



**Planning Statement incorporating
Design and Access Statement in relation to
the erection of a single storey building to accommodate a
nursery for a maximum number of 78 children
including outside play area together with formation of car park,
provision of boundary treatment and landscaping and
alterations to existing pedestrian and vehicular accesses
following demolition of existing house at

208 London Road, Waterloooville PO7 7AN**

1.0 Site Description

- 1.1 The site is located to the eastern side of London Road in Waterloooville in close proximity to the town centre.
- 1.2 London Road comprises of a mixture of dwellings and commercial premises with dwellings immediately to the sides of the site and to the rear.
- 1.3 On the opposite side of London Road are dwellings and open fields.
- 1.4 The site itself comprises of a detached two-storey dwelling with attic space and single storey extension to the rear and a conservatory.
- 1.5 There is a detached garage towards the rear of the site.
- 1.6 The property stands within a large curtilage and shares an access with the property to the south No 206.
- 1.7 No 206 has a rear single storey projection which forms the boundary with the driveway within the application site and has three windows in the side elevation.
- 1.8 The extension to No 206 is used as a workshop and non-primary accommodation rooms and the windows are obscure glazed.



2.0 Planning History

2.1 The most relevant application relating to this site is: -

APP/16/01122 for the demolition of existing dwelling and erection of 4 No two bed dwellings and 1 No three-bedroom dwelling – Approved 13/02/2017.

3.0 The Proposal

3.1 The proposal relates to a single storey nursery school which will have vehicular access from the same position as that which serves the existing house and as approved to serve five new dwellings.

3.2 The applicant has considerable experience in the operation of other facilities in his ownership and the following information is provided as background.

3.2.1 There will be 17 full time staff and a cook. A cleaner will visit on Saturday mornings with any maintenance also carried out on Saturdays as required.

3.2.2 Opening hours will be 7.30 to 6.00 p.m. Monday to Friday with a breakfast club at additional cost operating between 7.30am to 8.00 am.

3.2.3 The session times will be 7.30 to 8.00am breakfast, 8-6pm full day, 8am to 12.45pm, 1.00pm to 6.00 pm, 2.30 pm to 5.30 pm 3-hour sessions, 8.30am to 2.30 pm school days, but parents can arrive at any point within each session and leave at any point.

3.2.4 Some families will have more than one child at the premises at the same time.

3.2.5 The maximum number of children would be 78 at any one time, but due to not being able to fill in odd sessions up to that maximum but on the busiest day there may be 75 children, and the quietest day 65, children.

3.2.6 Having regard to the large numbers of new houses built in the area, it is estimated that 30% of parents would walk to and from the site or use public transport.



- 3.2.7 The nearest similar facilities are in Mill Road.
- 3.2.8 This site has been specifically chosen as it is near to both residential and employment sites, it has good transport links, is not particularly overlooked, there is a need for additional childcare in the area, particularly a purpose-built unit.
- 3.2.9 The need has been boosted by the 30 hours free childcare Government scheme and there is a shortage of spaces nationwide and all Local Education Authorities are working towards being able to offer the 30 hours to all relevant families.
- 3.2.10 A turtle bus will be available for taking children on short accompanied trips and the applicant is considering purchasing a minibus to visit woodland and parks. There is green space opposite, adjacent to the new housing development.
- 3.2.11 The garden/play area would be restricted to between 8.30am to 5.30pm. Use of the garden is managed by having the hours stated above and a free flow ethos. This means the garden area is not overused and the children tend to go in and out throughout the day rather than having a concentrated set play time when all the children rush out in one go. Furthermore, a number of the children are babies and will be monitored accordingly, thus reducing the potential for activity and noise.
- 3.2.12 If required, the applicant is prepared to introduce a travel plan, and this can be conditioned.
- 3.2.13 It is anticipated that the majority of employees will be drawn from the local area and that training in child care will be provided to staff to further their careers and professional qualifications.
- 3.2.14 The buildings layout has been carefully considered to ensure high quality facilities and the care to be provided. The building as proposed will function with an internal subdivision between the staff and kitchen areas and the children's care areas.
- 3.2.15 All the facilities are at ground floor level with access to the rear play areas gained directly from the relevant areas as set out on the layout plan.



3.2.16 Buggy parking and cycle parking is incorporated together with 12 car parking spaces.

3.2.17 The highways, access and parking arrangements, will be commented on in the Highways Statement prepared by Sumner Consultancy which accompanies the application.

