

Management Plan

Sweet Pea Childcare Ltd
80 Whitley Wood Road, Reading

1. Introduction

This Management Plan has been prepared to support the proposed mixed-use development at 80 Whitley Wood Road, comprising a residential dwelling (Use Class C3) and a childcare setting (sui generis use).

This document should be read alongside the submitted **Noise Impact Assessment (Ref: 22457.NIA-RPT.01)** prepared by ES Acoustics Ltd.

The purpose of this plan is to define the operational parameters and embedded mitigation measures that ensure noise emissions associated with the development remain **within the Lowest Observed Adverse Effect Level (LOAEL)** and do not give rise to **Significant Observed Adverse Effects (SOAEL)** at nearby noise-sensitive receptors.

2. Operational Parameters

This assessment and accompanying management plan are based on the following worst-case operational scenario:

- The setting supports up to **15 FTE** children for 50 weeks per year.
- Provision is for children **aged 0–3 years only**.
- Operating hours are **07:30–18:00, Monday to Friday**.
- No evening, weekend, or Bank Holiday operation will take place.
- The setting closes for **two weeks** during the Christmas period.
- The setting offers a number of **term-time-only childcare contracts** and therefore generally operates at lower occupancy levels during school holidays.

The provision operates as a structured and professionally managed early years setting, with supervised activities and established daily routines, rather than unrestricted outdoor play.

3. Embedded Physical Mitigation Measures

Noise mitigation is incorporated into the design and layout of the site as follows:

3.1 Building Fabric

- Purpose-built timber cabins constructed with:
 - **Thick log walls**

- **Insulated building envelope**
 - **Double glazed openings**
 - These provide effective attenuation of internal activity noise, resulting in **negligible external noise breakout**.
 - **Cabin 3** has been upgraded with an enhanced floor build-up, delivering an estimated **additional 3 dB sound insulation benefit**.
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3.2 Site Layout and Separation Distances

- Cabins positioned approximately:
 - **5 metres from the rear boundary**
 - **1 metre from side boundaries**
 - These separation distances contribute to **distance attenuation** of sound propagation to neighbouring receptors.
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3.3 Acoustic Boundary Treatment

- Installation of **fabric-backed baton fencing** along the site perimeter

This provides:

- **Absorption of mid-to-high frequency sound** (including speech)
 - Reduction in direct line-of-sight sound transmission
 - Additional containment of external activity noise within the site
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4. Operational Noise Controls

4.1 Outdoor Play

Outdoor activity is actively managed to limit noise emissions:

- Outdoor play limited to approximately **2-3 hours per day**
- Typically occurring between:
 - **10:00 – 11:00**, and
 - **14:00 – 16:00**
- **Maximum of 10 children outdoors at any one time**
- Continuous staff supervision ensures controlled behaviour and activity levels

In addition:

- No outdoor activity during early morning arrival period
- No outdoor activity during sensitive midday period (**12:00 – 14:00 rest/sleep period**)

This results in a **low duty cycle of outdoor noise generation**.

4.2 Internal Activity

- Children are indoors for:
 - Lunch from approximately **11:30**
 - Sleep/rest period from **12:00 – 14:00**
 - Internal noise is attenuated by the insulated cabin structures, resulting in **negligible impact at receptor locations**
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4.3 Off-Site Activities

- Children attend off-site playgroups and activities **2–3 times per week** for approx. **2-3 hours at a time**.

This reduces:

- Total number of children present on site, usually reduced by 4-6 children at a time.
- Duration and frequency of on-site noise-generating activities

This forms part of the **embedded operational mitigation strategy**.

5. Drop-Off, Collection and Traffic Noise

Vehicle-related noise has been minimised through:

- **Staggered drop-off schedule**, limiting arrivals to small groups throughout the morning
- **Set drops at:** 7:30am, 8.00am, 8.30am, 9.00am, 9.30am this would allow 3 drop offs per timeframe (with 15 children)
- Staggered collection periods

This prevents:

- Concentrated peak noise events
- Vehicle clustering and associated disturbance

The Noise Impact Assessment confirms that traffic-related noise changes are **negligible** and do not materially alter the baseline noise climate.

6. Behavioural Management

Staff supervision ensures that:

- Outdoor activity remains **low intensity and age-appropriate**
- Noise-generating behaviours are actively managed
- Group sizes are controlled in accordance with this plan

Given the age group (0–3 years), noise characteristics are **materially lower in intensity and duration** than those associated with older children.

7. Admissions Criteria & Priority Order

Places are allocated based on availability and in accordance with the following priority criteria:

1. Children eligible for funded early education places (9 months, 2, 3, and 4-year-old funding)
 - Priority is given to families accessing government-funded hours to support early education access.
2. Families residing within the RG2 postcode area
 - We prioritise local families to support our community and ensure accessibility.
3. Siblings of children already attending the setting
 - To support continuity of care for families.
4. Children requiring continuity of care
 - For example, children already attending on a reduced schedule who wish to increase hours.
5. Date of application
 - remaining places are allocated on a first-come, first-served basis.

“This approach is intended to support local families, reduce unnecessary travel, and promote healthier, more sustainable journeys to the setting, such as walking and cycling, which also benefits children’s wellbeing and the local environment.”

8. Existing Use and Verification

The childcare use has been in operation since **2024**.

During this period:

- **No noise complaints have been recorded**
 - No statutory nuisance has been identified
 - The operation has demonstrated compatibility with the surrounding residential context
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9. Compliance with Policy and Guidance

The development has been assessed in accordance with:

- **National Planning Policy Framework (NPPF)**
- **Noise Policy Statement for England (NPSE)**
- **IEMA Guidelines for Environmental Noise Impact Assessment**
- **Reading Borough Local Plan – Policy CC8 (Safeguarding Amenity)**

The Noise Impact Assessment demonstrates that:

- Predicted impacts fall within **negligible to slight significance categories**
 - Effects are **below SOAEL**
 - Effects are consistent with **LOAEL**, representing an acceptable level of impact in planning terms
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10. Conclusion

This Management Plan sets out a comprehensive framework of:

- Embedded physical mitigation measures
- Controlled operational practices
- Proven management procedures

The combination of:

- Insulated building fabric
- Acoustic boundary fencing
- Controlled outdoor activity
- Staggered arrivals and departures
- Regular off-site attendance

ensures that noise emissions from the development remain low in magnitude, limited in duration, and appropriately managed.