

**Conkers Day Nursery,  
Dewhurst Road,  
Langho,  
Blackburn,  
Lancashire BB6 8AF**

## 1.0 Introduction

This Planning Statement is submitted in support of a Section 73 application to vary the existing planning permission at Conkers Day Nursery. The nursery currently operates with consent to care for up to 74 children aged 0–4 years.

This application seeks a modest variation to:

- Extend the permitted age range to include children up to 16 years old; and
- Confirm that formal education may be provided on site in addition to nursery care.

No changes are proposed to:

- The maximum number of children (74);
- Operating hours (7:30 a.m. to 6:00 p.m., Monday to Friday);
- The layout, footprint, or external areas of the site;
- Access or parking arrangements.

The proposal introduces functional flexibility within an established educational setting, enabling the site to continue serving the local community effectively, without increasing intensity or physical impact.

## 2.0 Existing Permission

The site currently benefits from planning consent to operate as a children's day nursery with:

- Provision for children aged 0–4 years;
- A maximum of 74 children on site at any time;
- Operating hours of 7:30 a.m. to 6:00 p.m., Monday to Friday, year-round.

These conditions reflect the nursery's existing Ofsted registration and long-standing successful operation.

### 3.0 **Proposed Variation**

We are seeking to broaden the scope of the existing permission in two specific ways:

#### **1. Age Range Extension:**

The proposal seeks permission to widen the age range of children attending the setting to 0–16 years. This will enable the site to provide care and education to children of primary and secondary school age in addition to its existing early years offer.

This flexibility allows the setting to adapt to a broader educational need in the area, including support for those whose learning has been disrupted or who may benefit from an alternative learning environment. The site would continue to offer a high-quality educational experience, grounded in existing good practice.

#### **2. Inclusion of Formal Education:**

Formal education will be delivered on site by appropriately qualified staff, following age-appropriate curriculum frameworks. Educational provision may include core subjects and thematic learning, in both structured and flexible formats.

The applicant confirms that no more than two-thirds of the 74 places—a maximum of 50 children—would be used for formal education at any one time. The remaining places would continue to be used for early years nursery care.

This ensures the site remains fully within the scope of its original planning parameters, while enabling it to respond more flexibly to local demand.

The applicant does not seek a condition that requires nursery-age children to be present at all times. Instead, a balanced and needs-led approach is proposed, with provision adjusted over time as appropriate and as needs of the children and community dictate.

### 4.0 **Operational Details**

- Occupancy: The maximum number of children remains at 74.
- Education Provision: No more than 50 of the 74 places will be used for formal education at any one time.
- Operating Hours: Unchanged – 7:30 a.m. to 6:00 p.m., Monday to Friday.
- Session Types: Children may attend full- or half-day sessions, including a mix of nursery care and formal education.

There will be no changes to staffing ratios or regulatory compliance, which will remain aligned with Ofsted expectations for the age ranges served.

## 5.0 Use of Space

No physical alterations are proposed. Internal areas will be used flexibly to accommodate children of different ages, with appropriate separation and supervision.

The balance between age groups will vary depending on enrolment, but overall occupancy will never exceed 74.

- The main front area of the site is a designated play space and not used for parking.
- The site has 5 off-street parking spaces within its title.
- On-street parking is available nearby without restriction.
- A private agreement is in place with Langho Football Club for use of their car park, which is typically vacant during nursery/school hours as the club operates predominantly on Saturdays and Sundays.

As the number of children on site remains unchanged, no increase in traffic generation or parking demand is expected.

## 6.0 Ofsted Context and Educational Quality

The most recent Ofsted inspection (December 2023) rated the setting 'Good' across all areas. Key strengths include:

- A well-sequenced and ambitious curriculum;
- A calm and purposeful learning environment;
- High levels of child engagement and communication development;
- Strong leadership and inclusive ethos.

These characteristics provide a strong foundation for extending provision to a wider age range, while retaining the setting's high standards of care and education.

## 7.0 Planning Policy Context

The proposal does not involve a material change of use. The site remains in Class F1 (Learning and Non-Residential Institutions) and will continue to be used for its intended educational purpose.

The proposal supports:

- National Planning Policy Framework (NPPF) aims to promote healthy, inclusive, and well-served communities;
- The need for flexibility and innovation in educational delivery;
- Local strategic objectives to improve access to learning opportunities for all age groups.

## 7.0 Conclusion

This proposal introduces a proportionate and clearly defined variation to the existing permission. It does not increase the number of children or operational hours, and it introduces no physical or material changes to the site.

In summary:

- The number of children remains at 74 maximum;
- No more than 50 children will receive formal education at any time;
- The site continues to operate within Class F1;

#### Supporting Information

- There is no intensification of use or amenity impact;
- The proposal ensures the site remains flexible, sustainable, and locally valuable.

We respectfully request that the local planning authority supports this application as a measured and policy-aligned adjustment to an already successful and community-focused educational setting.

prepared by

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