4.0 Relevant Policies

4.1 National Planning Policy Framework

4.2 Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Wellbeing)

CS2 (Employment)

CS3 (Skills and Employability)

CS6 (Recreation of the borough)

CS7 (Community support and Inclusion)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS17 (Conservation and Distribution of Development within Urban Area)

DM11 (Planning for more sustainable transport)

4.3 Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in favour of sustainable development)

5.0 Policy Considerations

5.1 The principle of development of this site for residential purposes has been established by planning approval APP/16/01122.

5.2 At that time a building survey had been undertaken which concluded that the repair and restoration of the existing dwelling is beyond economic repair.

5.3 Furthermore, the Conservation Officer confirmed that the building (which



previously had the status of a locally listed building) had suffered a fire and was severely damaged and the demolition of the building appears appropriate.

5.4 Turning to the individual points referred to in paragraph 4.2 above we would comment as follows: -

CS1 – The proposal contributes to the availability of community facilities through new provision and is justified by the ongoing needs of the local area.

CS2 – As a result of the development up to 17 full time staff will be employed and training of junior staff will be undertaken to gain them accreditation in nursery work.

CS3 – Specifically states that it is an aim to provide childcare facilities within, or in, close proximity to employment sites. Paragraph 3.38 of the reasoned justification states that such facilities are required to aid employment, particularly for women and lone parents in an area and the proposed site is in an area with existing employment sites.

CS6 – In paragraph 2 the Council aims for a sustainable mix of uses and requires that all development proposals must ensure any proposals benefit the borough socially, environmentally and economically.

CS7 – The proposal will provide a valuable addition to the support for young children and whilst it is not directly covered by Policy CS7, it will help support the aims of the Council.

CS11 – The development makes use of a previously developed site which has permission for redevelopment. This will mean there is no need to seek permission on open land and will have minimal impact on ecological habitat. Furthermore, the building whilst modern in design will improve the street scene.

CS16 – The proposal has been designed to meet the applicant's criteria for the operation of a nursery to meet all relevant regulations appertaining to



such a business/facility. The proposed design is single storey and set back level with the front of No 208A London Road whereas the previous approved dwellings significantly protruded forward of that property. The single storey building is reflective of other structures in the area, with the area itself being an eclectic mix of designs, sizes and materials.

The design will add to this variety of buildings and is so designed as to have minimal impact on the amenities of adjacent residential properties.

All traffic is retained at the front of the site whereas the previous residential scheme had vehicles accessing the rear of the site with the resultant noise and disturbance including at night.

The proposed site will not be open in the later evenings or at weekends, so potential disturbance will be less than that from the residential development at those times.

Due to the window arrangements and the single storey nature of the building there will be no overlooking of adjacent properties.

1.8m high screen fencing will be erected around the periphery of the site to the side and rear of the building which will provide both visually screening from the site and provide security for the children.

The site is ideally located to the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport.

Access for persons with disabilities will be provided as will secure cycle parking. A covered buggy area will be adjacent to the building and a bin storage area will be sited close to the kitchen area.

A 1800mm high wire mesh fence with associated gates across the frontage will secure the site when the nursery is closed.

Underfloor heating is to be provided with a gas boiler and aluminium double glazing. Solar panels are also being considered but no decision has been made in this regard.

The existing granary building to the rear of No 206 will be retained for



storage purposes and no physical changes are intended to this building at the current time.

CS17 – The nursery will support the existing and proposed future housing planned for the Waterlooville area, together with existing employment sites including nearby retail shops.

DM11 – Secure cycle parking will be provided and the car parking area and turning facilities will be up to adoptable standards but will remain in private ownership. There will be encouragement given to visitors to the site to walk, cycle or use public transport with bus stops being in close proximity to the site.

5.5 Havant Borough Local Plan (Allocations) July 2014

The proposal is in accordance with the aims of Policy AL1 as it is sustainable development and there are no adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.

5.6 The National Planning Policy Framework

Supports sustainable development and meets the aims of the core planning principles as set out in paragraph 17.

The design achieved as stated previously meets the criteria of the use that will operate from the site and ensures high quality of child supervision and security.

There is no uniform design of buildings in the area generally and it is considered that the building meets the requirements of Section 7 of the NPPF in achieving high quality design and use of materials that complements the design accordingly.

The design is modern but is considered to provide a high-quality building on a prominent roadside site which will improve the character and quality of the area generally.

Signage will be low key and will be subject of a separate application in due course.



The proposal complies with Paragraph 70 of the NPPF in that it will enhance the sustainability of both the community and the environment.

6.0 Conclusion

The sustainable scheme as proposed will provide much need child care facilities and we ask Officers and Members to support the proposal.