01344 508048
01865 507265
01483 363950
01743 612043

Web & Mail

Email: office@etplanning.co.uk
ET Planning Ltd | 10646740

Web: www.etplanning.co.uk