

PLANNING STATEMENT

For:- Proposed garden building

At: Windmill Nursery, 22-23 Overcliffe, Gravesend, Kent, DA11 0EH.

INTRODUCTION

This document is a short statement to accompany a planning application for proposed new garden building at the address mentioned above. The current nursery building has places for 81 children and a waiting list for new children to start their learning journey with Storal nursery group. Therefore, the total number of children including the proposed garden building would be 112 children if at maximum capacity.

ACCESS & TRANSPORT

As noted in the Design & Access statement the proposals do not propose to alter the existing vehicular access arrangements. There will be new pedestrian access gate between the two existing buildings and a new access gate at the rear. This serves as a walkthrough between the two buildings which is currently sheltered with 1.8m high fencing and will give access to the new garden building so the children will not have to traverse through the building to get to the new garden building. This is all dependant on the age range of the child and the room allocation within the nursery team. Having two fences in this area allows a space to be created to ensure save route for children, as the front fence and gate will only be openable by adults, this is to prevent children exiting into the car park/drop off area unattended. Although the proposals will increase the number of drop offs and pick-ups, this is well managed by the nursery team, and they will continue to stagger the times that children are brought to the nursery to prevent a 'bottle neck' of traffic at the site. As previously noted, there are good links to sustainable methods of transport to the nursery and opportunities to park in other areas and walk in. This will be encouraged to be utilised by staff and all parents alike to develop the links with the environment further with the intension of improving the current situation.

HARD LANDSCAPING

The existing garden is comprised of mostly developed ground with areas of block paving finish and a large area of artificial grass. The only changes are to install a new picket fence to divide the garden into separate sides for structured play activities and install a new artificial grass finish. The existing block paved path is proposed to be removed back to the existing picket fence line with gated access to the garden areas. Therefore, less hard-standing area will be present in the proposed garden layout. The rear area of the garden which is currently tarmac will also be changed to be an artificial grass finish for more child play space.

Date: 16th July 2026